



Lakeside Plantation

Community Development District

Patrick Lavoy, Chairman

Ken Saul, Vice Chairperson

Bud Sabol, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

January 21, 2026

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
 January 21, 2026
 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 the November 19, 2025 Meeting Minutes Pages 6-22
 - B. Approval of Check Register Pages 24-120
 - C. Balance Sheet & Income Statement Pages 122-133
 - D. Special Assessment Receipts Schedule Page 135
- VI. Amenity Facility Policies
 - A. Suggested Policy Changes – *Ron Perry* Pages 137-140
 - B. Public Hearing to Adopt the Amendments to the Amenity Facility Policies & Amenity Rates, Deposits & Fees, Resolution 2026-04 Page 142-169
- VII. Business Items
 - A. Consideration of Resolution 2026-05 Election of Officers Page 171
 - B. Discussion Items
 1. Policing of Neighborhood Parking
 2. Sidewalk Survey Pages 173-174
 3. Speed Enforcement on Plantation Boulevard Pages 176-185

C.	Discussion of Tennis Court Resurfacing Project	
1.	Consideration of Sports Surfaces Invoices	Pages 187-188
VIII.	General Audience Comments	
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B.	Amenity Manager	
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2.	Incident Report (<i>To Be Provided Under Separate Cover</i>)	
3.	Consideration of Williams Concrete Proposal for Sidewalk Repair	Page 198
4.	Consideration of Proposals for Clubhouse Sealcoat and Striping	
a.	DMI Paving & Sealcoating	Pages 200-215
b.	Asphalt Services	
i.	Option 1	Pages 217-219
ii.	Option 2	Pages 221-229
5.	Consideration Proposals for Cleaning Services	
a.	Sabrina's Complete Cleaning	Pages 231-234
b.	J.I.H Care Solutions	
i.	One-Time Deep Cleaning	Pages 236-241
ii.	Weekly Cleaning	Pages 243-248
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6.	Grounds Maintenance Report	
a.	Getz Outdoor Monthly Report	Page 252
X.	Supervisors Requests	
XI.	Next Regularly Scheduled Board Meeting is Wednesday, February 18, 2026, at 6:00 p.m. at Lakeside Plantation Clubhouse	
XII.	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, **November 19, 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	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Austin Getz (<i>via Zoom</i>)	Getz Outdoor
Residents	

The following is a summary of the discussions and actions taken at the November 19, 2025 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

- **Grounds Maintenance Report – Getz Outdoor Monthly Report (*Item 8B3*)**

Ms. Ferguson requested that the Board hear the Grounds Maintenance Report at this time. Mr. Austin Getz of Getz Outdoor reported that there were some irrigation problems near the

Amenity Center. Irrigation was moved up to every other day, due to the dry season, cold temperatures and lack of rain. They were focused on the pond banks and keeping clippings out of the ponds. The tree rings were edged and sprayed. Herbicide and pesticides were sprayed. Mowing, weed whacking, edging, trimming and blowing were completed. The weeds that were mentioned by Mr. Myers in the common areas, were hit today. Any issue that he was aware of has been addressed on their end. Mr. Perry reported that Pond 12, between Dixie and Boxwood, was a mess, as there was long grass and requested that Mr. Getz take a look at it. They were supposed to get the swale mowed before the rainy season, but that did not happen. Today when he walked around it, the ground was spongy because of dead weeds. Mr. Getz would address it. Mr. Myers drove around the ponds with Solitude last Thursday and noted that a couple of ponds had a higher shelf area. The prior landscapers would cut that this time of year, to get the growth down and asked if Mr. Getz could have it addressed. Mr. Myers would email Mr. Getz a list of the ponds, so that Mr. Getz could look at it. Once completed, Mr. Getz would provide pictures to Mr. Myers. Mr. Saul asked if the irrigation could be checked, where the flowers on the end caps were, as some looked like they were not getting enough water. Mr. Getz would have the irrigation checked. Mr. Getz left the meeting.

THIRD ORDER OF BUSINESS

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

Ms. Ferguson opened the public comment period. Resident Donna Keller of 2395 Savannah Drive would like to address the item on the agenda regarding special events, the fees that were proposed and the fact that the Lakeside Plantation Social Planning Group (LPSPG) were going to be start being charged a rental fee to use the Clubhouse. The LPSPG formed as a result of previous management and staff doing a poor job of planning and executing events for residents. This group of women stepped forward and started planning events, to bring fun events to the community. They also kept costs for the events low. These residents paid for the Clubhouse and they were not making a profit. In addition, they donated tables to the Clubhouse. Charging them a rental fee, would increase the price for events.

Resident Sharon Medeiros of 2427 Magnolia Circle appreciated Ms. Keller for standing up for the LPSPG. She was present on behalf of the LPSPG, as well as members of her group. They had 21 members involved in planning and assisting with group events. Their purpose was

to bring additional activities to the community and were a non-for-profit club. They adhere to the guidelines that were provided to them by former Board Member, Ms. Sue Martin and former District Manager, Ms. Jordan Lansford. At the January 17, 2025 Board Meeting, there was discussion of community club language. At the time, it was said that anyone performing any type of club outside of the CDD and as long as it was not formally formed under the CDD umbrella, did not need Board approval. No one spoke up or contradicted this, but now under the current Amenity Policy, voted on last November, the language changed to, "*Community clubs must use the Clubhouse for a function without being required to pay for a room rental fee.*" The CDD Board knowingly permitted the LPSPG to represent itself as a community club for almost two years and the group relied on that implied approval in good faith. In addition, since January of 2024, the LPSPG hosted events using community facilities at no charge, but now they were being told that the LPSPG were not an official community club, under the November revised amenity policy, because they were never formally approved by a Board vote and therefore, would be required to pay a rental fee to use the Clubhouse. Therefore, Ms. Medeiros was requesting that the CDD Board grandfather the LPSPG as a community club. Resident Eileen Buckley of 1963 Scarlet Avenue, introduced herself to the Board and spoke on behalf of the LPSPG. Any money that they made would be made to charitable organizations, such as the Rape Crisis Center, Backpack Angels and Family Services of North Port.

Resident James Netzel of 2396 Savannah Drive recalled that a \$1 million project was discussed for the roadways at the last meeting, which he did not think was an imminent program and suggested that the Board build up reserves. Resident John Rice of 2439 Magnolia Circle addressed the tennis policies and thanked Mr. Myers and some of the office staff for their cooperation on behalf of the Lakeside Tennis Program. He met with all five tennis facility management staff, to assist in helping to improve the quality of their tennis policies, which were removed on July 13, 2021 and never replaced. Policies were approved in November of 2024 but were never implemented by the office or provided to players. He appreciated the comment from Mr. Myers that their draft of the new tennis program operational guidelines and policies, were well done and Mr. Rice wanted for their tennis policies to clearly spell out court behavior and expectations. He and other tennis participants had troubling views of many provisions contained in the non-implemented tennis policies of 2024 and would like to share their list of objections. Resident Ann Tyler of 1988 Scarlett Avenue was a member of the LPSPG. When she moved into

Lakeside Plantation 23 years ago, the facility used to be packed with events, which started to dwindle. This was why the LPSPG was formed. The members of the LPSPG pay dues and should be allowed to use the Clubhouse at no charge. There being no further comments, Ms. Ferguson closed the general audience comments period.

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 October 15, 2025 Meeting

Ms. Ferguson presented the minutes of the October 15, 2025 meeting, which were included in the agenda package. Mr. Perry noted in the second paragraph on Page 8, a resident spoke. That resident was Mr. Perry.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Minutes of the October 15, 2025 Meeting were approved as amended.

B Approval of Check Register

1. October 2025

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

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

C. Balance Sheet & Income Statement

Ms. Ferguson presented the Unaudited Financial Statements, which were included in the agenda package. Mr. Perry noted in the field contingency, there was a charge of \$760. There was supposed to be a \$50,000 slush fund, so that funds could be moved around, to meet State regulations and questioned why there was a \$760 charge in the first month of the fiscal year. Ms. Ferguson would look into it.

D. Special Assessment Receipts Schedule

Ms. Ferguson presented the Special Assessment Receipts Schedule, which was included in the agenda package.

SIXTH ORDER OF BUSINESS**New Business Items****A. Discussion Regarding Special Events – *Supervisor Poulos*****1. District Counsel’s Memorandum to Board Regarding Rental Rates for Community Groups**

Mr. Poulos recalled after last month's meeting, he met with Ms. Sharon Medeiros and the ladies of the LPSPG regarding the rental fee and discovered a bigger problem, as there was a Bible group meeting and an HOA group that was using the facility for dinner parties. He also spoke with Ms. Ferguson about the District office at this facility and with Ms. Sandy last meeting regarding how they got to this point and why this matter was dropped at the last meeting, for which he was not happy about. Regarding the email between Ms. Lansford and Ms. Martin, the CDD Manager could not authorize the Board to do anything in an email. At the January 2025 meeting, there was discussion about amending the policies for the Amenity Center, but once again, the Board at that time, did not address the LPSPG. Ms. Lansford left and now there was a CDD Manager, who was trying to get the Board back on track, for what should have been done almost 10 months ago. This should not fall to the LPSPG, who worked very hard over the last two years, to provide events and programs for Lakeside Plantation and was hopeful, as they moved through the agenda, other Board Members would see the value as well. They need to make revenue for the Clubhouse and needed to have activities. When he first moved here five years ago, CDD fees were \$750 and he was now paying \$1,300. There were comments going around the community that were taken out of context in regards to Mr. Myers. He called Mr. Myers salary into question, as well as everyone’s salary in the front office, because they had a line item that was over \$300,000 and he wanted to know where that money was going, because he had a right as a resident to know this.

Mr. Poulos pointed out in speaking with Ms. Ferguson at the CDD office, Mr. Myers did not work for this Board and asked before he was a Board Member, what restrictions were given to Mr. Myers, as their Amenity Manager. They were never provided to him, which he was frustrated with, but was in favor of the LPSPG to continue with their events and programs in this community. Mr. Poulos further pointed out that it was not Ms. Ferguson’s fault. Ms. Sandy had

no idea this had been going on for so long and Mr. Myers was doing the best that he could. Mr. Perry agreed with Mr. Poulos and pointed out that Ms. Sandy made it perfectly clear to the Board on January 17, 2024, when the LPSPG came up, no one had the nerve to make a motion and approve that the group fall under the guidelines.

Mr. Perry MOVED to designate the Lakeside Plantation Social Planning Group as a community club retroactive to January 17, 2024 and Mr. Poulos seconded the motion.
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Mr. Sabol agreed wholeheartedly with Mr. Poulos, as the LPSPG was very important to Lakeside Plantation, as they were taking the money that they made and give it to different charities and endorsed them. Mr. Poulos had a problem designating them as a community club, as it placed restrictions on them and all of the funds that they generated, would have to come through the CDD office. Ms. Sandy pointed out that there were a handful of decisions and additional Board direction that they would need, regarding how the funds would operate and event approval. There was also the question of whether events were on behalf of the District and if an insurance policy was in place. In addition, there was correspondence about alcohol at events and bringing a bottle of wine as part of the entrance fee. As part of the CDD's policy, there was an additional fee for events with alcohol and as part of that fee, the renter agreed to comply with all liquor laws. Therefore, there were some additional direction and parameters that the District staff was going to need. Mr. Poulos asked if all payments must go through the Clubhouse, if the LPSPG were designated a community club, as they would act on behalf of the CDD. They would be a sanctioned group that would report back to the Board on what was occurring, because if money comes into the CDD, the LPSPG could not take that money and buy gifts for their charities. Ms. Sandy felt that was a fair concern but pointed out that the amenity policy did not get into that level of detail and the Board was not dictating who can or could not be on the Board. Therefore, it would be helpful to have Board direction, because if the Board approves a community club, they were not going to represent the CDD. They were operating in their own capacity.

Mr. Poulos voiced concern that the Board would require the LPSPG to have insurance every time they had alcohol, because it was not clearly stated. When he had an event with alcohol, he purchased insurance. Ms. Sandy indicated if it was a District sponsored event, the

District had an insurance policy. Mr. Poulos pointed out that if it Bring Your Own Bottle (BYOB), they did not need a bartender, but if there was a bartender, they needed licenses and permits and highly recommended that the LPSPG obtain insurance, in case someone gets hurt at an event, as the insurance only cost \$40 to \$50. Mr. Saul pointed out if they did not have insurance, they could sue the CDD. Ms. Sandy stated that it depends on whether they were acting on the District's behalf or on their own behalf as a separate entity. Mr. Perry recalled that there was a resolution that was revised in November of 2024, approving the current amenity policies and with the proposed changes before the Board tonight, there were no changes to the community club's use of the facilities. Ms. Sandy pointed out that this was why she wanted Board direction. Mr. Poulos felt that it made more sense to answer those questions before designating the LPSPG as a community club. Mr. Perry preferred to discuss the changes in the facility policies now, so that they did it once and do it right, rather than it keep coming back to the Board for changes. Ms. Sandy wanted to discuss the community clubs first, because the amenity policy applies to all.

Mr. Perry withdrew his second to the motion to designate the Lakeside Plantation Social Planning Group as a community club retroactive to January 17, 2024 and therefore, the motion failed.
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Mr. Perry pointed out unless they removed the community club use of facilities and the overall policies, there no reason why the Board could not designate them as a community club. Ms. Sandy had no objection to it but wanted to get Board direction. Mr. Poulos was in favor of the LPSPG and did not think that the outcome would be changed from having a motion, but for transparency purposes, they needed to discuss all of the questions from the attorney. Ms. Ferguson agreed. Ms. Sarah indicated for the LPSPG and other community clubs that host social events at the Clubhouse, they were not operating on behalf of the District, must get event dates approved by amenity staff, plan everything on their own and pay for it and must take out an insurance policy for alcohol. Mr. Perry recalled that event dates approved by amenity staff was not stated in the policy. Mr. Sabol pointed out that Mr. Myers decision would supersede anything else. Ms. Sandy indicated that the ability to use the facilities could be revoked at any time. Furthermore, amenity staff controls the schedule for the amenity facility and they must approve the date and time. The next item was to set a public hearing to amend the policies. The Board

could either provide her with changes or make changes at the public hearing. Ms. Ferguson noted the following items to be discussed:

- How the funds operate and approved
- Whether they were acting on behalf of the District
- Insurance
- Alcohol policy
- Payments

Ms. Sandy wanted to know whether there was a requirement to have events open to all residents. Mr. Poulos preferred for it to be open to all residents, but they could invite outsiders. Mr. Saul noted that a resident could bring a guest. Ms. Sandy asked if they could utilize District resources, such as printing flyers and having amenity staff present during events. Mr. Perry felt that the group must have a clear way of involving the CDD, by not using staff that were on the clock when setting up and not using CDD staff to collect money. Ms. Sandy recalled that there were other fees, not just the room rental fee, but for events with alcoholic beverages, additional staffing and service fees, rental of tables and chairs and kitchen use fee. Mr. Poulos felt if they were already waiving the room fee, all of the other auxiliary fees should be waived, as the LPSPG did a fantastic job cleaning up. Other facilities charged a fee for staffing, because they were paying staff overtime to stay for the rental, but did not know if that was built into the employee's schedule. Mr. Saul recalled that members of the LPSPG offered to have their husbands set up the tables.

Mr. Sable suggested that the Board allow Ms. Ferguson and Ms. Sandy to work out the small fundamental items with the LPSPG until January, when the Board could take another look at it. Ms. Ferguson appreciated the Board's confidence, but pointed out that she and Ms. Sandy could not make Board decisions. Mr. LaVoy preferred that Mr. Myers work with the LPSPG, so there could be no questions about insurance and staffing. Ms. Sandy pointed out that updates needed to be made to the amenity policy and the fact that they needed to treat similarly situated groups in the same way. Ms. Ferguson asked if they were limiting the amount of events per year. Mr. Poulos believed that they had to treat everyone the same. Ms. Sandy noted there was consensus from the Board to not have the cost of staffing events and suggested that the group pay for the staff time. Mr. Perry would email some items that he wanted to point out to staff, one

of which was to have a Lakeside Plantation code of conduct. Ms. Sandy would work with Mr. Perry on that.

Mr. Perry MOVED to designate the Lakeside Plantation Social Planning Group as a community club, subject to Board direction to operate as a separate entity, having events open to all residents, waiving room rental rates and additional fees, obtaining event and alcohol insurance, having a maximum of four events per year, date and time of events approved by amenity staff and having it open to all residents and Mr. Poulos seconded the motion.

Mr. Poulos did not care if Cypress Falls wanted to attend an event, but wanted it at a minimum, to be open to all Lakeside Plantation residents. Mr. Perry requested that it be made retroactive to January 17, 2024, as they had three events in 2025 and did not pay any rent. Ms. Ferguson pointed out that they would not be paying rent, according to the motion. Ms. Sandy indicated that they could not get insurance policies as of today.

On VOICE VOTE with all in favor designating the Lakeside Plantation Social Planning Group as a community club, subject to Board direction to operate as a separate entity, having events open to all residents, waiving room rental rates and additional fees, obtaining event and alcohol insurance, having a maximum of four events per year, date and time of events approved by amenity staff and having it open to all residents was approved.

B. Memorandum Regarding Amenity Facilities Policies

Ms. Sandy presented a Memorandum, with proposed revisions to the amenity facilities policies and Board direction she was seeking, which was included in the agenda package. Mr. Perry requested that there be a Code of Conduct for behavior onsite, as there were incidents at the tennis courts and in the office. Ms. Sandy recalled a provision under suspension and termination of privileges, for unsatisfactory behavior and treating the District's personnel or employees in an unreasonable or abusive manner. Ms. Ferguson pointed out if incidents occurred, such as a fight that was reported to staff, staff would fill out an incident report and deactivate their key fob. Mr. Perry felt that having a Code of Conduct, made it easier and asked about a non-resident member that was willing to pay a user fee. Ms. Sandy indicated that they must allow for public access, but they could require that they pay the same amount that residents

pay. Mr. Perry appreciated that they captured every possible category of people that would come onsite, but there was a traveling tennis league, that did not fall under any of these categories. Non-residents were using the tennis facilities that would not be a tennis guest. Mr. Myers indicated that they were hosting a match like the other communities. Mr. Perry was concerned that many groups come to use their facilities and did not have a fob. The gate was left wide open and anyone could enter the secure area and walk around. Ms. Sandy pointed out that this was an operational issue, versus something to reflect in the policies. Ms. Ferguson would include in the changes to the tennis policies that court hazards, damages and propped open gates must be reported to the Clubhouse office. Mr. Perry would email this change and all other changes to Ms. Ferguson.

Ms. Sandy received tennis guidelines from the tennis captains, which she reviewed, to ensure that any changes that were made, were consistent or updated, so that they match the current policies. There were guidelines that did not need to be included in the amenity policies, such as sportsmanship. Mr. Poulos agreed with the policy versus the guidelines, but felt that the Board still needed to be made aware of any decision coming from the amenity office. They could not force Mr. Myers to come to the Board every month with all of the problems, as he had to have some autonomy to make that happen or to bring it to the Board for discussion and figure out the best path forward. Some things needed to be in those standard guidelines. Mr. Ferguson pointed out that there were times when she, Mr. Myers, the Chair and District Counsel had to make a decision outside of regular Board meetings. Mr. Saul recalled that they would not have a meeting until January and Mr. Myers could not wait two months to make a decision, like when they purchased the golf cart. Mr. Poulos noted that the CDD was a government and governments were not designed to move quickly. In the future, they need to be transparent and have effective communication. Mr. Perry recalled that the Chair was authorized to spend up to \$10,000 and in the case of the golf cart, he did not need Board approval. Mr. Poulos also had an issue with the Bible group being charged to use the facility, as it was offered to residents as a program. Ms. Sandy felt that it should be made clear of what the different organizations and events were. If it was a District program, they should not accept funds, but if they want to make a donation, it should be brought before the Board or a community club, versus someone that was individually running the Clubhouse. The direction that she got from the Board, was to stick to the fees within the policy.

Ms. Sandy recalled for the tennis member rates, this current fiscal year was the last year that they had a tennis member rate and suggested staying at the current rate, but when the tennis pro was hired, it was mentioned that they needed to add a fee for non-residents that the tennis pro was having lessons with. This would also be added. Mr. Myers questioned whether the Board wanted to do it by the year or a five-year block, as there was a slight increase each year for it and suggested having some rates, so they could get this updated, along with the tennis rules. Mr. Fergusson asked if they should add a 3% to 5% increase each year. Ms. Sandy confirmed that there was an annual 3% increase. Mr. LaVoy agreed with 3%. Ms. Sandy pointed out that the last item that they needed direction on, was the HOA event policy. There were two different sections that address HOA events; one was broader and the other was limited to actual HOA meetings and asked if the Board wanted to allow HOA sponsored events and if there would be limitations. Mr. Perry did not think that they needed to put a limit on the number of HOA meetings, as they would not meet more than once a month, but as far as sponsored events, residents were paying for it and charging the HOA was a slap in the face. Ms. Sandy indicated that there was a portion of the community that was not subject to an HOA. Mr. Poulos pointed out that HOA members were CDD paying members and these residents that were not part of an HOA, still pay the CDD fee. Therefore, HOA meetings should be the only exception. Ms. Sandy felt that if they were allowing other groups to two events per year, the other HOAs should be allowed to have two events per year.

Mr. Poulos did not see how they could allow groups of the HOA to come for free, when other places, such as the Heron Creek Golf & Country Club, had a fee to utilize the Clubhouse, because it was a revenue generator. If someone wanted to rent out the Clubhouse and have a party every weekend, the CDD had the right to generate revenue to help offset the expenses of the community. Ms. Ferguson explained that typically Districts allow HOA's to hold meetings at no cost; however, anything outside of that would pay a rental fee. Mr. Saul suggested grandfathering them in. Mr. LaRue recalled that at this time, they offer the room to the HOA at no charge, 12 times per year, if they have 12 meetings. Mr. Poulos asked if the HOA could take one of their meetings and convert it into a dinner party. Ms. Ferguson indicated if the HOA was renting the Clubhouse for an event, they would need the necessary payments and deposits and insurance. Mr. LaRue pointed out that the way it was written in the policy, each HOA serving the community within the District, may be allowed to reserve the great room at no charge, once per

month, if space permits, at the sole discretion of the Facility Manager and up to 12 months in advance for the purpose of holding HOA meetings. *There was Board consensus to include this language into the new policy.*

C. Consideration of Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities Rates, Deposits & Fees

Ms. Ferguson presented Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities Rates, Deposits and Fees, which was included in the agenda package and requested that the Board set the public hearing for the January 21, 2026 Board meeting.

On MOTION by Mr. Poulos seconded by Mr. Sabol with Mr. LaRue, Mr. Saul, Mr. Poulos and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2026-02 Amending the Amenity Facilities Policies & Amenities and setting the public hearing for January 21, 2026 was adopted. (Motion Passed 4-1)

Mr. Perry reported that he voted no, because there were many issues that needed to be discussed. Ms. Sandy pointed out that the Board was not adopting the policy at this time, but setting a public hearing, at which time the Board would adopt the policy. Ms. Ferguson noted that there could be changes up to the public hearing.

D. Consideration of Resolution 2026-03 Declaring General Election Seats

Ms. Ferguson presented Resolution 2026-03 Declaring the General Election seats, which was included in the agenda package. Seat 1, held by Mr. Poulos, Seat 2, held by Mr. Sabol and Seat 3, held by Mr. LaVoy, would be on the ballot for the General Election. The qualifying period was from June 8, 2026 at Noon until June 12, 2026 at Noon. Candidates must qualify at the Sarasota County Supervisor of Elections. If someone qualifies and runs against them for that seat, they would be on the ballot for the General Election, but if they were the only person that qualified for that seat, they would automatically retain that seat. Only residents of Lakeside Plantation would vote. GMS would advertise the qualifying period in the newspaper.

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor Resolution 2026-03 Declaring General Election Seats was adopted.

SEVENTH ORDER OF BUSINESS**General Audience Comments**

Ms. Ferguson opened the general audience comments period. Resident Glenn Raymond of 1509 Scarlett Avenue questioned what kind of insurance and how much insurance the LPSPG needed to have and whether that would be the case for the tennis team. Resident Carol O'Neil of 2432 Magnolia Circle heard that the community could have a meeting for a month, but the villas and carriage homes hold events at the clubhouse a few times per year and questioned whether they would be charged. Resident Sharon Medeiros of 2427 Magnolia Circle thanked the Board for designating the LPSPG as a community club and pointed out if they were going to present activities to the community such as the Bible group, there needed to be an announcement. Mr. Poulos' point was very well taken and the Board needed to pay more attention to that but was concerned about the LPSPG being required to have an insurance policy, when it should be covered in the CDD policy, especially because they would not be serving or pouring liquor and it would be a self-serve situation. There being no further comments, Ms. Ferguson closed the general audience comments period.

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

There being none, the next item followed.

B. Amenity Manager**1. Report**

Mr. Myers reported on the sales for the amenities. Event revenues for October 2025 were \$10,082. Of this amount, revenues for tennis were \$4,969 and the October sales for 2024 were \$4,115. Recent updates to the community, Monster Pools went over the functions of the new pool equipment with him and Mr. LaVoy, as well as the maintenance crew. Then the rest of the staff were shown the basics on how to operate or if something happens, what they could check, as far as getting it repaired quickly. Stone was placed around the pool equipment area. They had one rainstorm since it was put down and it took care of the flooding issues out there and all the muddy mess, which he was tracking on a daily basis. The front porch railing has been power washed, sanded and repainted. The two white columns out of the pool gazebo, were chipping paint down at the bottom and top, so they had it sanded down, power washed and repainted. He spoke to the vendor for the new fencing around the pool and they said it would not be installed

until November to mid-December, as they were still waiting on some parts to come in. Sports Surfaces was supposed to start the tennis project this week, but he had not received a phone call yet. He told his team, since he was not here this week, as soon as they receive that phone call, to call him immediately, so it could get scheduled. They were having the sidewalks power washed on Monday the 24th, from the corner to the front entrance, as the pavers were never power washed.

Mr. Perry questioned who authorized the group to come in. Mr. Myers indicated that they made a one-time donation and he allowed them to come in, as it was a service to the community. Mr. Perry pointed out that Mr. Myers did not have authority according to the amenity facilities policy. Ms. Ferguson believed that there was discretion in the policies to allow Mr. Myers to make judgement calls. Ms. Sandy confirmed that she discussed with Mr. Myers if this was part of District programming, it was within his discretion, as there was language in the policy for Mr. Myers to provide discounts. Mr. Perry pointed out that under the current facility policy, the Facility Manager had authority to establish fees within any ranges, but it did not say that it could be free. Ms. Sandy indicated under community programming, there was a provision allowing for his discretion. Mr. Poulos pointed out that the group was not renting the facility and Mr. Myers was offering it as a service to the community. Mr. Perry questioned what Mr. Myers would do when another organizer comes in with a group. Mr. Myers indicated that he was approached last week and denied their request, until the Board made a decision about the clubhouse. Mr. Perry asked if Mr. Myers charged the Mayor to use the clubhouse. Mr. Myers did not charge them. Mr. Perry felt that Mr. Myers was out of control.

Ms. Sandy pointed out under general facility provisions, the Facility Manager reserved the right to authorize all programs and activities at all and any facilities, except usage and rental fees that have been established by the Board. The Facility Manager also had the right to authorize sponsored events and programs to better serve the patrons and reserve any amenity facility for said event, if the schedule permits. Ms. Ferguson noted a provision in the policy where the Facility Manager has 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 and the Facility Manager reserved the right to enforce all of these policies at any time at any time he or she sees fit. Ms. Sandy pointed out that the Board could direct the Facility Manager and there has been sufficient feedback. Mr. Perry recalled that it was never brought before the Board. Ms. Sandy

indicated that it did not have to be brought before the Board, but there could still be feedback from the Board.

Mr. Poulos reported that coming in off of Plantation Drive, on the first speed limit sign, there was a great deal of bird poop and felt that the Board needed to look at the next budget year, either looking at the current maintenance team or start looking at an additional full-time maintenance person. In addition, the reason they were talking about the insurance for the community group, was due to the alcohol being introduced in the Clubhouse, which was required for every rental. Mr. Myers clarified that this includes BYOB. Ms. Sandy understood that along with the BYOB, a fee was paid to attend the event. Resident Sharon Medeiros of 2427 Magnolia Circle confirmed this was the case. Ms. Sandy pointed out that this was not how the Department of Business Professional Regulations that governs alcohol licensure views it. They see it as covering all of the alcohol. Therefore, if alcohol was being brought to events and it was being shared, that could present liability for the District or for those putting on the event. Mr. Poulos pointed out if they did not require insurance and someone gets hurt and they sue the CDD, the Board would be complaining at the next meeting why there were no reserve funds, because they had to pay off a lawsuit. These were not policies that Mr. Myers was making. They were State of Florida regulations. Mr. Myers asked if the CDD was covered by having a wine and cheese event where residents were bringing the wine. Ms. Sandy indicated that the CDD would have their own insurance policy for District events and this should be flagged for their insurance provider.

Ms. Medeiros noted that they had volunteers and asked if they were covered. Ms. Ferguson reported that she spoke to EGIS and the District had a volunteer insurance plan, but she must get details on the number of volunteers and their job description. Ms. Sandy pointed out that they were not operating on behalf of the District and as such, they would not be considered District volunteers. Mr. Poulos indicated that the District's policy was not covering the LPSPG group for their event, because it was not a District activity or program. They were only using the clubhouse during that time and they must cover their own people. The wine and cheese event was a District event and the District's insurance was covering that event. Ms. Sandy suggested that the LPSPG speak with an insurance agent about this matter. Ms. Ferguson would speak with EGIS about the wine and cheese event.

Mr. Perry noticed that the District was over budget by \$3,000 for personnel services for October and asked if Mr. Myers was under staffed. Mr. Myers confirmed that they were under

staffed, as he did not replace Zoe and wanted to give the current staff the extra hours. He has now replaced Zoe with Mary Ellen, who lives in Cypress Falls and had computer experience. Mr. Perry heard that Frank's hours have dropped. Mr. Myers confirmed that Frank had a couple of health issues and another employee was doing some of the janitorial duties, but felt that during the season, they needed an employee to work past 11:00 a.m., as they had things taking place after 11:00 a.m. Mr. Perry asked if Mr. Myers asked office staff to do janitorial duties. Mr. Myers confirmed that they do janitorial duties. Ms. Medeiros requested that the Board clarify what they wanted the LPSPG to do, as she felt that the Board saw no value in what they bring to the community. Ms. Ferguson pointed out that the Board did see the value, in that they approved the LPSPG as a community group.

Ms. Medeiros asked if they needed to have an insurance policy to cover someone tripping over a chair during an event and if it was retroactive. She agreed that LPSPG needed an alcohol policy, but they were told that they need to have all of their volunteers listed. Ms. Ferguson pointed out that she spoke with the District's insurance company about the volunteers and was told that the District had a volunteer insurance policy, but they needed the details about each event. Ms. Sandy confirmed that the District's volunteer insurance policy would not apply, because the LPSPG volunteers were not volunteering on behalf of the District. However, for events, they did require an alcohol policy. If someone tripped and fell, if it was related to the event, it was not a District event and the District's insurance policy would not cover them. Mr. Poulos pointed out that the insurance that he purchased was not just alcohol insurance, it was event insurance that also covered trips and falls.

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

Mr. Myers presented a proposal from Sabrina's Complete Cleaning to deep clean the floors. They would do 5,000 square feet, including the library, office and multi-purpose room for \$1,600. Then they would do it every six months for \$1,200. Mr. LaVoy requested that Mr. Myers obtain additional quotes; however, he called the contractor that installed the floor and they recommended three products. Ms. Ferguson would place the proposals on the next agenda. Mr. Perry questioned how often Frank mopped the entire floor. Mr. Myers confirmed that Frank has not mopped the entire floor in over a year. Staff was mopping it with a product that was attached to the mop. Mr. Perry asked if Mr. Myers was aware of the recommended cleaning agent, which

was Diversity Stride Citrus Cleaner. Mr. Myers would purchase it. Mr. Perry questioned what was involved in the deep cleaning. Mr. Myers indicated that they would clean all of the groves and remove dirt. Ms. Ferguson pointed out that this facility was being used more than previously, which would require more cleaning than in the past. Additional quotes would be provided at the next meeting. Mr. Perry would provide information on how to steam clean it.

3. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

This item was discussed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, January 21, 2026 at 6:00
p.m. at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was Wednesday, January 21, 2026 at 6:00 p.m. at the clubhouse.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaRue seconded by Mr. Saul with all in favor the meeting was adjourned.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION V

Subsection B

Lakeside Plantation

Community Development District

Summary of Invoices November 1, 2025 to December 31, 2025

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i>General Fund</i>		
11/6/26	3852-3853	\$ 2,399.50
11/10/25	3854-3862	\$ 44,130.80
11/19/25	3863-3863	\$ 4,267.50
11/20/25	3864-3868	\$ 1,000.00
12/11/25	3869	\$ 350.00
12/15/25	3870-3884	\$ 51,923.76
12/23/25	3885-3886	\$ 138,821.39
12/29/25	3887-3888	\$ 183.83
		\$ 243,076.78
<i>General Fund - Auto Pay</i>		
11/30/26	80020-80025	\$ 5,216.27
12/31/26	80026-80032	\$ 5,402.93
		\$ 10,619.20
<i>Capital Reserve Fund</i>		
11/2/26	191	\$ 653.00
11/10/25	192	\$ 11,962.75
11/19/25	193-194	\$ 68,192.15
12/15/25	195-196	\$ 7,486.40
12/29/25	197	\$ 4,778.00
		\$ 93,072.30
Total		\$ 346,768

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/25	00468	10/16/25	106	202510	330-53800	51000	POOL ROCK DELIVERED JOHN WILLIAMS	*	1,100.00	1,100.00	003852
11/06/25	00229	8/09/25	IV006274	202508	330-53800	48102	ANNUAL INSPECTIONS PYE BARKER FIRE & SAFETY, INC.	*	1,299.50	1,299.50	003853
11/10/25	00474	10/20/25	BC102020	202510	330-53800	48000	TENNIS LESSONS BOB CARROLL	*	795.00	795.00	003854
11/10/25	00356	10/23/25	2	202510	310-51300	31350	AMORTIZATION SCHEDULE DISCLOSURE SERVICES LLC	*	100.00	100.00	003855
11/10/25	00463	11/03/25	1293	202511	320-53800	46400	NOV LANDSCAPE MAINT AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	11,815.24	003856
11/10/25	00417	10/29/25	41	202510	330-53800	12000	AMENITY PAYROLL	*	21,539.49		
		11/01/25	42	202511	310-51300	34000	MGMT FEES	*	4,560.42		
		11/01/25	42	202511	310-51300	35100	INFORMATION TECH	*	199.50		
		11/01/25	42	202511	310-51300	31300	DISS AGENT	*	87.50		
		11/01/25	42	202511	310-51300	42000	POSTAGE	*	230.19		
							GOVERNMENTAL MANAGEMENT SERVICES TP			26,617.10	003857
11/10/25	00465	11/04/25	4	202509	310-51300	31100	ENGINEER SRVCS LIGHTHOUSE ENGINEERING INC.	*	1,202.50	1,202.50	003858
11/10/25	00467	11/01/25	1999	202511	330-53800	51100	POOL CLEANING MONSTER POOLS INCORPORATED	*	1,900.00	1,900.00	003859
11/10/25	00272	11/01/25	PSI21560	202511	320-53800	46000	LAKE MAINT NOVEMBER SOLITUDE LAKE MANAGEMENT LLC	*	1,350.96	1,350.96	003860
11/10/25	00478	10/21/25	TD102120	202510	330-53800	48000	MUSIC BINGO TIMOTHY DOWD	*	200.00	200.00	003861

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/10/25	00431	11/01/25	47897	202511	310-51300	35200		WEBSITE MAINT VENTURESIN INC	*	150.00	150.00	003862
11/19/25	00371	11/05/25	3652951	202509	310-51300	31500		ATTORNEY FEES KUTAK ROCK LLP	*	4,267.50	4,267.50	003863
11/20/25	00200	11/19/25	AS111920	202511	310-51300	11000		BOS ALAN SABOL	*	200.00	200.00	003864
11/20/25	00453	11/19/25	KS111920	202511	310-51300	11000		BOS KENNETH SAUL	*	200.00	200.00	003865
11/20/25	00401	11/19/25	PL111920	202511	310-51300	11000		BOS PATRICK LAVOY	*	200.00	200.00	003866
11/20/25	00326	11/19/25	RP111920	202511	310-51300	11000		BOS RONALD PERRY	*	200.00	200.00	003867
11/20/25	00478	11/20/25	TD112020	202511	330-53800	48000		TRIVIA NIGHT TIMOTHY DOWD	*	200.00	200.00	003868
12/11/25	00478	12/03/25	12032025	202512	330-53800	48000		CHRISTMAS BINGO TIMOTHY DOWD	*	350.00	350.00	003869
12/15/25	00474	12/02/25	BC120220	202511	330-53800	48000		TENNIS PRO LESSONS NOV25 BOB CARROLL	*	112.50	112.50	003870
12/15/25	00329	12/03/25	DM120320	202512	300-36900	10100		REFUND FOR NYE TICKET DENISE MCELLIGOT	*	50.00	50.00	003871
12/15/25	00463	12/02/25	1306	202512	320-53800	46400		DEC LANDSCAPE MAINT AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	11,815.24	003872
12/15/25	00417	11/28/25	43	202511	330-53800	12000		AMENITY PAYROLL NOV	*	24,406.31		

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/01/25	44	12/01/25	44	202512 310-51300-34000	MGMT FEES DEC	*	4,560.42		
12/01/25	44	12/01/25	44	202512 310-51300-35100	INFORMATION TECH	*	199.50		
12/01/25	44	12/01/25	44	202512 310-51300-31300	DISS AGENT	*	87.50		
12/01/25	44	12/01/25	44	202512 310-51300-42000	POSTAGE	*	209.65		
GOVERNMENTAL MANAGEMENT SERVICES TP								29,463.38	003873
12/15/25	00444	12/01/25	JB120120	202511 330-53800-48000	FIT TO CORE CLASSES NOV	*	405.00		
JACQUELYN BALDELLI								405.00	003874
12/15/25	00371	11/28/25	3658912	202510 310-51300-31500	ATTORNEY FEES	*	2,582.00		
KUTAK ROCK LLP								2,582.00	003875
12/15/25	00467	12/01/25	2057	202512 330-53800-51100	POOL CLEANING	*	1,900.00		
MONSTER POOLS INCORPORATED								1,900.00	003876
12/15/25	00481	11/21/25	RS123120	202512 330-53800-48000	NYE MUSIC	*	500.00		
ROBERT SCHOTTE								500.00	003877
12/15/25	00041	11/01/25	327284	202511 330-53800-48400	SECURITY ALARM MONITORING	*	171.00		
SECURITY ALARM CORP.								171.00	003878
12/15/25	00272	12/01/25	PSI22250	202512 320-53800-46000	DEC LAKE MAINT	*	1,350.96		
SOLITUDE LAKE MANAGEMENT LLC								1,350.96	003879
12/15/25	00106	12/01/25	3976630	202512 310-51300-48000	LEGAL ADVERTISING	*	677.60		
SUN NEWSPAPERS								677.60	003880
12/15/25	00479	12/09/25	INV-0001	202512 320-53800-47000	HOLIDAY LIGHTS	*	1,225.00		
THE WASH HOUSE CO								1,225.00	003881
12/15/25	00431	12/01/25	47946	202512 310-51300-35200	WEBSITE MAINT	*	150.00		
VENTURESIN INC								150.00	003882

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/15/25	00446	11/08/25	1566	202511 320-53800-47000	TRANSFORMER BALANCE/WIRIN	*	8,142.15		
12/10/25		1104		202512 320-53800-47000	PARKING LOT LIGHTS RPR	*	1,200.00		
11/08/25		1566		202512 320-53800-47000	TRANSFORMER BALANCE/WIRIN	V	8,142.15-		
12/10/25		1104		202512 320-53800-47000	PARKING LOT LIGHTS RPR	V	1,200.00-		
								.00	003883
----- VIKING ELECTRIC -----									
12/15/25	00052	11/26/25	83212	202511 330-53800-52000	TENNIS COURT MAINT	*	1,192.25		
		12/12/25	83351	202512 330-53800-52000	COURT MAINT	*	328.83		
								1,521.08	003884
----- WELCH TENNIS COURTS, INC. -----									
12/23/25	00417	12/18/25	45	202512 330-53800-12000	DEC25 AMENITY PAYROLL	*	24,630.42		
								24,630.42	003885
----- GOVERNMENTAL MANAGEMENT SERVICES TP -----									
12/23/25	00028	12/23/25	DEBT ASM	202512 300-20700-10000	1999 DEBT ASSMTS 12.23.25	*	114,190.97		
								114,190.97	003886
----- LAKESIDE PLANTATION C/O USBANK -----									
12/29/25	00431	12/22/25	47981	202512 310-51300-35300	WEBSITE MAINT	*	29.99		
								29.99	003887
----- VENTURESIN INC -----									
12/29/25	00483	12/16/25	172054	202512 330-53800-52000	CLEAN COURT BASKETS	*	153.84		
								153.84	003888
----- 10-S TENNIS SUPPLY & DINKSHOT PICKL -----									
							TOTAL FOR BANK A	243,076.78	

LKSD LAKESIDE PLANT HHENRY



INVOICE

Pye Barker Fire & Safety
 1645 12Th St
 Sarasota, FL 34236-2605
www.pyebarkerfs.com
 941.366.6370
 1050PZ@pyebarkerfs.com

Customer PO:	Order No:	Invoice No:	Due Date:
	ST00591616	IV00627458	08/09/2025
Invoice Date:	Terms:	Invoice Total:	Amount Due:
07/10/2025	Net 30	1,390.47	1,390.47

License: EF20001202, FOC21-000097

BILL TO:
 127792 - Lakeside Plantation
 2200 Plantation Blvd
 North Port, FL 34289-9472

WORKSITE:
 127792 - Lakeside Plantation
 2200 Plantation Boulevard
 North Port, FL 34289-9472

Authorized By:	Job Number:	Service Location:	Bill To ID:	Worksite ID:	Technician:
HAROLD	CON0000092616	Sarasota, FL	127792	127792	Charles Welch

Item	Description	Qty	Unit Price	Total	Tax
DPC	Dispatch And Compliance	1	125.00	125.00	8.75
IA	Annual Fire Ext Insp	11	9.00	99.00	6.93
INSELINTA	Annual Internal E-Light Inspection	16	10.00	160.00	11.20
RCABC5	5Lb ABC Recharge	4	48.00	192.00	13.44
HYABC5	5Lb ABC Hydro / Recharge	1	78.00	78.00	5.46
HFR	Hazmat, Recovery	4	5.00	20.00	1.40
EXTABC5	New 5# ABC Stored Pressure Extinguisher	4	99.50	398.00	27.86
NICAD3	NICAD 3 CELL BATTERY	2	50.00	100.00	7.00
FHEX21WREM	EX LED WHT RED BAT B/U	1	127.50	127.50	8.93

Work Notes:



Save time and stamps by going paperless. View, print, and pay your invoices online at <https://customer.pyebarkerfire.com/>

Unless otherwise set forth in a signed agreement between the parties, you agree that the services subject to this invoice are governed by the Pye-Barker General Terms and Conditions located at <https://pyebarkerfs.com/generalterms>, which shall be incorporated herein by reference.

Remit To Address:

Pye-Barker Fire & Safety, LLC
PO BOX 735358
Dallas, TX 75373-5358

PAY NOW:
Use the token below to create your account owDAvBNM8fl= https://customer.pyebarkerfire.com

Reference: PBFS-PZ

Subtotal	1,299.50
Tax	90.97
Freight	0.00
Total	1,390.47

INVOICE

John Williams

PO Box 510532
Punta Gorda, FL 33951

BILL TO

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

INVOICE #

106

INVOICE DATE

10/16/2025

DESCRIPTION	AMOUNT
3 yards of rock delivered and spread out	1,100.00
TOTAL	\$1,100.00

Oct 11 - 24

Check Request

District	Lakeside Parkstation CSD		Date	10/20/25
Payable to	Bob Carroll		Account Number	
Amount Requested	\$ 795.00			
Requested By	Hobbs Myers			
Description of Need	Bob Carroll Tennis Lessons			
Approved By	Hans [Signature]		Signature	[Signature]
Received By			Signature	

Sales \$ 1060.00
 CDD 25% \$ 265.00
 Bob's net \$ 795



~~645.00 10/20~~

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

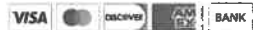
Invoice details

Invoice no.: 1293
Terms: Net 30
Invoice date: 11/03/2025
Due date: 12/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly landscape and irrigation services	November 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 #:** 41**Invoice Date:** 10/29/2025**Due Date:** 10/29/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Oct 25		21,539.49	21,539.49
Total		\$21,539.49	
Payments/Credits		\$0.00	
Balance Due		\$21,539.49	

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 42**Invoice Date:** 11/1/2025**Due Date:** 11/1/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- Nov 25		4,560.42	4,560.42
Information Tech- Nov 25		199.50	199.50
Dissemination Agent- Nov 25		87.50	87.50
Postage		230.19	230.19
		Total	\$5,077.61
		Payments/Credits	\$0.00
		Balance Due	\$5,077.61



Lighthouse Engineering Inc.
 701 Enterprise Road East
 Suite 410
 Safety Harbor, FL 34695
 727-726-7856

Lakeside Plantation Community Development District
 Hannah Henry

Invoice number 4
 Date 11/04/2025

Project **Lakeside Plantation CDD**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
PRIORITY EROSION REPAIR ASSESSMENT	0.00	0.00	0.00
GENERAL ENGINEERING CONSULTANT - AT REQUEST	3,545.00	2,342.50	1,202.50
Total	3,545.00	2,342.50	1,202.50

General Engineering Consultant - At Request

Professional Fees

	<u>Hours</u>	<u>Rate</u>	<u>Billed Amount</u>
Administrative			
Amy L. Palmer			
Project Chargeable Labor	6.50	185.00	1,202.50
		<u>Invoice total</u>	<u><u>1,202.50</u></u>

Agging Summary

<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Outstanding</u>	<u>Current</u>	<u>Over 30</u>	<u>Over 60</u>	<u>Over 90</u>	<u>Over 120</u>
4	11/04/2025	1,202.50	1,202.50				
	Total	1,202.50	1,202.50	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran
P.E., Principal / Owner

*Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695
For questions about this invoice, please call Brad Foran at 727-726-7856*

Invoice Supporting Detail

240200109 Lakeside Plantation CDD

Priority Erosion Repair Assessment

Phase Status: Closed

Contract		Previously Billed			To Bill		
Units	Amount	Units	%	Amount	Units	%	Amount
Labor							
Expense							
Consultant							
Subtotal	0.00	0.00	0	0.00	0.00	0	0.00

240200109 General Engineering Consultant - At Request

Phase Status: Active

Billing Cutoff:

Date	Units	Rate	Amount
------	-------	------	--------

Labor

WIP Status: Billable

Administrative

Amy L. Palmer

Project Chargeable Labor	06/05/2025	4.00	185.00	740.00
<i>O&M Study</i>				
Project Chargeable Labor	06/09/2025	1.00	185.00	185.00
<i>O&M Report</i>				
Project Chargeable Labor	09/08/2025	0.50	185.00	92.50
<i>Preserve encroachment research</i>				
Project Chargeable Labor	09/09/2025	1.00	185.00	185.00
<i>Contact SWFWMD for preserve encroachment</i>				

Subtotal	6.50	1,202.50
Labor total	6.50	1,202.50

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		3,545.00		-3,545.00	
Expense					
Consultant					
Total		3,545.00		-3,545.00	

Monster Pools Incorporated

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

INVOICE

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

INVOICE 1999
DATE 11/01/2025
TERMS Due on receipt
DUE DATE 11/01/2025

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

BALANCE DUE

\$1,900.00

Pay invoice



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

Page: 1

Invoice Number: PSI215604
Invoice Date: 11/1/2025

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 11/1/2025
Due Date 12/1/2025
Terms Net 30


Customer ID L2077
P.O. Number
P.O. Date 11/1/2025
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,350.96	1,350.96
November Billing					
11/1/2025 - 11/30/2025					
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

Check Request

District	Lakeside Plantation CDD		Date	10.21.25
Payable to	Tim Dowd			
Amount Requested	\$ 200.00	Account Number		
Requested By	Harold Myers			
Description of Need	November 21 Music Binge			
Approved By		Signature		
Received By		Signature		

Timothy Dowd
 13463 Nobbills St.
 Venice, FL 34293
 810.777.2133



VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
11/1/2025	47897

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
11/1/2025		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.

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 5, 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. 3652951

Client Matter No. 12323-1

Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3652951
 12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

09/02/25	S. Sandy	0.70	231.00	Review correspondence regarding Feldman pool incident; confer with Ferguson regarding security footage
09/06/25	L. Whelan	0.10	33.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/08/25	S. Sandy	0.80	264.00	Review agenda; prepare license agreement with Robert Carrol; confer regarding cease and desist letter
09/09/25	S. Sandy	2.70	891.00	Review draft minutes; confer with district staff regarding surplus property procedures; prepare cease and desist letters regarding unauthorized activities in the preserve area; confer with staff regarding same; prepare resolution setting a public hearing on revised amenity facility policies
09/09/25	D. Wilbourn	1.50	277.50	Prepare cease and desist letters; prepare resolution setting hearing on amended amenity policies

KUTAK ROCK LLP

Lakeside Plantation CDD
 November 5, 2025
 Client Matter No. 12323-1
 Invoice No. 3652951
 Page 2

09/10/25	S. Sandy	0.30	99.00	Prepare surplus property resolution; review proposed tennis club rules
09/10/25	D. Wilbourn	0.40	74.00	Prepare resolution declaring surplus property
09/11/25	D. Wilbourn	0.40	74.00	Prepare addendum to fence installation proposal
09/16/25	S. Sandy	2.50	825.00	Review correspondence regarding street sign damage; confer regarding same; review revised tennis club policies; prepare for board meeting
09/17/25	S. Sandy	1.30	429.00	Attend board meeting; conduct follow up regarding same
09/22/25	S. Sandy	1.00	330.00	Finalize license agreement for tennis lessons; confer with certificate of insurance for same; prepare court resurfacing agreement and drainage work addendum
09/22/25	D. Wilbourn	0.90	166.50	Communications regarding termination of irrigation monitoring agreement; prepare Aztec plumbing agreement
09/25/25	S. Sandy	1.50	495.00	Review correspondence regarding Feldman claim; confer regarding same; review and revise tennis program amenity policy and guidelines

TOTAL HOURS 14.10

TOTAL FOR SERVICES RENDERED \$4,189.00

DISBURSEMENTS

Freight and Postage 78.50

TOTAL DISBURSEMENTS 78.50

TOTAL CURRENT AMOUNT DUE \$4,267.50

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: November 19, 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

11/20/25
Date

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

Check Request

District	Lakeside Plantation CDD		Date	10.21.25
Payable to	Tim Dowd		Account Number	
Amount Requested	\$ 200.00	Requested By	Harold Myers	
Description of Need	November 21 Music Binge			
Approved By		Signature		
Received By		Signature		

Timothy Dowd
 13463 Nobille St
 Venice, FL 34293
 810.777.2133



Check Request

Please process ASAP

Thanks

District	Payable to	Date
Lakeside Plantation	Tim Dowd	12/3/25
Amount Requested	Requested By	Account Number
\$ 350.00	AMUERS	
Description of Need	Approved By	Signature
CHRISTMAS MUSIC TRIPS EVENT DECEMBER 12 TH	<i>[Signature]</i>	
Received By	Signature	Signature

Mail to:

Tim Dowd
 13463 Nobilo St.
 Venice, FL 34293



T.R.I.V.I.A.
TIMOTHY DOWD
13463 NOBILIO ST
VENICE, FL 34293


INVOICE

Invoice # 342

Invoice Date 12 / 12 / 25

Item	Description	Unit Price	Quantity	Amount
	LAKESIDE PLANTATION CHRISTMAS MUSIC BINGO	12 / 12 / 25		\$350.00
<u>NOTES:</u> THANK YOU!				
CASH APP - \$Socratizle VENMO - @Timothy-Dowd-16				
		Balance Due		\$350.00

Check Request

District	Lakeside Plantation CSD	Date	12/2/25
Payable to	Bob Carroll	Account Number	
Amount Requested	\$ 112.50		
Requested By	AMERS		
Description of Need	TEAR'S PRO LESSONS		November 2025
Approved By		Signature	
Received By		Signature	

SALES 150.00
 25% 37.50
 \$112.50 Bob





Chris's Plumbing

License #:CFC 1431407 - CAC 1818250

6404 U.S. 301
Riverview, Florida 33578

8136713993

<https://chrissplumbing.com>

Invoice #30778

INVOICED

Rivercrest CDD

(813) 892-3346

Service Address:

11560 Ramble Creek Dr
Riverview, FL 33569

Billing address:

11560 Ramble Creek Dr
Riverview, FL 33569

Job Title: B/F - Leaking

Job Location: Main Location

Job Location Address: 11560 Ramble
Creek Dr Riverview, FL 33569

Job Members: Cameron Stone

Invoiced Date: Nov 26, 2025

Due Date: Nov 26, 2025

Status: Invoiced

Author: Cameron Stone

Notes:

Repaired and tested 1" 975xl backflow device used for pool filler. Ser# 4186181 meter# 60939931 located at pool equipment area ck#1 8.8 ck#2 2.0 relief 2.6 tagged as passed

Item

RK34975LX-C

Complete Repair Kit Wilkins 3/4" & 1" All internal components, no test cock valves

Shop Supplies 1

REGULAR LABOR PLUMBING

LABOR PLUMBING REGULAR TIME

Thank you for your business!

Subtotal

\$587.95

Tax (7.5%)

\$14.10

Total	\$602.05
Amount Paid	\$0.00
Amount Due	\$602.05

Check Request

District	Weside Plantation SSD	Date	12/3/25
Payable to	Denise McEllisott	Account Number	
Amount Requested	50.00		
Requested By	H Murrs		
Description of Need	Refund on New Years Eve ticket		
Approved By	<i>[Signature]</i>	Signature	
Received By		Signature	

Please mail to :

Denise McEllisott
 2007 Scarlett Ave
 North Fort, FL 34885
 239-460-8352

001 300 3009 10100



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.: 1306
 Terms: Due on receipt
 Invoice date: 12/02/2025
 Due date: 12/02/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly landscape and irrigation services	December 2025 monthly landscape essential 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 #:** 44**Invoice Date:** 12/1/2025**Due Date:** 12/1/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- Dec 25		4,560.42	4,560.42
Information Tech- Dec 25		199.50	199.50
Dissemination Agent- Dec 25		87.50	87.50
Postage		209.65	209.65
Total			\$5,057.07
Payments/Credits			\$0.00
Balance Due			\$5,057.07

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 43**Invoice Date:** 11/28/2025**Due Date:** 11/28/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Nov 25		24,406.31	24,406.31
Total		\$24,406.31	
Payments/Credits		\$0.00	
Balance Due		\$24,406.31	

Check Request

District	Lakeside Parkton CBP	Date	December 1, 2025
Payable to	Jackie Balzell	Account Number	
Amount Requested	# 405.00		
Requested By	H. Mues		
Description of Need	Fut to Core Classes November 2025		
Approved By		Signature	
Received By		Signature	

Sales 540.00
 25% 135 -
405.00 Jackie



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 28, 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. 3658912
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3658912
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

10/07/25	S. Sandy	0.40	132.00	Review draft agenda and minutes; confer with Lavoy and Myers regarding road verge
10/08/25	S. Sandy	0.70	231.00	Confer regarding tennis club guidelines and policy
10/13/25	S. Sandy	0.20	66.00	Confer regarding pool project; review correspondence regarding same
10/14/25	S. Sandy	0.50	165.00	Confer with chair and district staff regarding room rental rates; prepare for board meeting
10/15/25	S. Sandy	1.10	363.00	Prepare for and attend board meeting
10/17/25	S. Sandy	0.20	66.00	Conduct meeting follow up
10/20/25	S. Sandy	0.70	231.00	Conduct research regarding prior approval of community club
10/20/25	D. Wilbourn	0.40	74.00	Research past board communications regarding community club
10/21/25	S. Sandy	1.70	561.00	Attend call with Ferguson and Myers regarding amenity facilities policies; revise policies regarding same
10/24/25	S. Sandy	0.60	198.00	Confer with Lavoy, Myers, and Ferguson

KUTAK ROCK LLP

Lakeside Plantation CDD
 November 28, 2025
 Client Matter No. 12323-1
 Invoice No. 3658912
 Page 2

10/28/25	S. Sandy	0.50	165.00	Prepare memo to board regarding proposed amenity policy changes
10/30/25	S. Sandy	0.40	132.00	Confer with Lavoy and Ferguson
10/31/25	S. Sandy	0.60	198.00	Review emails regarding social club proposal

TOTAL HOURS 8.00

TOTAL FOR SERVICES RENDERED \$2,582.00

TOTAL CURRENT AMOUNT DUE \$2,582.00

Monster Pools Incorporated

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

INVOICE

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

INVOICE 2057
DATE 12/01/2025
TERMS Due on receipt
DUE DATE 12/01/2025

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

BALANCE DUE **\$1,900.00**

Pay invoice

Request 11 21-25

New Years Eve

Check Request

District	Lakeside Plantation CDD	Date	12.31.25
Payable to	Robert Schott	Account Number	
Amount Requested	500.00		
Requested By	Bob Myers		
Description of Need	New Years Eve Music		12.31.25 8-12 midnight
Approved By	<i>[Signature]</i>	Signature	
Received By		Signature	

Robert Schott
 6453 Old Court Est.
 North Fort FL 34291

941-416-8704



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

62



Invoice Number
 Sale Date
 Due Date

327284
 11/1/2025
 11/11/2025

Please call our office to discuss how to pay your invoice by ACH or Credit Card, also you can now receive your invoice by email for your convenience.

Lakeside Plantation CDD
 Care Of: GMS
 219 E Livingston St
 Orlando, FL 32801

Description	Qty	Price	Net	Tax	Total
Commercial Security Alarm Monitoring - Telephone Line For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 11/01/2025 to 01/31/2026 inclusive.	3	\$24.00	\$72.00	\$0.00	\$72.00
Commercial Fire Alarm Monitoring - POTS For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 11/01/2025 to 01/31/2026 inclusive.	3	\$33.00	\$99.00	\$0.00	\$99.00
TOTALS		\$171.00	\$0.00	\$171.00	

Return Stub Below

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



Customer : Lakeside Plantation CDD

Due This Inv.		\$171.00	Amount Remitted	<input type="text"/>	Invoice Number	327284
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765	
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	CSID		
		Name On Card	<input type="text"/>	Date Remitted	<input type="text"/>	<input type="text"/>
				Billing Zipcode	<input type="text"/>	
				Exp Date	<input type="text"/>	
				Card ID	<input type="text"/>	
Signature <input type="text"/>						

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

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

Inv # 327284



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: PS1222506
 Invoice Date: 12/1/2025

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 12/1/2025
 Due Date 12/31/2025
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 12/1/2025
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance December Billing 12/1/2025 - 12/31/2025 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,350.96	1,350.96

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

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

12/01/25

Ticket# 3976629-1
 4 x 14 Notice of Rulemaking w/
 Chart
 Submitted by: Rebecca Santos
 Publish: 12/10/25
297693 3976630

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

Acct#: 297693	Date: 12/01/25
AMANDA FERGUSON	Ad Date: 12/10/25
LAKESIDE PLANTATION CDD	Class: 3138
4530 EAGLE FALLS PLACE	Ad ID: 3976630
TAMPA, FL 33619	Ad Taker: JDIBENEDETTO
Telephone: (407) 841-5524	Sales Person: 200
	Words: 17
	Lines: 6
	Agate Lines: 7
	Depth: 0.736
	Inserts: 1
	Description: Notice of

Other Charges:	\$0.00	Gross:	\$677.60
Discount:	\$0.00	Paid Amount:	- \$0.00
Surcharge:	\$0.00	Amount Due:	\$677.60
Credits:	\$0.00		
Bill Depth:	0.736		

Publication	Start	Stop	Inserts	Cost
For Billing Only	12/10/25	12/10/25	1	\$677.60

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You AMANDA FERGUSON!



Ticket# 3976629-1
4 x 14 Notice of Rulemaking w/
Chart
Submitted by: Rebecca Santos
Publish: 12/10/25
297693 3976630

**PUBLISHER’S AFFIDAVIT OF
PUBLICATION STATE OF FLORIDA COUNTY
OF CHARLOTTE:**

Before the undersigned authority personally appeared Amber Douglas, who on oath says that she is the Legal Advertising Representative of The Daily Sun, a newspaper published at Charlotte Harbor in Charlotte County, Florida; that the attached copy of advertisement, being a Legal Notice that was published in said newspaper in the issue(s)

12/10/25

as well as being posted online at www.yoursun.com and www.floridapublicnotices.com.

Affiant further says that the said newspaper is a newspaper published at Charlotte Harbor, in said Charlotte County, Florida, and that the said newspaper has heretofore been continuously published in said Charlotte County, Florida, Sarasota County, Florida and DeSoto County, Florida, each day and has been entered as periodicals matter at the post office in Punta Gorda, in said Charlotte County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

(Signature of Affiant)

Sworn and subscribed before me this 10th day of December, 2025

(Signature of Notary Public)



Personally known X OR Produced Identification

Invoice sent Hannah



INVOICE

INV-000128

Date Issued: Dec 09, 2025
 Date Due: Due on Receipt
 Type: Total Due
 Check Payable To: The House Wash Co
 Balance Due: \$1,225.00

FROM:

The House Wash Co
 1868 Scarlett Ave
 North Port, FL, 34289
 Email: thehousewashco@gmail.com
 Phone: (941) 413-2062

TO:

Harold Myers
 2800 Plantation Boulevard
 North Port, FL, 34289
 Phone: (941) 423-5500

JOB LOCATION:

Harold Myers
 2800 Plantation Boulevard
 North Port, FL, 34289
 Phone: (941) 423-5500

JOB:

#	Services	Qty	Price	Discount	Tax	Total
1	Holiday lights	400.00	\$2.20	\$0.00	No Tax	\$880.00

Soft white or multi color holiday lights. C nine bulbs custom cut to length. Light timer included free.

Clubhouse purchased the lights and we installed @ no charge.

*lights purchase only
 for clubhouse/entrance*

Lakeside plantation owns the lights outright & acquires maintenance in the future

2	Holiday lights	1.00	\$345.00	\$0.00	No Tax	\$345.00
---	----------------	------	----------	--------	--------	----------

Installation of garlands on entry pods. Assembly and Installation of pre lit Christmas presents. Hung in place and wire secured to ground. Wired into existing light display.

*Install gifts at
 gazebo (lightup loaves)
 And garland on
 Monument. Signs
 professional install*

Subtotal \$1,225.00

Grand Total (\$) \$1,225.00

001-320-53800 47000 ✓

*Hannah - Can we rush on this payment please.
 HM*

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
12/1/2025	47946

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
12/1/2025		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.

ESTIMATE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



Work Completed
INVOICE

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

Estimate details

Estimate no.: 1104
Estimate date: 12/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	12/09/2025	Services	Estimate - Clubhouse Parking Lot Lamp Circuit Replacement Labor and material for removal of existing pipe and circuit due to root damage severing connection underground. New conduit, wiring and connection in handhole to repower lamp post. T/M	1	\$1,200.00	\$1,200.00
					Total	\$1,200.00

Accepted date

Accepted by

320 53800
47000

Street / parking
LOT LIGHTS
NOT WORKING

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



Bill to

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

Invoice details

Invoice no.: 1566
Terms: Due on receipt
Invoice date: 11/08/2025
Due date: 11/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/08/2025	Services	Toledo Blade/Plantation Blvd Transformer Replacement Project	1	\$7,142.15	\$7,142.15
BALANCE OF REMAINDER DUE 50%						
2.	11/08/2025	Services	Change Order: Remove and replace Siemens 3R fused service disconnect \$ fittings/wire approx 300 yards from entrance transformer (at pole lamp control equipment rack)	1	\$1,000.00	\$1,000.00
Confirmed with Harold/Pat						

Ways to pay

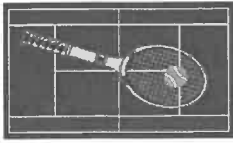


Please issue a check made out to Viking Electric.

Total **\$8,142.15**

Overdue 11/08/2025

[View and pay](#)



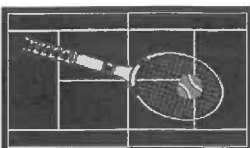
Welch Tennis Courts, Inc.
 Welch Sport Surfaces
 P.O. Box 7770
 Sun City, FL 33586
 Phone: 813-641-7787

Invoice

Date	Invoice #
11/26/2025	83212

Bill To		Ship To			
Governmental Management Services, Attn: ... Lakeside Plantation 4530 Eagle Falls Place Tampa FL 33619 United States		Margie Gerstmann Lakeside Plantation 2200 Plantation Blvd. North Port FL 34289 United States			
Terms	PO #	Due Date			
Net 30	Frank	12/26/2025			
Sales Rep	Ship Via	Ship Date			
Kimberly Valencia	FedEx Ground	11/26/2025			
Notes					
Quantity	Units	Description	Options	Unit Price	Amount
1	ea	Steel Bristle Drag Broom	Model: Tow	736.75	736.75
1	set	Court Rake Panels	Size: 3/8" Copper	299.99	299.99
Thank you for your business.		Subtotal			1,036.74
		Shipping Cost (FedEx Ground)			155.51
		Total			\$1,192.25

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 #
12/12/2025	83351

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	Harold	1/11/2026
Sales Rep	Ship Via	Ship Date
Kimberly Valencia	FedEx Ground	12/12/2025

Notes

Quantity	Units	Description	Options	Unit Price	Amount
2	ea	Filter 1 1/2'' Clear Complete		76.99	153.98
4	ea	Filter 1 1/2'' Insert 250		32.99	131.96

Thank you for your business.	Subtotal	285.94
	Shipping Cost (FedEx Ground)	42.89
	Total	\$328.83

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.

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 45**Invoice Date:** 12/18/2025**Due Date:** 12/18/2025**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Dec 25		24,630.42	24,630.42
Total		\$24,630.42	
Payments/Credits		\$0.00	
Balance Due		\$24,630.42	

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
12/22/2025	47981

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
12/22/2025		Due on receipt	
Description	Qty	Rate	Amount
Domain Name Registration - .COM Bulk Domain Renewal lakesideplantationcdd.com 1 Year	1	29.99	29.99
Subtotal			\$29.99
Sales Tax (0.0%)			\$0.00
Total			\$29.99
Payments/Credits			\$0.00
Balance Due			\$29.99

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.



10-S Tennis Supply & Dinkshot Pickleball
 1400 NW 13th Avenue
 Pompano Beach, FL 33069
 Toll-Free: (800) 247-3907
 Local: (954) 969-5440
 www.10-S.com / www.dinkshot.com

Invoice

#172054

Date: 12/16/2025

Bill To

Governmental Management Services, Attn: Hannah Henry
 Lakeside Plantation
 4530 Eagle Falls Place
 Tampa FL 33619
 United States

Ship To

Harold
 Lakeside Plantation
 2200 Plantation Blvd.
 North Port FL 34289
 United States

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	1/15/2026	Harold	Lynn Miller	FedEx Ground®

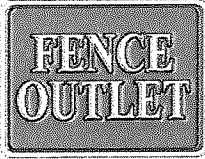
Quantity	Item	Options	Customer Description	Rate	Amount
4	GCW1013-BSK-G 10-S Clean Court - Basket Only	Color: Green	4 Green Clean Court Baskets Only	\$31.95	\$127.80

Subtotal	\$127.80
Shipping Costs (FedEx Ground®)	\$26.04
Tax (0%)	\$0.00
Total	\$153.84
Amount Paid	\$0.00
Amount Due	\$153.84



172054

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/02/25	00084	10/24/25	INSINV09	202510	600	53800	61000		DOWN PAYMENT	*	653.00		
FENCE OUTLET OF TAMPA INC											653.00	000191	
11/10/25	00081	10/28/25	4751	202510	600	53800	61000		FINAL PAYMENT POOL FURNIT	*	11,962.75		
HORIZON CASUAL, INC											11,962.75	000192	
11/19/25	00070	9/29/25	2715	202510	600	53800	48103		POOL/SPA RESURFACE	*	60,050.00		
ROCK STAR POOLS & WATERFALLS INC											60,050.00	000193	
11/19/25	00082	11/08/25	1566	202511	600	53800	48103		ELECTRIC REMAINING BALANC	*	8,142.15		
VIKING ELECTRIC											8,142.15	000194	
12/15/25	00085	10/09/25	1944	202510	600	53800	61000		50% DEPOSIT AUDIO SYSTEM	*	7,486.40		
LIAISON TECHNOLOGY COMMERCIAL SERVI											7,486.40	000195	
12/15/25	00083	12/02/25	20779	202512	600	53800	61000		TENNIS COURT MAINT	*	9,800.00		
		12/12/25	20829	202512	600	53800	61000		COURT LINE REPLACEMENT	*	6,250.00		
		12/02/25	20779	202512	600	53800	61000		TENNIS COURT MAINT	V	9,800.00-		
		12/12/25	20829	202512	600	53800	61000		COURT LINE REPLACEMENT	V	6,250.00-		
SPORT SURFACES											.00	000196	
12/29/25	00084	12/16/25	INSINV09	202512	600	53800	61000		CHAINLINK DRIVEGATE	*	1,307.00		
		12/16/25	INSINV09	202512	600	53800	61000		ALUMINUM FENCING+GATE	*	3,471.00		
FENCE OUTLET OF TAMPA INC											4,778.00	000197	
TOTAL FOR BANK C											93,072.30		
TOTAL FOR REGISTER											93,072.30		



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	INSINV095631
Created By :	sherri
Salesperson :	JDOWNS

10/24/25

Page 1/1

BILL TO:

Lakeside Plantation - Chain Link Gate
Myers, Harold 2800 Plantation Blvd. North Port, Florida 34289

NET 30

Purchase Order #	Customer ID	Project	Contract #
DOWN PAYMENT	00255202		TAM3057155

Description
Install Deposit required to start installation, Contract \$1,960.00, Contract #TAM3057155

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	\$653.00
Payment/Credits	\$0.00
Balance Due	\$653.00

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.

Horizon Casual, Inc

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



INVOICE

BILL TO	SHIP TO	SHIP DATE	10/28/2025	INVOICE	4751
Lakeside Plantation CDD	Lakeside Plantation CDD	SHIP VIA	Delivery	DATE	10/28/2025
2220 Plantation Blvd	2220 Plantation Blvd	TRACKING#	8-9am	TERMS	Net 30
North Port, FL 34289	North Port, FL 34289			DUE DATE	11/27/2025

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

Thank you for your business!

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

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

Final payment for pool furniture

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



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

Invoice details

Invoice no.: 1566
Terms: Due on receipt
Invoice date: 11/08/2025
Due date: 11/08/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	11/08/2025	Services	Toledo Blade/Plantation Blvd Transformer Replacement Project	1	\$7,142.15	\$7,142.15
BALANCE OF REMAINDER DUE 50%						
2.	11/08/2025	Services	Change Order: Remove and replace Siemens 3R fused service disconnect \$ fittings/wire approx 300 yards from entrance transformer (at pole lamp control equipment rack)	1	\$1,000.00	\$1,000.00

Confirmed with Harold/Pat

Total \$8,142.15

Overdue 11/08/2025

Ways to pay



Please issue a check made out to Viking Electric.



~~001 3~~
031-000-538-48103

INVOICE
Rock Star Pools & Waterfalls, Inc.
 3534 Plover Ave
 Unit 101
 Naples, FL 34117

info@rockstarpools.com
 +1 (239) 659-0940



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

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

patlavoycdd@gmail.com

Invoice details

Invoice no.: 2715
 Terms: Due on receipt
 Invoice date: 09/29/2025
 Due date: 09/29/2025

P.O. Number: Pool & Spa Resurface
 Sales Rep: John Kapp

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Work Started - 40%			\$46,440.00
2.		Services	Start up - 10%			\$11,610.00
3.		Services	Change Order 1			\$2,000.00
TOTAL						\$60,050.00

031-000-538-48103

10/2025

**Liaison Technology Commercial Services,
LLC DBA Pro Audio Services**

288 N. Park St.
Decatur, IL 62523
Phone: 888-279-1235

Invoice

Date: 10/9/2025
Invoice Ref: 1944
Rep: Samuel Smith
Terms:
Sales Order: Lakeside Plantation,

Bill To: Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

Ship To: Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

Item	Description	Quantity	Unit Price	Amount
RFP-Liability	50% Due Upon Acceptance Invoice for Sales Order #19826 - Lakeside Plantation, 2800_Plantation_Bldv, Audio System Updates, FL-C_#19826-Revision: 0	1	\$7,486.40	\$7,486.40

031 400 538 410

50% Due Upon Acceptance Invoice for Sales Order #19826 - Lakeside Plantation, 2800_Plantation_Bldv, Audio System Updates, FL-C_#19826- Revision: 0 - RFP 7486.4
Contact Liaison Technology Commercial Services LLC
Mail Payments to: Liaison Commercial Technology Services LLC, 288 N Park, Decatur, IL 62523
Thank you for choosing
Liaison Technology Commercial Services, LLC.
DBA Pro Audio Services.

Payment is due upon receipt. Unpaid balance after 10 days is subject to 1.5%.
To avoid interest fees, please make payment within 10 days.

Parts Total:	\$7,486.40
Labor Total:	
Subtotal:	\$7,486.40
0%:	\$0.00
Total:	\$7,486.40
Payments:	
Balance Due:	\$7,486.40



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

BILL TO:

Lakeside Plantation - Chain Link Gate
 Myers, Harold
 2800 Plantation Blvd.
 North Port, FL 34289

INVOICE	
INVOICE	INSINV096831
Created By :	efike
Salesperson :	JDOWNS

12/16/25

Page 1/1

DUE UPON COMPLETION

Purchase Order #	Customer ID	Project	Contract #
ESTIMATE#:JD303	00255202		TAM3057155

Description

Estimate#:JD303
 Install Non Inventory Chainlink Double Drive Gate - 6'H x 10'W Black Vinyl Coated Chain Link Double Gate - C \ Qty 1

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	\$1,960.00
Payment/Credits	\$653.00
Balance Due	\$1,307.00

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.



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

BILL TO:

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

INVOICE	
INVOICE	INSINV096830
Created By :	efike
Salesperson :	JDOWNS

12/16/25

Page 1/1

DUE UPON COMPLETION

Purchase Order #	Customer ID	Project	Contract #
ESTIMATE#:JD189	00253510		TAM3056817

Description

Estimate#:JD189
 Install 108.00 feet of Non Inventory Aluminum - 4'H White Aluminum Fence - Commercial Grade - 2 Rail
 Install Non Inventory Aluminum Gate - 4'H x 5'W Pedestian Gate with Magna Latch \ Qty 1
 Install D&D MAGNA Latch ML3TPKA

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	\$5,207.00
Payment/Credits	\$1,736.00
Balance Due	\$3,471.00

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.

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/25	00012	11/30/25	112025 NOV25	C	202511	330-53800-48600			COMCAST COMMUNICATIONS	*	172.98	172.98	080020
11/30/25	00472	11/30/25	112025 NOV25	E	202511	330-53800-48400			EVERON SOLUTIONS	*	514.12	514.12	080021
11/30/25	00470	11/30/25	112025 NOV25	F	202511	320-53800-43000			ENTRANCE ELECTRIC	*	224.71		
		11/30/25	112025 NOV25	F	202511	320-53800-43100			CLUBHOUSE ELECTRIC	*	769.04		
		11/30/25	112025 NOV25	F	202511	320-53800-43200			POOL/TENNIS ELECTRI	*	1,241.78		
									FPL			2,235.53	080022
11/30/25	00436	11/30/25	112025 NOV25	F	202511	330-53800-48600			FRONTIER	*	248.55	248.55	080023
11/30/25	00033	11/30/25	112025 NOV25	N	202511	320-53800-43400			GARBAGE COLLECTIONS	*	225.45		
		11/30/25	112025 NOV25	N	202511	320-53800-43600			WATER/SEWER CLUBHOU	*	884.60		
		11/30/25	112025 NOV25	N	202511	320-53800-43700			WATER POOL	*	830.18		
									NORTH PORT UTILITIES			1,940.23	080024
11/30/25	00471	11/30/25	112025 NOV25	P	202511	310-51300-49000			PEAC SOLUTIONS	*	104.86	104.86	080025
12/31/25	00012	12/31/25	122025 DEC25	C	202512	330-53800-48600			COMCAST COMMUNICATIONS	*	184.36	184.36	080026
12/31/25	00472	12/31/25	122025 DEC25	E	202512	330-53800-48400			EVERON SOLUTIONS	*	514.12	514.12	080027
12/31/25	00470	12/31/25	122025 DEC25	F	202512	320-53800-43000			ENTRANCE ELECTRIC	*	211.70		
		12/31/25	122025 DEC25	F	202512	320-53800-43100			CLUBHOUSE ELECTRIC	*	563.05		
		12/31/25	122025 DEC25	F	202512	320-53800-43200			POOL/TENNIS ELECTRI	*	1,716.87		
									FPL			2,491.62	080028

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/31/25	00436	12/31/25	122025 F	202512	330	53800	48600			*	248.62		
			DEC25	PHONE/INTERNET					FRONTIER			248.62	080029
12/31/25	00033	12/31/25	122025 N	202512	320	53800	43400			*	247.27		
			DEC25	GARBAGE COLLECTION									
		12/31/25	122025 N	202512	320	53800	43600			*	299.90		
			DEC25	CLUBHOUSE WATER									
		12/31/25	122025 N	202512	320	53800	43700			*	1,141.18		
			DEC25	POOL WATER					NORTH PORT UTILITIES			1,688.35	080030
12/31/25	00471	12/31/25	122025 P	202512	310	51300	49000			*	104.86		
			DEC25	COPIER LEASE					PEAC SOLUTIONS			104.86	080031
12/31/25	00041	12/31/25	122025 S	202512	330	53800	48400			*	171.00		
			DEC25	SECURITY ALARM					SECURITY ALARM CORP.			171.00	080032
TOTAL FOR BANK Z											10,619.20		
TOTAL FOR REGISTER											253,695.98		

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	Oct 13	-\$172.98
Balance forward		\$0.00
Regular monthly charges	Page 3	\$149.70
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$19.33
New charges		\$172.98
Amount due		\$172.98

Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment

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

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Nov 12, 2025**

Please pay \$172.98


Electronic payment will be applied Nov 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	Oct 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

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$82.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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

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

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



89

Invoice 159885339

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	10/20/2025	11/14/2025		\$514.12

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (11/19/25-12/18/25) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$514.12
Sub Total			\$514.12

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

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

Please detach this portion and send with your payment.



Invoice Number	159885339
Account Number	70180815
Invoice Date	10/20/2025
Payment Due Date	11/14/2025
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: Sep 24, 2025 to Oct 24, 2025 (30 days)

Statement Date: Oct 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

\$224.71

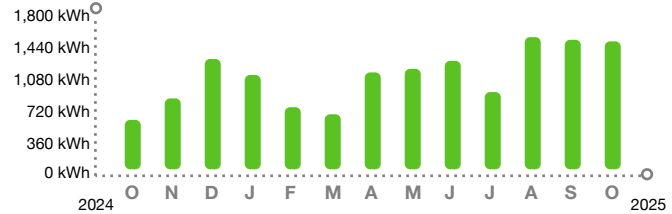
TOTAL AMOUNT YOU OWE

Nov 14, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$171.62 withdrawn instead of \$224.71.
FPL.com/AutoBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	227.27
Payments received	-227.27
Balance before new charges	0.00
<hr/>	
Total new charges	224.71
Total amount you owe	\$224.71

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 \$171.62 instead of \$224.71 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after January 12, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 04, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

04126-05586
ACCOUNT NUMBER

\$224.71
TOTAL AMOUNT YOU OWE

Nov 14, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 91
 LAKESIDE PLANTATION 04126-05586
 COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	227.27
Payment received - Thank you	-227.27
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$150.87
Fuel: <small>(\$0.027180 per kWh)</small>	\$42.67
Electric service amount	206.41
Gross receipts tax (State tax)	5.30
Franchise fee (Reqd local fee)	12.81
Taxes and charges	18.11
Regulatory fee (State fee)	0.19
Total new charges	\$224.71
Total amount you owe	\$224.71

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Nov 21, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	19901		18331		1570

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 24, 2025	Sep 24, 2025	Oct 24, 2024
kWh Used	1570	1589	606
Service days	30	30	30
kWh/day	52	52	20
Amount	\$224.71	\$227.27	\$87.74

KEEP IN MIND

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

Easy way to save lives

As you set clocks back on Nov. 2 to end daylight saving time, change smoke alarm batteries to save lives.

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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: Sep 24, 2025 to Oct 24, 2025 (30 days)

Statement Date: Oct 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

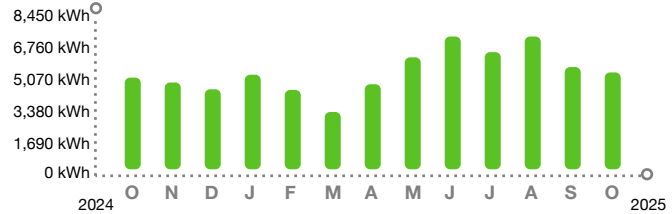
\$769.04

TOTAL AMOUNT YOU OWE

Nov 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	745.86
Payments received	-745.86
Balance before new charges	0.00

Total new charges	769.04
Total amount you owe	\$769.04

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after January 12, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after November 04, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

LAKESIDE PLANTATION COMM
DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
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ORLANDO FL 32827-5768

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MIAMI FL 33188-0001

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

57421-67439	\$769.04	Nov 14, 2025	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 93
57421-67439

BILL DETAILS

Amount of your last bill	745.86
Payment received - Thank you	-745.86
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>	\$189.10
Fuel: <small>(\$0.027180 per kWh)</small>	\$151.66
Demand: <small>(\$13.41 per KW)</small>	\$335.25
Electric service amount	706.42
Gross receipts tax (State tax)	18.13
Franchise fee (Reqd local fee)	43.84
Taxes and charges	61.97
Regulatory fee (State fee)	0.65
Total new charges	\$769.04
Total amount you owe	\$769.04

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Nov 21, 2025.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	07364	06806	10	5580
Demand KW	2.50		10.00	25

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 24, 2025	Sep 24, 2025	Oct 24, 2024
kWh Used	5580	5890	5280
Service days	30	30	30
kWh/day	186	196	176
Amount	\$769.04	\$745.86	\$705.87

KEEP IN MIND

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

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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: Sep 24, 2025 to Oct 24, 2025 (30 days)

Statement Date: Oct 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

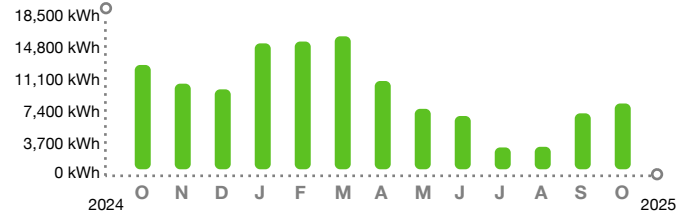
\$1,241.78

TOTAL AMOUNT YOU OWE

Nov 14, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,144.69
Payments received	-1,144.69
Balance before new charges	0.00
<hr/>	
Total new charges	1,241.78
Total amount you owe	\$1,241.78

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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



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

The amount enclosed includes the following donation:

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LAKESIDE PLANTATION COMM
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ORLANDO FL 32827-5768

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MIAMI FL 33188-0001

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

84595-15071

ACCOUNT NUMBER

\$1,241.78

TOTAL AMOUNT YOU OWE

Nov 14, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number: 95
 LAKESIDE PLANTATION 84595-15071
 COMM DEVELOPMENT
 DIST

BILL DETAILS

Amount of your last bill	1,144.69
Payment received - Thank you	-1,144.69
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$281.25
Fuel: (\$0.027180 per kWh)	\$225.57
Demand: (\$13.41 per KW)	\$603.45
Electric service amount	1,140.68
Gross receipts tax (State tax)	29.27
Franchise fee (Reqd local fee)	70.78
Taxes and charges	100.05
Regulatory fee (State fee)	1.05
Total new charges	\$1,241.78
Total amount you owe	\$1,241.78

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Nov 21, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	45172		36873		8299
Demand KW	45.33				45

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Oct 24, 2025	Sep 24, 2025	Oct 24, 2024
kWh Used	8299	7058	13158
Service days	30	30	30
kWh/day	276	235	438
Amount	\$1,241.78	\$1,144.69	\$1,330.01

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.
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LAKESIDE PLANTATION CDD

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

Billing Date:
Oct 08, 2025

PIN:

Billing Period:
Oct 08 - Nov 07, 2025

Hi LAKESIDE PLANTATION CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$512.96
Payment received by Oct 08, thank you	-\$512.96

Service summary

	Previous month	Current month
Bundle	\$209.96	↓\$204.96
Other	\$4.50	\$4.50
One-Time Charges	\$9.00	↓\$0.00
Taxes and Fees	\$37.68	↑\$39.09
Total services	\$261.14	\$248.55
Total balance		\$248.55

Total balance

\$248.55

Auto Pay is scheduled

Nov 03



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

6790 0107 DY RP 08 10082025 NNNNNNNN 01 972386

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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

080009941423550004082400000000000000248555



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



Bundle

Monthly Charges

10.08-11.07	Business Fiber Internet 1 Gig	\$94.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
(3)	Frontier Business Voice	\$89.97
	Frontier Provided 4port ATA	\$0.00

Bundle Total \$204.96



Other Charges

Monthly Charges

10.08-11.07	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total \$4.50



Taxes and Fees

Federal USF Recovery Charge	\$22.23
-----------------------------	---------

Federal Taxes \$22.23

City Communications Services Tax	\$7.08
----------------------------------	--------

FL State Communications Services Tax	\$5.52
--------------------------------------	--------

FL State Gross Receipts Tax	\$2.67
-----------------------------	--------

(3) Sarasota Co VOIP 911 Surcharge	\$1.20
------------------------------------	--------

(3) FL Telecommunications Relay Service	\$0.24
---	--------

FL State Gross Receipts Tax	\$0.15
-----------------------------	--------

State Taxes \$16.86

Taxes and Fees Total \$39.09

Total current month charges \$248.55

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$248.55 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Beginning October 1, 2025, the Federal USF Recovery Charge and the Frontier Long Distance Federal USF Surcharge are increasing from 36.0% to 38.1% of the taxable interstate and international portions of your phone bill. Both charges support the Universal Service Fund, which keeps local phone service affordable for all Americans by providing discounts on services to schools, libraries, and people living in rural and high-cost areas. Visit frontier.com/regulatory-changes.





LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

Billing Date:
Oct 08, 2025

PIN:

Billing Period:
Oct 08 - Nov 07, 2025

VoIP

941-423-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Sep 08	6:52A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
2	Sep 08	2:19P	1.8	DD	ROCHESTER MA 508-728-2861	\$0.00	
3	Sep 08	4:49P	.6	DD	PTCHARLOTT FL 941-815-4165	\$0.00	
4	Sep 09	6:52A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
5	Sep 09	11:18A	.7	DD	CHICAGOZNO3 IL 872-295-0847	\$0.00	
6	Sep 09	2:32P	1.3	DD	TAMPACEN FL 813-344-4844	\$0.00	
7	Sep 09	3:23P	1.0	DD	ROCHESTER MA 508-728-2861	\$0.00	
8	Sep 10	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
9	Sep 10	10:50A	.4	DD	PTCHARLOTT FL 941-204-0159	\$0.00	
10	Sep 10	12:40P	2.5	DD	KISSIMMEE FL 407-569-6426	\$0.00	
11	Sep 10	1:42P	1.1	DD	NORTH PORT FL 941-282-1144	\$0.00	
12	Sep 10	2:18P	1.9	DD	ROCHESTER MA 508-728-2861	\$0.00	
13	Sep 11	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
14	Sep 11	8:41A	3.8	DD	PTCHARLOTT FL 941-204-6970	\$0.00	
15	Sep 11	9:46A	1.5	DD	NORTH DADE FL 786-262-1236	\$0.00	
16	Sep 11	10:09A	.9	DD	PEABODY MA 978-239-6845	\$0.00	
17	Sep 11	10:24A	3.4	DD	FLINT MI 810-777-2123	\$0.00	
18	Sep 11	11:03A	.3	DD	PTCHARLOTT FL 941-336-2777	\$0.00	
19	Sep 11	12:53P	1.8	DD	TAMPASTH FL 813-658-1039	\$0.00	
20	Sep 12	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
21	Sep 12	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
22	Sep 12	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
23	Sep 12	9:31A	1.8	DD	TAMPAEST FL 813-699-4163	\$0.00	
24	Sep 12	9:42A	1.4	DD	HOUSTON TX 832-373-8591	\$0.00	
25	Sep 13	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
26	Sep 13	6:52P	2.0	DD	PTCHARLOTT FL 941-235-3675	\$0.00	
27	Sep 14	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
28	Sep 15	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
29	Sep 16	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
30	Sep 16	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
31	Sep 16	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
32	Sep 16	8:41A	.6	DD	PALMETTO FL 941-417-2538	\$0.00	
33	Sep 16	6:36P	1.2	DD	MOORESTOWN NJ 856-313-7645	\$0.00	
34	Sep 17	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
35	Sep 17	1:38P	.8	DD	PTCHARLOTT FL 941-204-6970	\$0.00	
36	Sep 17	5:44P	1.0	DD	NAPLES FL 239-263-3455	\$0.00	
37	Sep 18	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
38	Sep 18	9:02A	3.4	DD	CAPE CORAL FL 239-542-2284	\$0.00	
39	Sep 18	10:50A	.5	DD	FLINT MI 810-777-2123	\$0.00	
40	Sep 18	12:40P	1.0	DD	FLINT MI 810-777-2123	\$0.00	
41	Sep 18	2:33P	.5	DD	DEERFLDBCH FL 954-803-2057	\$0.00	
42	Sep 19	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
43	Sep 19	9:53A	.9	DD	TAMPAEST FL 813-699-4163	\$0.00	
44	Sep 19	11:15A	1.1	DD	BUFFALO NY 716-481-2916	\$0.00	
45	Sep 20	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
46	Sep 20	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
47	Sep 20	6:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
48	Sep 21	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
49	Sep 21	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
50	Sep 21	6:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
51	Sep 21	2:15P	.5	DD	PTCHARLOTT FL 941-626-0323	\$0.00	
52	Sep 22	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
53	Sep 22	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
54	Sep 22	6:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
55	Sep 23	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
56	Sep 23	8:36A	2.7	DD	SYRACUSE NY 315-427-6235	\$0.00	





LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

Billing Date:
Oct 08, 2025

PIN:

Billing Period:
Oct 08 - Nov 07, 2025

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
57	Sep 24	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
58	Sep 24	1:02P	1.6	DD	WPALMBEACH FL 561-964-2001	\$0.00	
59	Sep 24	1:08P	1.9	DD	FORT MYERS FL 239-240-3185	\$0.00	
60	Sep 25	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
61	Sep 26	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
62	Sep 26	11:07A	.8	DD	NAPLES FL 239-241-1160	\$0.00	
63	Sep 26	11:08A	2.1	DD	PTCHARLOTT FL 941-661-4205	\$0.00	
64	Sep 26	2:14P	.3	DD	FORT MYERS FL 239-332-9423	\$0.00	
65	Sep 26	2:15P	3.6	DD	FORT MYERS FL 239-332-9708	\$0.00	
66	Sep 27	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
67	Sep 27	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
68	Sep 27	6:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
69	Sep 27	11:43A	.6	DD	DENVER CO 720-299-9795	\$0.00	
70	Sep 28	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
71	Sep 29	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
72	Sep 29	9:12A	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
73	Sep 29	9:14A	.6	DD	ATLANTA NE GA 678-234-4787	\$0.00	
74	Sep 29	9:25A	.5	DD	NWYRCYZN08 NY 347-965-4640	\$0.00	
75	Sep 29	12:55P	1.0	DD	CAPE CORAL FL 239-542-2284	\$0.00	
76	Sep 29	1:27P	10.9	DD	PTCHARLOTT FL 941-419-1194	\$0.00	
77	Sep 29	2:48P	1.2	DD	CAPE CORAL FL 239-542-2284	\$0.00	
78	Sep 29	2:55P	1.8	DD	PALMETTO FL 941-417-2538	\$0.00	
79	Sep 30	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
80	Oct 01	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
81	Oct 01	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
82	Oct 01	6:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
83	Oct 02	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
84	Oct 02	9:50A	2.0	DD	PLATTSBG NY 518-534-8213	\$0.00	
85	Oct 02	10:55A	1.8	DD	TAMPAEST FL 813-699-4163	\$0.00	
86	Oct 02	10:57A	1.8	DD	TAMPACEN FL 813-724-3766	\$0.00	
87	Oct 03	6:53A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
88	Oct 04	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
89	Oct 05	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
90	Oct 05	11:09A	.7	DD	KEYS FL 305-304-5862	\$0.00	
91	Oct 05	2:41P	3.3	DD	FORT MYERS FL 239-258-1629	\$0.00	
92	Oct 06	2:44A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
93	Oct 06	6:53A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
94	Oct 06	9:26A	.7	DD	FORT MYERS FL 239-357-4030	\$0.00	
95	Oct 06	9:34A	1.2	DD	GRAND RPDS MI 616-460-8687	\$0.00	
96	Oct 06	9:35A	.6	DD	NEW HAVEN CT 203-988-7375	\$0.00	
97	Oct 06	11:44A	1.2	DD	ORLANDO FL 407-683-5878	\$0.00	
98	Oct 06	3:02P	1.1	DD	GLENDALE TX 817-929-1531	\$0.00	
99	Oct 07	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
100	Oct 07	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
101	Oct 07	6:55A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
102	Oct 07	6:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
103	Oct 07	9:05A	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	103	102	\$0.00
Total	103	102	\$0.00



LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

PIN:

Billing Date:
Oct 08, 2025

Billing Period:
Oct 08 - Nov 07, 2025

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	9	12	\$0.00
Interstate	19	24	\$0.00
Intrastate	75	65	\$0.00
Total	103	102	\$0.00





City of North Port Utilities

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

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	10/25/2025	11/15/2025

Total Current Charges	\$884.60
Balance Forward	\$0.00
Total Amount Due	\$884.60



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

000043123000156052000000884603

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	10/25/2025	11/15/2025

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

Rate Class: COMMERCIAL

Last payment amount/date: \$201.80 10/20/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
09/17/2025 - 10/20/2025	33.0	15464397	1.0000	TGAL	52.00	44.00	8.00
Previous year Usage						10/24	3.00

Service	Consumption	Charge	Total
WA Base facility chg		\$64.07	
WA Usage block 1	8.00	\$46.96	
TOTAL WATER			\$111.03
SE Base facility chg		\$95.25	
SE Consumption	8.00	\$66.32	
TOTAL SEWER			\$161.57
FP 4 INCH FIRE LINE	0.00	\$612.00	
TOTAL FIRE PROTECTION			\$612.00
Total Current Charges			\$884.60
Balance Forward			\$0.00
Total Amount Due			\$884.60



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	10/25/2025	11/15/2025

Total Current Charges	\$830.18
Balance Forward	\$0.00
Total Amount Due	\$830.18



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

000043123000154656000000830181

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	10/25/2025	11/15/2025

Last Bill Amount	\$136.72
Payments	-\$136.72
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$136.72 10/20/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
09/17/2025 - 10/20/2025	33.0	80005382	1.0000	TGAL	112.00	42.00	70.00
Previous year Usage						10/24	5.00

Service	Consumption	Charge	Total
WA Base facility chg		\$124.98	
WA Usage block 1	20.00	\$117.40	
WA Usage block 2	20.00	\$175.80	
WA Usage block 3	20.00	\$247.20	
WA Usage block 4	10.00	\$164.80	
TOTAL WATER			\$830.18

Total Current Charges	\$830.18
Balance Forward	\$0.00
Total Amount Due	\$830.18

Remittance Section

ELECTRONIC SERVICE REQUESTED

INVOICE

Customer Account Number: 1833219
Invoice Number: 41056595
Invoice Date: 10/14/2025
Invoice Due Date: 11/05/2025
Total Due: \$104.86

LAKESIDE PLANTATION CDD
4530 EAGLE FALLS PL
TAMPA FL 33619-9611

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
PO BOX 13604
PHILADELPHIA, PA 19101-3604



0100100410565956000001048691

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

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Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE				LAST PAYMENT RECEIVED	
1833219	10/14/2025	41056595	11/05/2025				10/05/2025	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-120 DAYS	PAST DUE 121+ 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

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	Nov 13	-\$172.98
Balance forward		\$0.00
Regular monthly charges	Page 3	\$159.70
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$20.71
New charges		\$184.36
Amount due		\$184.36

← Your bill explained

- Your one-time charges are \$3.95 due to Paper Statement Fee charge(s).
- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

! Thanks for paying by Automatic Payment

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

Need help?

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

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

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

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

Account number **8535 10 055 0624394**

Automatic payment **Dec 12, 2025**

Please pay \$184.36


Electronic payment will be applied Dec 12, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400184366

Regular monthly charges		\$159.70
Comcast Business		\$159.70
TV services		\$159.70
TV Select Business Video.	\$82.95	
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	Nov 21	\$3.95

Taxes, fees and other charges		\$20.71
Other charges		\$0.15
Regulatory Cost Recovery		\$0.15

Taxes & government fees		\$20.56
Sales Tax		\$1.50
State Communications Services Tax		\$10.31
Local Communications Services Tax		\$8.75

Additional information

UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE: At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$11.40 per month, effective December 18, 2025, due to increases in programming and service-related costs. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$82.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

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.

Comcast Business Update: Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at business.comcast.com/terms-conditions-smb.



106

Invoice 160051132

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/19/2025	12/14/2025		\$514.12

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (12/19/25-01/18/26) <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

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

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

Please detach this portion and send with your payment.



Invoice Number	160051132
Account Number	70180815
Invoice Date	11/19/2025
Payment Due Date	12/14/2025
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: Oct 24, 2025 to Nov 21, 2025 (28 days)

Statement Date: Nov 21, 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

\$211.70

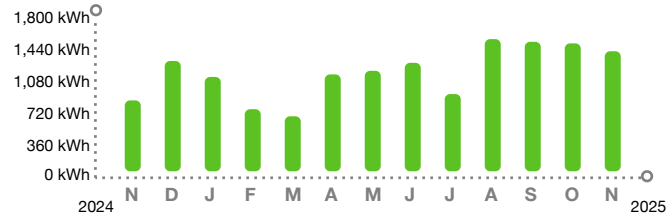
TOTAL AMOUNT YOU OWE

Dec 12, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$179.27 withdrawn instead of \$211.70.
FPL.com/AutoBB

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	224.71
Payments received	-224.71
<hr/>	
Balance before new charges	0.00
<hr/>	
Total new charges	211.70
<hr/>	
Total amount you owe	\$211.70

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Enroll in FPL Budget Billing and have Automatic Bill Pay debit \$179.27 instead of \$211.70 on your next withdrawal date. Your monthly bills will become predictable year-round. Enroll at FPL.com/AutoBB
- Payment received after February 13, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 02, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit FPL.com/PayBill for ways to pay.

04126-05586

ACCOUNT NUMBER

\$211.70

TOTAL AMOUNT YOU OWE

Dec 12, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMMUNITY
DEVELOPMENT DIST

Account Number: 108
04126-05586

BILL DETAILS

Amount of your last bill	224.71
Payment received - Thank you	-224.71
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$12.87
Non-fuel: <small>(\$0.096100 per kWh)</small>	\$141.55
Fuel: <small>(\$0.027180 per kWh)</small>	\$40.04
Electric service amount	194.46
Gross receipts tax (State tax)	4.99
Franchise fee (Reqd local fee)	12.07
Taxes and charges	17.06
Regulatory fee (State fee)	0.18
Total new charges	\$211.70
Total amount you owe	\$211.70

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Dec 22, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	21374		19901		1473

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 21, 2025	Oct 24, 2025	Nov 22, 2024
kWh Used	1473	1570	870
Service days	28	30	29
kWh/day	52	52	30
Amount	\$211.70	\$224.71	\$119.90

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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Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

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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: Oct 24, 2025 to Nov 21, 2025 (28 days)

Statement Date: Nov 21, 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

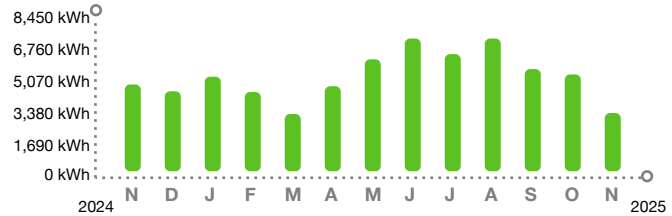
\$563.05

TOTAL AMOUNT YOU OWE

Dec 12, 2025

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	769.04
Payments received	-769.04
Balance before new charges	0.00

Total new charges	563.05
Total amount you owe	\$563.05

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after February 13, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 02, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

The amount enclosed includes the following donation:

FPL Care To Share: _____

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$563.05

TOTAL AMOUNT YOU OWE

Dec 12, 2025

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 110
57421-67439

BILL DETAILS

Amount of your last bill	769.04
Payment received - Thank you	-769.04
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>	\$113.87
Fuel: <small>(\$0.027180 per kWh)</small>	\$91.32
Demand: <small>(\$13.41 per KW)</small>	\$281.61
Electric service amount	517.21
Gross receipts tax (State tax)	13.27
Franchise fee (Reqd local fee)	32.09
Taxes and charges	45.36
Regulatory fee (State fee)	0.48
Total new charges	\$563.05
Total amount you owe	\$563.05

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Dec 22, 2025.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	07700	07364	10	3360
Demand KW	2.08		10.00	21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 21, 2025	Oct 24, 2025	Nov 22, 2024
kWh Used	3360	5580	5000
Service days	28	30	29
kWh/day	120	186	172
Amount	\$563.05	\$769.04	\$645.71

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

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Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

[Claim rebates](#)

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: Oct 24, 2025 to Nov 21, 2025 (28 days)

Statement Date: Nov 21, 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

\$1,716.87

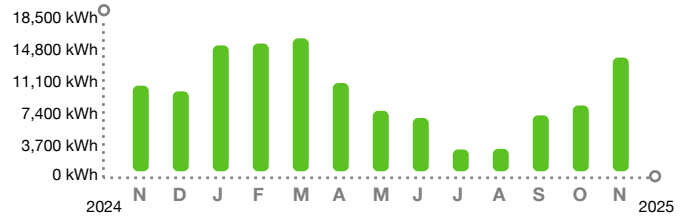
TOTAL AMOUNT YOU OWE

Dec 12, 2025

NEW CHARGES DUE BY

Enroll in FPL Budget Billing® and have \$1,286.74 withdrawn instead of \$1,716.87. [FPL.com/AutoBB](https://www.fpl.com/AutoBB)

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,241.78
Payments received	-1,241.78
Balance before new charges	0.00
<hr/>	
Total new charges	1,716.87
Total amount you owe	\$1,716.87

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 \$1,286.74 instead of \$1,716.87 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 February 13, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after December 02, 2025. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

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

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



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$1,716.87
TOTAL AMOUNT YOU OWE

Dec 12, 2025
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name:
LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 112
84595-15071

BILL DETAILS

Amount of your last bill	1,241.78
Payment received - Thank you	-1,241.78
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>	\$486.22
Fuel: <small>(\$0.027180 per kWh)</small>	\$389.95
Demand: <small>(\$13.41 per KW)</small>	\$670.50

Electric service amount 1,577.08

Gross receipts tax (State tax) 40.47

Franchise fee (Reqd local fee) 97.86

Taxes and charges 138.33

Regulatory fee (State fee) 1.46

Total new charges \$1,716.87

Total amount you owe \$1,716.87

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Dec 22, 2025.

Usage Type	Current	-	Previous	=	Usage
kWh used	59519		45172		14347
Demand KW	50.36				50

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Nov 21, 2025	Oct 24, 2025	Nov 22, 2024
kWh Used	14347	8299	10800
Service days	28	30	29
kWh/day	512	276	372
Amount	\$1,716.87	\$1,241.78	\$1,153.03

KEEP IN MIND

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

Download the app

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

[Download now](#)

Bigger LED rebates

Don't miss out on our increased rebates up to \$40 per qualifying LED fixture when you make the switch.

[Claim rebates](#)

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



LAKESIDE PLANTATION CDD

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

Billing Date:
Nov 08, 2025

PIN:

Billing Period:
Nov 08 - Dec 07, 2025

Hi LAKESIDE PLANTATION CDD,

Thanks for choosing Frontier! Have questions about your bill? Visit us at frontier.com/billing to learn more.

Bill history

Previous balance	\$248.55
Payment received by Nov 08, thank you	-\$248.55

Service summary

	Previous month	Current month
Bundle	\$204.96	\$204.96
Other	\$4.50	\$4.50
One-Time Charges		\$0.05
Taxes and Fees	\$39.09	↑\$39.11
Total services	\$248.55	\$248.62
Total balance		\$248.62

Total balance
\$248.62
Auto Pay is scheduled
Dec 02



Manage your account, payments, and services anytime, anywhere with the MyFrontier app. Download your free app today. To learn more visit frontier.com/myfrontierapp

Earn more. Get started with a business referral and earn up to \$325 per referral. Learn more: <https://www.businessreferralrewards.com>



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

6790 0107 DY RP 08 11092025 NNNNNNNN 01 971858

You are all set with Auto Pay! To review your account, go to frontier.com or the MyFrontier app.

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

6800059414235500040824000000000000000248625



Don't let an unexpected outage stop your business. Get Frontier Internet Backup to keep your critical systems running. Visit: business.frontier.com/internet-backup



Bundle

Monthly Charges

11.08-12.07	Business Fiber Internet 1 Gig	\$94.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
(3)	Frontier Business Voice	\$89.97
	Frontier Provided 4port ATA	\$0.00

Bundle Total \$204.96

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$248.62 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.



Other Charges

Monthly Charges

11.08-12.07	Printed Bill Fee	\$4.50
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Other Charges Total \$4.50



One-Time Charges

	VoIP	\$0.05
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One-Time Charges Total \$0.05



Taxes and Fees

	Federal USF Recovery Charge	\$22.25
--	-----------------------------	---------

Federal Taxes \$22.25

	City Communications Services Tax	\$7.08
--	----------------------------------	--------

	FL State Communications Services Tax	\$5.52
--	--------------------------------------	--------

	FL State Gross Receipts Tax	\$2.67
--	-----------------------------	--------

(3)	Sarasota Co VOIP 911 Surcharge	\$1.20
-----	--------------------------------	--------

(3)	FL Telecommunications Relay Service	\$0.24
-----	-------------------------------------	--------

	FL State Gross Receipts Tax	\$0.15
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State Taxes \$16.86

Taxes and Fees Total \$39.11

Total current month charges \$248.62





LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

Billing Date:
Nov 08, 2025

PIN:

Billing Period:
Nov 08 - Dec 07, 2025

VoIP

941-423-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Oct 08	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
2	Oct 08	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
3	Oct 08	6:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
4	Oct 08	10:44A	.3	DD	LAFAYETTE IN 765-421-1914	\$0.00	
5	Oct 08	11:11A	.7	DD	NEWORLEANS LA 504-858-6858	\$0.00	
6	Oct 08	1:10P	24.6	DD	CLEARWATER FL 727-229-7446	\$0.00	
7	Oct 08	5:06P	1.0	DD	PTCHARLOTT FL 941-276-5990	\$0.00	
8	Oct 09	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
9	Oct 10	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
10	Oct 10	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
11	Oct 10	6:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
12	Oct 10	9:43A	2.8	DD	SARASOTA FL 941-354-9287	\$0.00	
13	Oct 10	9:50A	2.1	DD	PTCHARLOTT FL 941-624-3713	\$0.00	
14	Oct 10	12:55P	1.5	DD	NWYRCYZN01 NY 917-378-2291	\$0.00	
15	Oct 10	2:15P	.9	DD	PTCHARLOTT FL 941-624-3713	\$0.00	
16	Oct 10	2:55P	.8	DD	EASTON MD 443-786-2829	\$0.00	
17	Oct 10	2:56P	.5	DD	PTCHARLOTT FL 941-456-9398	\$0.00	
18	Oct 10	3:32P	1.4	DD	LAFAYETTE IN 765-421-1914	\$0.00	
19	Oct 10	3:56P	.3	DD	LAFAYETTE IN 765-421-1914	\$0.00	
20	Oct 11	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
21	Oct 11	1:33P	.6	DD	ROCHESTER MA 508-728-2861	\$0.00	
22	Oct 12	6:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
23	Oct 12	6:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
24	Oct 12	6:55A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
25	Oct 12	6:56A	.3	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
26	Oct 12	6:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
27	Oct 12	12:38P	1.0	DD	NAPLES FL 239-241-1160	\$0.00	
28	Oct 13	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
29	Oct 13	1:12P	.3	DD	CAPE HAZE FL 941-214-7413	\$0.00	
30	Oct 13	1:15P	.4	DD	PTCHARLOTT FL 941-625-9784	\$0.00	
31	Oct 14	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
32	Oct 14	10:09A	.3	DD	RAHWAY NJ 732-259-7302	\$0.00	
33	Oct 14	10:09A	1.4	DD	RAHWAY NJ 732-259-9304	\$0.00	
34	Oct 15	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
35	Oct 15	1:56P	1.4	DD	CALDWELL NJ 973-652-4569	\$0.00	
36	Oct 15	3:47P	1.0	DD	NEW HAVEN CT 203-640-4802	\$0.00	
37	Oct 15	4:01P	.3	DD	NEW HAVEN CT 203-640-4802	\$0.00	
38	Oct 15	5:49P	.4	DD	NWYRCYZN03 NY 347-366-2994	\$0.00	
39	Oct 16	2:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
40	Oct 16	2:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
41	Oct 16	6:12A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
42	Oct 16	6:12A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
43	Oct 16	6:13A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
44	Oct 16	6:14A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
45	Oct 16	6:25A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
46	Oct 16	6:26A	.5	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
47	Oct 16	6:31A	.8	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
48	Oct 16	6:32A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
49	Oct 16	6:33A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
50	Oct 16	6:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
51	Oct 16	10:19A	1.3	DD	ROCHESTER MA 508-728-2861	\$0.00	
52	Oct 17	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
53	Oct 17	5:40A	.8	DD	ATLANTA NE GA 678-234-4787	\$0.00	
54	Oct 18	2:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
55	Oct 18	2:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
56	Oct 18	2:56A	.3	DD	PTCHARLOTT FL 941-625-4013	\$0.00	



LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

Billing Date:
Nov 08, 2025

PIN:

Billing Period:
Nov 08 - Dec 07, 2025

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
57	Oct 18	2:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
58	Oct 18	12:20P	.4	DD	FORT MYERS FL 239-466-8352	\$0.00	
59	Oct 19	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
60	Oct 19	6:42A	.8	DD	PROVIDENCE RI 401-447-1041	\$0.00	
61	Oct 20	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
62	Oct 20	6:42A	1.0	DD	VANKLEEKHL ON 613-678-3459	\$0.05	
63	Oct 20	7:46A	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
64	Oct 21	2:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
65	Oct 21	2:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
66	Oct 21	2:56A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
67	Oct 21	2:57A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
68	Oct 21	2:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
69	Oct 21	2:58A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
70	Oct 21	4:55A	4.6	DD	PTCHARLOTT FL 941-204-6970	\$0.00	
71	Oct 21	7:43A	.3	DD	PTCHARLOTT FL 941-625-2399	\$0.00	
72	Oct 21	8:07A	1.2	DD	PTCHARLOTT FL 941-625-2399	\$0.00	
73	Oct 21	8:08A	1.9	DD	PTCHARLOTT FL 941-625-2399	\$0.00	
74	Oct 21	11:54A	1.0	DD	TAMPAEST FL 813-699-4163	\$0.00	
75	Oct 22	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
76	Oct 22	10:14A	3.9	DD	TAMPACEN FL 813-288-0001	\$0.00	
77	Oct 22	10:19A	1.4	DD	TAMPACEN FL 813-288-0001	\$0.00	
78	Oct 23	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
79	Oct 23	5:16A	2.7	DD	BINGHAMTON NY 607-760-1135	\$0.00	
80	Oct 23	5:34A	73.4	DD	TAMPACEN FL 813-288-0001	\$0.00	
81	Oct 23	1:58P	1.1	DD	KIRKWOOD MO 314-550-4062	\$0.00	
82	Oct 24	2:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
83	Oct 24	4:24A	4.1	DD	ATLANTA NE GA 678-274-6523	\$0.00	
84	Oct 24	10:36A	.8	DD	NOFT MYERS FL 239-995-4200	\$0.00	
85	Oct 24	10:56A	1.1	DD	NOFT MYERS FL 239-995-4200	\$0.00	
86	Oct 25	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
87	Oct 25	12:29P	.3	DD	MOORESTOWN NJ 856-313-7645	\$0.00	
88	Oct 26	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
89	Oct 27	2:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
90	Oct 27	2:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
91	Oct 27	2:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
92	Oct 27	5:18A	14.6	DD	TAMPACEN FL 813-288-0001	\$0.00	
93	Oct 27	7:19A	2.1	DD	INDIANAPLS IN 317-502-1189	\$0.00	
94	Oct 27	8:37A	.8	DD	CAPE CORAL FL 239-699-4461	\$0.00	
95	Oct 28	2:54A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
96	Oct 28	2:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
97	Oct 28	2:56A	.3	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
98	Oct 28	2:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
99	Oct 28	6:32A	.4	DD	NATICK MA 508-397-1195	\$0.00	
100	Oct 28	9:15A	.3	DD	AMITYVILLE NY 631-229-4475	\$0.00	
101	Oct 28	9:16A	.3	DD	AMITYVILLE NY 631-229-4475	\$0.00	
102	Oct 28	11:40A	.8	DD	INDIANAPLS IN 317-502-1189	\$0.00	
103	Oct 29	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
104	Oct 29	5:35A	.3	DD	NORTH PORT FL 941-282-1144	\$0.00	
105	Oct 29	5:35A	.5	DD	NORTH PORT FL 941-282-1144	\$0.00	
106	Oct 29	7:30A	.8	DD	LAWRENCE MA 978-764-9028	\$0.00	
107	Oct 30	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
108	Oct 30	6:38A	3.4	DD	KIRKWOOD MO 314-852-7066	\$0.00	
109	Oct 30	9:13A	.3	DD	TRAVERSECY MI 231-499-3284	\$0.00	
110	Oct 30	9:15A	2.8	DD	TRAVERSECY MI 231-499-3264	\$0.00	
111	Oct 31	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
112	Oct 31	4:47A	.8	DD	BRADENTON FL 941-224-4127	\$0.00	
113	Oct 31	8:53A	.9	DD	BRADENTON FL 941-718-0434	\$0.00	
114	Nov 01	2:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
115	Nov 02	1:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
116	Nov 03	12:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
117	Nov 03	6:25A	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
118	Nov 03	7:00A	1.9	DD	LAWRENCE MA 978-764-9028	\$0.00	





LAKESIDE PLANTATION CDD Account Number:
941-423-5500-040824-5

PIN:

Billing Date:
Nov 08, 2025

Billing Period:
Nov 08 - Dec 07, 2025

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
119	Nov 04	12:54A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
120	Nov 04	5:30A	.7	DD	BROOKLYN NY 718-290-7225	\$0.00	
121	Nov 04	8:44P	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
122	Nov 05	12:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
123	Nov 05	9:43A	.3	DD	ESCANABA MI 906-280-0461	\$0.00	
124	Nov 05	9:44A	.7	DD	ESCANABA MI 906-280-0461	\$0.00	
125	Nov 06	12:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
126	Nov 06	12:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
127	Nov 06	12:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
128	Nov 06	4:04A	2.8	DD	PTCHARLOTT FL 941-625-9700	\$0.00	
129	Nov 07	12:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
130	Nov 07	4:24A	2.6	DD	MINNEAPOLS MN 612-384-5801	\$0.00	
131	Nov 07	4:40A	.5	DD	PTCHARLOTT FL 941-661-4975	\$0.00	
132	Nov 07	8:27A	2.7	DD	LOWELL MA 978-995-2157	\$0.00	
Subtotal						\$0.05	
941-423-5501							

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Oct 20	10:24A	.9	DD	NEW HAVEN CT 203-407-4210	\$0.00	
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	132	213	\$0.05
941-423-5501	1	0	\$0.00
Total	133	213	\$0.05

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	11	124	\$0.00
Interstate	36	42	\$0.00
Intrastate	85	46	\$0.00
International	1	1	\$0.05
Total	133	213	\$0.05



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	11/25/2025	12/16/2025

Total Current Charges	\$299.90
Balance Forward	\$0.00
Total Amount Due	\$299.90



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

000043123000156052000000299906

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	11/25/2025	12/16/2025

Last Bill Amount	\$884.60
Payments	-\$884.60
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$884.60 11/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
10/20/2025 - 11/18/2025	29.0	15464397	1.0000	TGAL	60.00	52.00	8.00
Previous year Usage						11/24	0.00

Service	Consumption	Charge	Total
WA Base facility chg		\$70.48	
WA Usage block 1	8.00	\$51.68	
TOTAL WATER			\$122.16
SE Base facility chg		\$104.78	
SE Consumption	8.00	\$72.96	
TOTAL SEWER			\$177.74

Total Current Charges	\$299.90
Balance Forward	\$0.00
Total Amount Due	\$299.90



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	11/25/2025	12/16/2025

Total Current Charges	\$1,141.18
Balance Forward	\$0.00
Total Amount Due	\$1,141.18



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

000043123000154656000001141183

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	11/25/2025	12/16/2025

Last Bill Amount	\$830.18
Payments	-\$830.18
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$830.18 11/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
10/20/2025 - 11/18/2025	29.0	80005382	1.0000	TGAL	194.00	112.00	82.00
Previous year Usage						11/24	11.00

Service	Consumption	Charge	Total
WA Base facility chg		\$137.48	
WA Usage block 1	20.00	\$129.20	
WA Usage block 2	20.00	\$193.40	
WA Usage block 3	20.00	\$272.00	
WA Usage block 4	20.00	\$362.60	
WA Usage block 5	2.00	\$46.50	
TOTAL WATER			\$1,141.18
Total Current Charges			\$1,141.18
Balance Forward			\$0.00
Total Amount Due			\$1,141.18

Remittance Section

ELECTRONIC SERVICE REQUESTED

INVOICE

Customer Account Number: 1833219
Invoice Number: 41200168
Invoice Date: 11/13/2025
Invoice Due Date: 12/05/2025
Total Due: \$104.86

LAKESIDE PLANTATION CDD
 4530 EAGLE FALLS PL
 TAMPA FL 33619-9611

Amount Paid: \$ _____

Use enclosed envelope and make check payable to:

PEAC SOLUTIONS
 PO BOX 13604
 PHILADELPHIA, PA 19101-3604



01001004120016870000001048690

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

Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER		INVOICE DATE	INVOICE NUMBER	DUE DATE			LAST PAYMENT RECEIVED	
1833219		11/13/2025	41200168	12/05/2025			11/05/2025	
CONTRACT NUMBER	DESCRIPTION	CURRENT	PAST DUE 1-30 DAYS	PAST DUE 31-60 DAYS	PAST DUE 61-90 DAYS	PAST DUE 91-120 DAYS	PAST DUE 121+ 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

SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
December 31, 2025



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Lakeside Plantation
Community Development District
Combined Balance Sheet
December 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	\$ 97,789	\$ -	\$ -	\$ 97,789
Debit Card Account	3,235	-	-	3,235
Money Market Account	706,215	-	-	706,215
Capital Reserve Account	-	232,962	-	232,962
Due from General Fund	-	-	-	-
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	52,105	266,966	-	319,070
Reserve	-	-	87,954	87,954
Revenue	-	-	142,286	142,286
Prepayment	-	-	27	27
Total Assets	\$ 885,384	\$ 499,927	\$ 230,267	\$ 1,615,578
Liabilities:				
Accounts Payable	\$ -	\$ -	\$ -	\$ -
Accrued Expenses	-	-	-	-
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	-	-	-	-
Total Liabilities	\$ -	\$ 11,304	\$ -	\$ 11,304
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	230,267	230,267
Assigned for:				
Capital Reserves	-	488,624	-	488,624
Unassigned	870,647	-	-	870,647
Total Fund Balances	\$ 885,384	\$ 488,624	\$ 230,267	\$ 1,604,275
Total Liabilities & Fund Balance	\$ 885,384	\$ 499,927	\$ 230,267	\$ 1,615,578

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Lakeside Plantation
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 777,923	\$ 777,923	\$ -
Tennis Club	25,000	6,250	9,715	3,465
Activities	10,000	2,500	5,228	2,728
Clubhouse Rentals	15,000	3,750	650	(3,100)
Miscellaneous	1,500	375	1,603	1,228
Interest Earnings	5,000	1,250	740	(510)
Total Revenues	\$ 1,256,340	\$ 792,048	\$ 795,859	\$ 3,811
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 2,500	\$ 1,600	\$ 900
District Manager	54,725	13,681	13,681	(0)
District Counsel	24,000	6,000	2,582	3,418
District Engineer	10,000	2,500	-	2,500
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	263	263	-
Assessment Roll	2,500	625	-	625
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	1,075	-	1,075
Postage, Phone, Faxes, Copies	3,200	800	623	177
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	175	678	(503)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	750	987	(237)
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	365	599	(233)
Website Administration	934	234	30	204
Website Hosting	1,800	450	450	-
Total General & Administrative	\$ 178,100	\$ 89,848	\$ 69,649	\$ 20,200
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 1,625	\$ 1,500	\$ 125
Street Light/Decorative Light	1,000	250	1,225	(975)
Landscape Maintenance - Contract	144,310	36,078	35,446	632
Landscape Maintenance - Other	25,000	6,250	2,723	3,527
Lake Maintenance	17,000	4,250	4,053	197
Electric Utility Services - Entrance Feature	1,700	425	664	(239)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	12,500	3,455	9,045
Subtotal Field Expenditures	\$ 245,510	\$ 61,378	\$ 49,142	\$ 12,236

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Lakeside Plantation
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 12/31/25	Thru 12/31/25	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 75,000	\$ 71,810	\$ 3,190
Activities	15,000	3,750	4,166	(416)
License/Fees	8,800	2,200	1,821	379
General Supplies	15,000	3,750	3,699	51
Maintenance	20,000	5,000	3,088	1,912
Office Supplies	3,500	875	260	615
Clubhouse Furniture	-	-	275	(275)
Security	12,000	3,000	3,703	(703)
AED	500	125	-	125
Telephone & Internet Services	6,000	1,500	1,162	338
Janitorial Supplies	2,500	625	121	504
Electric Utility Services - Clubhouse	12,000	3,000	2,078	922
Garbage Collection	2,700	675	698	(23)
Water Utility Services - Clubhouse	5,000	1,250	1,386	(136)
Electric Utility Services - Tennis Courts/Pool	17,500	4,375	4,103	272
Pool Cleaning	22,800	5,700	5,700	-
Pool Maintenance - Other	1,000	250	2,004	(1,754)
Tennis Courts - Maintenance	-	-	2,706	(2,706)
Water Utility Services - Tennis Courts/Pool	3,000	750	2,108	(1,358)
Subtotal Amenity Expenditures	\$ 447,300	\$ 111,825	\$ 111,427	\$ 398
Total Operations & Maintenance	\$ 692,810	\$ 173,203	\$ 160,569	\$ 12,634
Total Expenditures	\$ 870,910	\$ 263,051	\$ 230,218	\$ 32,833
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 565,642	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (385,430)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 565,642	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 885,384	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues				
Interest	\$ 1,000	\$ -	\$ 2,766	\$ 2,766
Total Revenues	\$ 1,000	\$ -	\$ 2,766	\$ 2,766
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	\$ -	\$ -	\$ 7,167	\$ (7,167)
Contingency	\$ -	\$ -	\$ 75,679	\$ (75,679)
Bank Fees	\$ 1,000	\$ 250	\$ 27	\$ 223
Total Expenditures	\$ 237,104	\$ 18,463	\$ 101,085	\$ (82,623)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (98,319)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 385,430	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 149,326		\$ (98,319)	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 488,624	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending December 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
11/19/25 Rock Star Pools & Water	Pool/Spa Resurface	\$ 60,050.00
11/19/25 Viking Electric	Transformer Replacement Project	\$ 8,142.15
10/9/25 Liasion Technology Comm	50% Audio System	\$ 7,486.40
12/29/25 Fence Outlet of Tampa	Chainlink Drive Gate	\$ 1,307.00
12/29/25 Fence Outlet of Tampa	Aluminum Fencing & Gate	\$ 3,471.00
Total		<u>\$ 101,058.30</u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending December 31, 2025

	Adopted Budget	Prorated Budget Thru 12/31/25	Actual Thru 12/31/25	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 112,446	\$ 112,446	\$ -
Assessments - Direct Bill	8,842	4,421	4,421	-
Interest	1,000	250	1,275	1,025
Total Revenues	\$ 183,660	\$ 117,117	\$ 118,142	\$ 1,025
Expenditures:				
Interest - 11/1	\$ 30,754	\$ 30,754	\$ 30,754	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal - 5/1	125,000	-	-	-
Interest - 5/1	30,754	-	-	-
Total Expenditures	\$ 186,508	\$ 30,754	\$ 35,754	\$ (5,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (2,848)		\$ 82,389	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 82,389	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 230,267	

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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	\$ -	\$ 222,473	\$ 555,450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 777,923
Tennis Club	5,270	3,267	1,178	-	-	-	-	-	-	-	-	-	9,715
Activities	2,746	2,042	440	-	-	-	-	-	-	-	-	-	5,228
Clubhouse Rentals	-	650	-	-	-	-	-	-	-	-	-	-	650
Miscellaneous	465	328	810	-	-	-	-	-	-	-	-	-	1,603
Interest Earnings	381	177	182	-	-	-	-	-	-	-	-	-	740
Total Revenues	\$ 8,862	\$ 228,938	\$ 558,060	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 795,859

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
District Manager	4,560	4,560	4,560	-	-	-	-	-	-	-	-	-	13,681
District Counsel	2,582	-	-	-	-	-	-	-	-	-	-	-	2,582
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	-	-	-	-	-	-	-	-	-	263
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Faxes, Copies	183	230	210	-	-	-	-	-	-	-	-	-	623
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	678	-	-	-	-	-	-	-	-	-	678
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	253	217	-	-	-	-	-	-	-	-	-	987
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	-	-	-	-	-	-	-	-	-	599
Website Administration	-	-	30	-	-	-	-	-	-	-	-	-	30
Website Hosting	150	150	150	-	-	-	-	-	-	-	-	-	450
Total General & Administrative	\$ 57,236	\$ 6,281	\$ 6,132	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,649

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ -	\$ 720	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Street Light/Decorative Light	-	-	1,225	-	-	-	-	-	-	-	-	-	1,225
Landscape Maintenance - Contract	11,815	11,815	11,815	-	-	-	-	-	-	-	-	-	35,446
Landscape Maintenance - Other	2,723	-	-	-	-	-	-	-	-	-	-	-	2,723
Lake Maintenance	1,351	1,351	1,351	-	-	-	-	-	-	-	-	-	4,053
Electric Utility Services - Entrance Feature	227	225	212	-	-	-	-	-	-	-	-	-	664
Water Utility Services - Entrance Feature	77	-	-	-	-	-	-	-	-	-	-	-	77
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	760	-	2,695	-	-	-	-	-	-	-	-	-	3,455
Subtotal Field Expenditures	\$ 16,953	\$ 14,111	\$ 18,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,142

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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	\$ 24,427	\$ 25,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,810
Activities	1,433	1,060	1,673	-	-	-	-	-	-	-	-	-	4,166
License/Fees	976	283	562	-	-	-	-	-	-	-	-	-	1,821
General Supplies	1,339	1,825	535	-	-	-	-	-	-	-	-	-	3,699
Maintenance	1,137	1,588	362	-	-	-	-	-	-	-	-	-	3,088
Office Supplies	204	39	16	-	-	-	-	-	-	-	-	-	260
Clubhouse Furniture	275	-	-	-	-	-	-	-	-	-	-	-	275
Security	514	2,504	685	-	-	-	-	-	-	-	-	-	3,703
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	-	-	-	-	-	-	-	-	-	1,162
Janitorial Supplies	-	-	121	-	-	-	-	-	-	-	-	-	121
Electric Utility Services - Clubhouse	746	769	563	-	-	-	-	-	-	-	-	-	2,078
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	-	-	-	-	-	-	-	-	-	698
Water Utility Services - Clubhouse	202	885	300	-	-	-	-	-	-	-	-	-	1,386
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	-	-	-	-	-	-	-	-	-	4,103
Pool Cleaning	1,900	1,900	1,900	-	-	-	-	-	-	-	-	-	5,700
Pool Maintenance - Other	1,134	-	870	-	-	-	-	-	-	-	-	-	2,004
Pool Furniture	-	-	539	-	-	-	-	-	-	-	-	-	539
Tennis Courts - Maintenance	237	1,192	1,277	-	-	-	-	-	-	-	-	-	2,706
Water Utility Services - Tennis Courts/Pool	137	830	1,141	-	-	-	-	-	-	-	-	-	2,108
Subtotal Amenity Expenditures	\$ 33,913	\$ 39,192	\$ 38,322	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,427
Total Operations & Maintenance	\$ 50,866	\$ 53,303	\$ 56,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160,569
Total Expenditures	\$ 108,102	\$ 59,583	\$ 62,532	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230,218
Excess (Deficiency) of Revenues over Expenditures	\$ (99,241)	\$ 169,355	\$ 495,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565,642
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (99,241)	\$ 169,355	\$ 495,528	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 565,642

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	\$	87,954
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)
LESS: PRINCIPAL PAYMENT 11/1/25 (PREPAYMENT)	\$	(5,000.00)
Current Bonds Outstanding	\$	880,000

SECTION V

Subsection D

SECTION VI

Subsection A

Sarah and Amanda:

As promised at the last CDD meeting, I offer my proposal for a "Code of Conduct" for anyone and everyone on CDD property. As stated at the end of these requirements, conduct specific to a particular amenity can be found under those areas in the index. Some of these rules and regulations may indeed be redundant to those found elsewhere in the Policies but the fact that these would be found front and center in the index sends a message that the CDD considers these to be abundantly important.

Having this opportunity to review the entire existing Policy as well as the Draft for the first time as a District Supervisor, I also offer observations/suggestions from another set of eyes. I would hope that these proposals will be shared with the Supervisors via Sarah in advance of January's CDD meeting. I fully understand any additions would require a consensus/vote of Board Supervisors. At the very least, it should open discussion on these topics.

1. Code of Conduct: Would be added to the index, logically after definitions:

Purpose:

This Code of Conduct establishes binding rules and regulations governing the conduct of Patrons and Guests including Tennis Guests (as defined elsewhere in this Amenities Facility Policy) while using Clubhouse facilities or on CDD property including but not limited to the swimming pool, tennis, pickle ball and bocce courts as well as indoor Clubhouse amenities. Compliance is mandatory and violations may result in disciplinary action, including suspension or termination of membership privileges.

- ***The overarching objective is to maintain a safe, orderly, and enjoyable environment for all.***
- ***Everyone shall conduct themselves in a manner that upholds and respects the dignity, safety, and integrity of all Patrons, Guests and Staff at all times.***
- ***Disorderly, disruptive, or abusive behavior is strictly prohibited.***
- ***Keep noise at a reasonable level to maintain a welcoming environment.***
- ***Encourage fair play, inclusivity, and respect across all activities.***
- ***Treat facilities with care and respect — they are shared spaces.***
- ***No smoking, vaping, or illegal substances on clubhouse grounds.***
- ***Proper attire is required in all common areas (no wet swimsuits outside pool zones except lower level restrooms).***
- ***Report unsafe conditions or misconduct to clubhouse staff immediately.***
- ***Patrons must register guests upon entry and are responsible for their guests' behavior.***
- ***Patrons are financially responsible for any damage caused by themselves or their guests.***
- ***Minors must be supervised by an adult at all times.***
- ***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.***

- ***Violations shall be documented, and disciplinary action may include verbal warnings, written notices, fines, suspension, or termination of membership.***
- ***The CDD Board and/or Amenity Manager reserves the right to interpret, amend, and enforce this Code of Conduct.***
- ***Decisions by the CDD Board and/or Amenity Manager regarding enforcement are final and binding.***
- ***Additional conduct requirements specific to an amenity such as the swimming pool, tennis or pickle ball courts, gym, etc. can be found via the index for each.***

2. Section 2 Definitions: Tennis Guests: This change would clarify the definition of "Tennis Guests" to include the Traveling League players as well as non Patron participants in the Tennis Pro's lessons program in the definitions section:

Tennis Guest shall mean a guest as referred to ***in the guest section*** of the Tennis Facility Policies - Guest Policy herein ***and includes Traveling Tennis League non-patrons and non-patron participants in tennis pro lessons.***

3. Access to secure areas of CDD property: Nowhere do we address access to the secure areas of the Clubhouse for any individual who has a purpose for entering the complex but does not have a fob. I have personally observed the South gate propped open while the Clubhouse office is open, ostensibly to allow Traveling Tennis League participants to enter without the inconvenience of reporting thru the Office. It will be up to the Board to decide whether this is an issue or not. Personally, the CDD has spent tens of thousands of dollars to fence in the Clubhouse complex and install fob readers to create a safe environment for both the Patrons and the property and ensure only those who have fob access can enter unabated. Having gates propped open so that anyone can walk in and walk around may not be earth shaking until something happens. I offer a solution for Traveling Tennis League members who arrive prior to office hours and puts the burden on the league to appoint a Patron to vet anyone coming on site for league play without a fob before opening the gate. (Add to Index?)

1. ***All possessors of "Fobs" can access Clubhouse secure areas via the readers at the North and South Clubhouse gates as well as the front door.***
2. ***Patrons are not to provide access to non-patrons.***
3. ***Anyone without a issued fob must access CDD secure property areas via the Clubhouse front door and report to the office. Access outside of normal office hours is prohibited without express permission by CDD Supervisors and/or Amenity Manager/Staff. Traveling Tennis League Tennis Guests playing prior to normal office hours will be required to gain access via a designated league Patron stationed at the South gate to vet League players.***
4. ***Under no circumstances are security gates to be blocked open by anyone other than CDD personnel.***

4. Guest Policies (5):

All guests, regardless of age, must register with the Clubhouse Office prior to using the Amenity Facilities. This suggestion puts the responsibility and consequences of violations upon the Patron to ensure that their guests register and follow Amenity Facility Policies:

Patron is responsible for ensuring registration of their guests and adherence to Amenity Facility Policies. Failure to adhere to this requirement can result in disciplinary action against the patron and guests .

5. Tennis Facility Policies: It's no secret that there have been multiple incidences involving player's behavior on the courts. I can count at least three in the last few years. I do not know if they involved a physical altercation. There are only two references to behavior in this policy:

1) In the introduction, there is a reference to "a game of sportsmanship, proper etiquette and fair play" and 2) "The use of profanity, yelling or loud/disruptive behavior is prohibited" neither of which necessarily gets to the root of these incidences. The former is quite vague and the latter is just the tip of the iceberg.

Perhaps the fact that play on the tennis courts often involves competitive, formal, organized games/leagues with wins/losses being recorded is a contributing factor to past incidences. I don't hear about "in your face" behaviors on either the pickleball or bocce courts as the games there are more informal. I would like to see the undesirable behaviors expanded, especially those that can escalate into similar incidences as we have seen in the past:

- ***Treat all opponents with respect***
- ***Play with honesty, make accurate line calls, and give your opponent the benefit of the doubt. Correct mistakes, even if it goes against you.***
- ***Do not participate in taunting or denigrating either your team mates or opponents.***
- ***Players are expected to exhibit self control at all times. Walk away from conflict situations rather than contribute to escalating the situation.***
- ***Any conflicts that result in physical altercations will be thoroughly investigated at the following CDD meeting with all involved individuals present to answer Board Supervisors questions. Failure to appear will be assumed to be a plea of "no contest" and an acceptance of any punishment handed down by the Board.***

6. Amenities Rates, Deposits and Fees: (3) General Rates:

Access Key Fobs: I'd like to see more detail in the fob fee structure as the "First Two Fobs" ***for Patrons and non-resident members only*** and "Each Additional or Replacement" doesn't specifically refer to Patrons only.

Rental Rates: Standard Rental of Great Room (maximum of 6 hours): I find this range of prices confusing as there is no explanation as to why there is a range and what is the difference between a \$750 rental and \$1000 rental?. Additionally, it would appear that the rates are the same whether the rental is for one hour or six ("maximum of 6 hours") whereas multi-purpose room and library rates are by the hour. Is it the intention to limit events in the Great Room to longer events only at the loss of rental revenue for shorter events? Obviously, no one is going to pay \$750 to rent for an hour or two.

7. Weapons: Without getting into the politics of open carry, the fact of the matter is that the State of Florida has codified into law the ability to open carry firearms unless the property owner specifically prohibits it. Although there has not been, to my knowledge, any incidences involving weapons on CDD property, the potentiality is there with this law. Adding the fact that there are

events, both non-CDD and CDD sponsored where alcoholic beverages are present that could increase the probability of there being some type of conflict and being proactive rather than reactive might be wise. If and when an individual decides to exercise their 2nd Amendment rights the question needs to be asked, would it be wiser to allow open carry on CDD property in order to gratify a single individual while possibly making many more individuals uncomfortable or not? On the other hand, concealed weapons pose a much less likely possibility of escalating into a conflict or making others uncomfortable with a "don't ask, don't tell" policy. Additionally, it would be difficult to enforce if prohibited. Following is my offering for an addition to the Amenity Facility Policies under a index heading of Weapons:

Weapons: The open carrying of weapons as defined as handguns or knives too large to be concealed is expressly prohibited on CDD property. Concealed weapons, although not encouraged, are not included in this policy.

SECTION VI

Subsection B

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES; 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 in the City of North Port, Florida; and

WHEREAS, the District previously adopted its *Amenity Facilities Policies*, as amended, from time to time (“**Amenity Rules**”) and desires to adopt amended Rules for the efficient operation of the District and its amenities; and

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing held on January 21, 2026, the Board of Supervisors (“**Board**”) adopted amended rules, policies, rates, deposits and fees, as set forth in **Exhibit A** (“**Amended Amenity Rules**”), for immediate use and application; and

WHEREAS, the Board finds that it is in the best interests of the District and necessary for the efficient operation of the District to memorialize by resolution the adoption of the Amended Amenity Rules.

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

SECTION 1. The Revised Amenity Facilities Policies as set forth in **Exhibit A** are hereby ratified and adopted pursuant to this Resolution as necessary for the conduct of District business. The Amended Amenity Rules were effective as of the Board’s adoption on January 21, 2026, and shall stay in full force and effect until such time as the Board may further amend these Amended Amenity Rules. The Board reserves the right to approve such amendments by motion.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of January 2026.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:
Amended Amenity Rules

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

AMENITY FACILITIES POLICIES

Last Revised & Adopted

January 21, 2026 (“Effective Date”)

Deleted: November 20, 2024

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**, pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

Deleted: Resident, Non-Resident Member, Tennis Member, or Renter...

“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 an individual or their family, as appropriate based on the fee paid, to use the Tennis Facilities only. Use of the pool, Clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

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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

For more regarding a Homeowners Association’s right to reserve the Amenity Facilities, see Amenities, Rates, Deposits, & Fees herein.

COMMUNITY CLUB USE OF FACILITIES

For more regarding a Community Club’s right to reserve the Amenity Facilities, see Amenities, Rates, Deposits, & Fees herein.

- 1. 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) Guests per day to the Clubhouse. In no event shall the number of 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, 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.

Commented [SS1]: Consolidated with the similar language in the Amenities Rates, Deposits & Fees section. Please see that section for direction needed

Deleted: 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.¶
¶ 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 [SS2]: 1 & 2 added to Amenity Rates section to stay consistent with where the HOA rental section was located.

Deleted: 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.).¶
¶ 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.¶

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Deleted: Resident, Non-Resident Member or Renter

- 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, 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.

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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. 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.
21. 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.
22. 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.

Deleted: <#>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.¹

23. 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.
24. 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.
25. 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.
26. 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. Subject to all other terms and conditions provided herein, the portions of the Amenity Facilities available for rent may be rented by the following individuals/groups (each individually referred to as a "Facility Renter"):
 - A. Residents,
 - B. Renters.
 - C. Non-Resident Members.
 - D. Homeowners Associations.
 - E. Community Clubs.
2. Rentals by Residents, Renters, or Non-Resident Members as provided in (1) above includes both events held by and events sponsored by such Resident, Renter, or Non-Resident Member, respectively. Rentals by Homeowners Associations or Community Clubs are limited to events held/hosted by such Homeowners Associations or Community Clubs, respectively.
3. 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.

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4. 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.
5. 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.
6. 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 damage, 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.
10. The tennis courts may be reserved by the Facility Manager 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.
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

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policies herein, including but not limited to encouraging sportsmanship, proper etiquette and fair play.

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.

TENNIS 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. Except as otherwise provided in this Tennis Guest Policy, the following limitations apply:
 - a. Residents, Non-Resident Members, and Renters: May invite up to three (3) Tennis Guests per day to a single court, and the Tennis Guest must purchase a Daily Guest Pass.
 - 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 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,
4. The policies under this TENNIS GUEST POLICY subsection related to Daily Guest Passes and limitations 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.

[MOVED UNDER GENERAL POLICIES][ALSO STATED BELOW]

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.

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Moved up [1]: Smoking and vaping is prohibited anywhere in the tennis facility. [MOVED UNDER GENERAL POLICIES]¶

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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-serve/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.

AMENITIES RATES, DEPOSITS & FEES

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Law Implemented: ss. 190.011, 190.035, Fla. Stat.

Effective Date: January 21, 2026

Deleted: 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.

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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

Tennis Membership Rates							
	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031	Fee Maximum
Singles							
1 Month	\$84	\$87	\$89	\$92	\$95	\$97	\$111
3 Month	\$186	\$192	\$197	\$203	\$209	\$216	\$334
6 Month	\$360	\$371	\$382	\$393	\$405	\$417	\$790
12 Month	\$720	\$742	\$764	\$787	\$810	\$835	\$989
Family							
1 Month	\$169	\$174	\$179	\$185	\$190	\$196	\$1,004
3 Month	\$355	\$366	\$377	\$388	\$400	\$412	\$1,004
6 Month	\$709	\$730	\$752	\$775	\$798	\$822	\$1,101
12 Month	\$1,351	\$1,392	\$1,433	\$1,476	\$1,521	\$1,566	\$2,000
Daily Guest Pass	\$10	\$10	\$10	\$10	\$10	\$10	\$20
Tennis Pro Lesson Pass – Non-Resident	\$10	\$10	\$10	\$10	\$10	\$10	\$20

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*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 1/21/2026.

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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 individual and/or group, renting portions of the Amenity Facilities (“**Facility Renter**”) 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, is 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

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Manager and **Facility 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.

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7. Rental Events with Alcoholic Beverages. The District is **NOT** licensed for the sale of alcoholic beverages. Any **Facility Renter**, that desires to provide alcoholic beverages for consumption during the rental event must abide by the following:

Deleted: Patron or Non-Resident renting the Amenity Facilities ("**Facility Renter**")

- 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 Homeowners Associations.** Each Homeowners Association serving the community within the District may be allowed to reserve the Great Room or Multi-Purpose Room without payment of the applicable room rental rates, 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 such Homeowners Association. The District may limit or terminate a Homeowners Association’s right to use the Amenity Facilities at any time. Each Homeowners 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 Homeowners Association.

11. **Rental by Community Clubs.** Each Community Club may be allowed to reserve the Great Room or Multi-Purpose Room without payment of the applicable rental rates up to four (4) times per calendar year (as space permits, and in the sole discretion of the Facilities Manager) for the purpose of holding community events hosted by such Community Club (“Community Club Events”), subject to the following terms and conditions:

- i. Community Club Event dates and times must be approved by the Facility Manager.
- ii. Community Club Events must, at a minimum, be open to all Residents, Renters, and Non-Resident Members on an equal basis.
- iii. For avoidance of doubt, in addition to waiving the room rental fee, all other fees and deposits provided in the above Rental Rate Chart are also waived (except as provided below in regards to additional staffing).
- iv. Except with respect to the payment of rental fees and deposits, Community Clubs must abide by all the same rules as other Facility Renters, which include executing any applicable rental forms, responsibility for, among other things, any damage to the Amenity Facilities arising out of the Community Club Event, and/or complying with rules related to Rental Events with Alcoholic Beverages (see Section 7 above).
- v. Community Club Events are not District-sponsored events; therefore:
 - a. District staff shall not be utilized to put on such event (e.g., set up, take down, clean up, selling tickets, etc.), unless such additional staffing is approved by the Facility Manager. The Community Club shall pay a fee for any such authorized additional staffing equal to the District’s cost.
 - b. District funds shall not be used to put on Community Club Events.
 - c. The District insurance policies are not intended to cover liabilities related to Community Club Events. Event liability insurance coverage may be obtained by the Community Club for any given Community Club Event at the Community Club’s cost.

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vi. The District may limit or terminate a Community Club’s right to use 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.).

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vii. Each Community Club shall execute any applicable rental forms and be responsible for, among other things, the cost of repairing any damage to the Amenity Facilities occurring during the Community Club Event.

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13. 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.

14. 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.

15. 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.

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SECTION VII

Subsection A

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

NOW, THEREFORE, be it resolved by the Board of Supervisors of Lakeside Plantation Community Development District:

- 1. The following persons were elected to the offices shown, to wit:

_____	is appointed Chairman
_____	is appointed Vice Chairman
Amanda Ferguson	is appointed Secretary/Assistant Treasurer
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
_____	is appointed Assistant Secretary
Hannah Greenwood	is appointed Treasurer
Darrin Mossing	is appointed Assistant Treasurer
Savannah Szozda	is appointed Assistant Treasurer
Alexandra Wolfe	is appointed Assistant Treasurer
Rebecca Santos	is appointed Assistant Secretary
Jason Greenwood	is appointed Assistant Secretary

PASSED AND ADOPTED THIS 21st DAY OF JANUARY 2026

ATTEST

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairman / Vice Chairman

SECTION VII

Subsection B-2

		January Sidewalk Survey		
Neighborhood	address	location		
Neighborhood Dixie RD	1463 Dixie	By Electrical Box		
Neighborhood Boxwood	2148 Boxwood	By Electrical Box		
	2153 Boxwood	By Electrical Box		
	2185 Boxwood	LH Driveway		
	2266 Boxwood	By sewer intake		
Neighborhood Pecan Dr	2389 Pecan	By Electrical Box		
	2390 Pecan	By Electrical Box		
Neighborhood Savannah	2395 Savannah	RH Driveway		
Neighborhood Cottonwood	2425 Cottonwood	RH Tree		
Neighborhood Townshomes	1085 Johan	By Electrical Box		
	1209 Jonah	Front		
Neighborhood Magnolia	2408 Magnolia	RH by tree		
	Corner of Tara and Plantation	Pool Side		
Neighborhood Scarlett	1501 Scarlett	Corner itself		
	1515 Scarlett	Corner Dixie and Scarlett		
	1559 Scarlett	in front of tree		
	1569 Scarlett	LH Driveway		
	1573 Scarlett	By Electrical Box		
	1577 Scarlett	LH Corner of house		
	1579 Scarlett	Corner of Boxwood & Scarlett		
	1603 Scarlett	RH Driveway		
	1607 Scarlett	LH Driveway		
	1622 Scarlett	RH Driveway		
	1707 Scarlett	Replace broken panel, it's across from 1707		
	1711 Scarlett	RH Driveway		
	1718 Scarlett	RH Driveway		
	1722 Scarlett	RH Driveway		
	1726 Scarlett	RH Driveway		
	1738 Scarlett	LH Driveway		
	1791 Scarlett	LH Driveway		
	1804 Scarlett	LH Driveway		

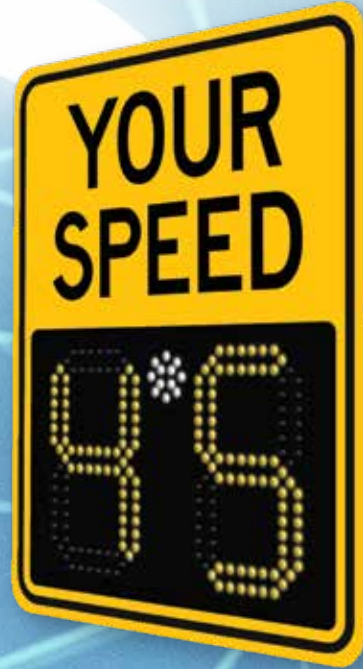
1827 Scarlett	LF Driveway			
1831 Scarlett	LH Electrical Box			
1838 Scarlett	LH Electrical Box			
1913 Scarlett	LH Driveway			
1921 Scarlett	LH by tree			
1923 Scarlett	RH by tree			
1946 Scarlett	RH Tree			
1953 Scarlett	LH by eletrcial box			
1962 Scarlett	LH Tree			
1996 Scarlett	RH by tree			
2012 Scarlett	RH Electrical			
2031 Scarlett	RH by tree			

SECTION VII

Subsection B-3



SafePace® Evolution 11



The Traffic Logix SafePace® Evolution 11 driver feedback sign is the solution that fits your budget.

This compact radar speed sign offers exceptional visibility and power efficiency in a lightweight and portable solution. Featuring the options you need at remarkably affordable pricing, the SafePace Evolution 11 driver feedback sign will help you keep your neighborhoods safe for years to come.

EV 11 Specifications

Digit Size	11"
Height	29"
Weight	20 lbs
24/7, 365 Scheduling	✓
Data Collection	✓
Solar Compatibility	✓
Battery Operated	✓
Universal Mounting	✓
Cloud Compatibility	✓
Trailer Compatibility	✓
Dolly Compatibility	✓
Hitch Compatibility	✓
Warranty	2 Years

Features

Energy Efficient: The sign can function up to 3 weeks autonomously with optional battery power depending on volume.

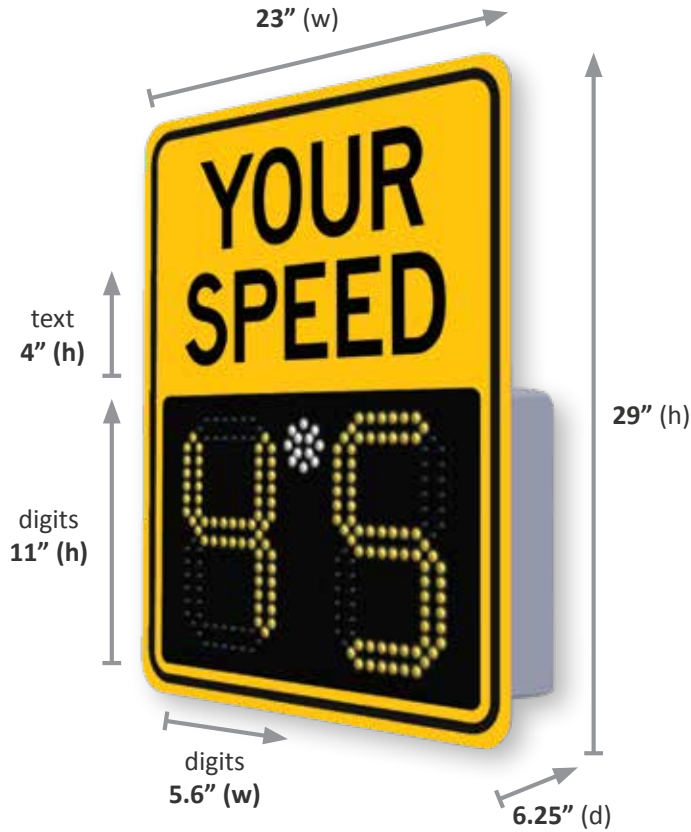
User-Friendly: Easy-to-use management software lets you set sign parameters quickly and easily while optional data collection allows you to download traffic data, and generate statistical reports.

Stealth Mode: Baseline traffic data collected while speed display appears blank to motorists.

Speed Violator Strobe: Programmable flashing strobe to alert speeding drivers comes standard with every sign.

Universal Mounting: Optional mounting brackets let you use one sign at multiple locations with the turn of a key.

Superior construction and durability for long-lasting performance.



Feature	Specifications
Dimensions	
Digits	11"(h) x 5.6"(w), 98 LEDs per digit
Unit with "YOUR SPEED" sign mounted	Full size sign: 29.0"(h) x 23.0"(w) x 5.625"(d)
Sign Weight (includes "YOUR SPEED" sign (2 lbs) mounted)	
AC Powered	20 lbs
Battery Powered Model	20 lbs (not including batteries)
Solar powered model	20 lbs (does not include batteries, solar panel or bracket)
General Specifications	
Operating Temperatures F (C):	-40° (-40°) to 185° (85°)
2-Digit Speed Display	Miles per hour (mph) 3-99. Kilometers per hour (km/h) 5-99.
Faceplate	High-Intensity prismatic reflective sheeting on "YOUR SPEED" signs with black colored text. MUTCD approved colors and format
Communications	Bluetooth, GSM/GPRS
Programming	SafePace® Pro management software SafePace® Cloud remote management 24/7 365 day unlimited programming and scheduling

Feature	Specifications
Power Options (Electrical Specifications)	
AC power input	100~240 V AC
DC power input	12 V DC
Solar panel options	20W or 50W solar panel
Radar	
Internal Radar:	Doppler (FCC approved)
Model	DF 600
Radar RF out	5 mW maximum
Radar f-center	24.125 GHz or 24.200 GHz
Pickup distance	Up to 400 feet
Beam angle	24° (vertical) x 12° (horizontal)
Beam polarization	Linear
CE Mark (Radar)	Yes
Display	
LEDs	208
Digits	196 LEDs: Color: Yellow (590 nm) Viewing angle at 50% IV: 30° Partial Flux (Brightness): 9000 – 22400 Ev,[lux]/LED
Speed Violator Strobes	Color: White (2700 K – 6500 K) Viewing angle at 50% IV: 150° Luminous Flux: typically 33lm @ 4000 K Luminous Efficacy: typically 176 lm/W @4000 K
Ambient light sensor	1 sensor and automatic brightness adjustment
Enclosure	
Construction	Vandal resistant, lightweight polymer. Matte black front for reduced glare and maximum contrast. Light gray body to minimize heat absorption
Weatherproof Rating	Weatherproof, NEMA 4X-12, IP65 level compliant. Non-sealed and ventilated
Warranty	
Sign	2 years
Batteries	1 year

**INSTRUCTIONS FOR SUBMITTING A LAW ENFORCEMENT
SPECIAL DETAIL APPLICATION AND AGREEMENT**

A Law Enforcement Special Detail Application must be used to request the assignment of off-duty law enforcement officers ("Special Detail") at your event or location. An application must be submitted within fourteen (14) days of the date the Special Detail is needed. The City will work in good faith to accommodate all Special Detail requests; however, off-duty law enforcement officer availability cannot be guaranteed.

Payment & Registration

For the convenience of Applicants, the City of North Port uses an online portal called Detail Kommander to facilitate the payment for Special Details. Applicants can register with the City's Detail Kommander System by going to: https://app.detailkommander.com/users/sign_in. Payment may also be submitted in-person to the North Port Police Department's Detail Coordinator Monday through Friday between 8:00 a.m. and 4:00 p.m. at 4980 City Hall Boulevard, North Port, Florida. In-person payments may be made by check or money order, payable to the City of North Port. Additional software service fees may apply.

Applicants will be required to enter into a Law Enforcement Special Detail Agreement with the City before any Special Detail officers are assigned to their event or location. The City offers the following types of Law Enforcement Special Detail Agreements: One-Time Agreement, Temporary Service Agreement, and Annual Service Agreement. An Applicant may choose the type of Agreement that best serves their needs.

One-Time Agreements:

A One-Time Agreement should be used for an event that will be less than 24 hours in duration and will not be reoccurring for at least one year. One-Time Agreements will be invoiced prior to the event and payment is required no less than three (3) business days before the event.

Temporary Service Agreements:

A Temporary Service Agreement should be used when the same event will occur at a single location on multiple days within a 30-day period. The days within the 30-day period do not need to be consecutive. Temporary Service Agreements will be invoiced prior to each event and payment is required no less than three (3) business days before each event.

Annual Service Agreements:

An Annual Service Agreement should be used when the same event will occur at a single location on multiple days within a one-year period. The days within the one-year period do not need to be consecutive. Annual Service Agreements will be invoiced monthly and payment is due within 30 days of the date on the invoice.

Determining Appropriate Staffing Requirements

The minimum number of Special Detail officers required is generally determined by the estimated attendance for an event. Under certain conditions, the minimum number of Special Detail officers required by attendance will not be appropriate and additional Special Detail officers will be required. The City will determine the appropriate number of Special Detail officers to provide at an event or location based upon the type of event occurring. The following types of events are the most common: Main Events and Secondary Events.



Main Event:

A Main Event may require additional Special Detail officers. A Main Event includes the time period between the commencement and conclusion of a specified featured attraction, is the reason why a majority of the attendees are present at the location, and has a specific start and end time, such as a sporting event.

Secondary Event:

A Secondary Event may require additional Special Detail officers. Secondary Events generally occur when there is not a singular focal point or featured attraction for an attendee's enjoyment; such as a farmer's market. A Secondary Event can be the only event at the location, it may also include the time periods before and after a Main Event.

Not all events are the same. Other factors that may impact the appropriate number of Special Detail officers include, but are not limited to:

1. The availability/sale of alcoholic beverages.
2. The physical setting of the event or location.
3. The need for a Special Detail before, during and/or after a Main Event.
4. The need for street closures or rerouting of vehicular or pedestrian traffic.
5. Expected weather conditions.
6. North Port Police Department's experience with similar events or locations.

Minimum Staffing Requirements

The following guide provides the minimum number of Special Detail officers required based on attendance:

Minimum Officer Staffing Guide Requirements				
Number of Attendees	Main Events		Secondary Events	
	Officers	Supervisors & Managers	Officers	Supervisors & Managers
0-500	0-2	0	0-2	0
500-1000	1-4	0	1-3	0
1001-2500	5-8	1+0	3-4	0
2501-5000	9-12	2+0	5-6	1+0
5001-7500	13-16	2+0	7-8	1+0
7501-10,000	17-20	3+1	9-10	2+0
10,001-15,000	21-30	4+1	11-12	2+0
15,001-25,000	31-48	6+2+1	13-15	2+0
25,001-35,000	49-72	9+2+1	16-19	3+1
35,001-50,000	73-88	11+3+1	20-24	3+1
50,001-65,000	89-120	15+3+2	25-30	4+1
65,001-80,000	121-152	19+4+2	31-40	5+2
80,001-95,000	153-200	25+5+2	41-48	6+2+1
95,001-Over	200+	TBD	48+	TBD



Minimum Supervisor & Manager Requirements
One (1) sergeant for every 4-8 officers
One (1) commander (manager) for every 2-5 sergeants
One (1) captain (manager) for every 2 or more commanders

Rates

The following hourly rates shall apply for each Special Detail officer, supervisor, and manager assigned to the event or location, plus service fees as established by the contract with the scheduling vendor (6%, 7% or 8 % depending on method of payment):

Officer	Supervisor	Manager
\$85.00	\$93.00	\$100.00

Premium Rates:

Premium rates apply to – Requests for extra duty with three (3) business days or less notice prior to the requested date(s) = Martin Luther King's Birthday, President's Day, Memorial Day, Labor Day, Columbus Day, Veteran's Day, Christmas Eve and Christmas Day, Super Bowl Sunday, New Year's Eve, Thanksgiving Day and the day after, Easter Sunday and Independence Day. Plus service fees as established by the contract with the scheduling vendor (6%, 7% or 8% depending on method of payment).

Officer	Supervisor	Manager
\$107.00	\$119.00	\$130.00



LAW ENFORCEMENT SPECIAL DETAIL AGREEMENT

THIS AGREEMENT, entered into this _____ day of _____, 202____, by and between the City of North Port, Florida, hereinafter referred to as "City," and _____ referred to as "Applicant," to provide Applicant with the professional law enforcement services of off-duty police officers through the City's Police Department.

WITNESSETH:

WHEREAS, the North Port Police Department is the City's law enforcement agency with a mission to protect the lives and constitutional rights of the public by maintaining and promoting community, order, and respect for the law. The North Port Police Department provides a supplementary service to special events by assigning off-duty law enforcement officers through the use of "Special Detail" assignments; and

WHEREAS, the City's Chief of Police agrees to provide the Applicant with Special Detail officers upon the terms and conditions as set forth below.

NOW, THEREFORE, in consideration of the sums hereinafter set forth and for other good and valuable considerations, the receipt of which are hereby acknowledged, the parties hereby agree as follows:

SPECIAL DETAIL INFORMATION

1. The Applicant has submitted an Application for Law Enforcement Special Detail, (form NPPD 712B), which is attached and incorporated by reference.
2. As indicated on form NPPD 712B, the Applicant desires to obtain professional law enforcement services from the City as follows:
 - a. The "event location" will be: _____, North Port, Florida.
 - b. This Agreement is for the following type of Special Detail. (Please check one):
 - One-Time Agreement
 - Temporary Service Agreement (multiple events within 30 days)
 - Annual Service Agreement (multiple events within one year)
 - c. The Applicant will be provided with the following amount of staff at the event location upon the terms and conditions as set forth below. (Please indicate the number of each type of personnel):
 - _____ Special Detail Officers
 - _____ Special Detail Supervisors
 - _____ Special Detail Managers



SPECIAL DETAIL TASKS

3. Any Special Detail officer(s) provided by the City pursuant to this Agreement shall perform the regular law enforcement duties of an on-duty officer and provide for the health and security of persons at the event location. The Special Detail officer(s) shall at all times adhere to the City's Policies and Procedures and will not engage in any behavior that would contradict these Policies and Procedures.

4. At all times pertinent to this Agreement, Special Detail officers will be assigned by and remain under the command and control of the North Port Police Department, Chief of Police or designee. The Applicant is not permitted to direct or assign a Special Detail officer to a specific task or location, but may make a request or suggestion to the officer. Ownership, maintenance, and selection of equipment to be used at the event location are the sole responsibility of the City. The standard equipment assigned to a North Port Police Officer for use during the performance of their on-duty assignments shall be used by the Special Detail officer during the Special Detail.

COST AND PAYMENT

5. The Applicant shall pay for a minimum of three (3) hours per Special Detail officer provided. Additional software service fees may apply.

6. The following hourly rates shall apply for each Special Detail officer assigned to the event location:

Officer	Supervisor	Manager
\$85.00	\$93.00	\$100.00

Premium Rates:

Premium rates apply to – Requests for extra duty with three (3) business days or less notice prior to the requested date(s) = Martin Luther King's Birthday, President's Day, Memorial Day, Labor Day, Columbus Day, Veteran's Day, Christmas Eve and Christmas Day, Super Bowl Sunday, New Year's Eve, Thanksgiving Day and the day after, Easter Sunday and Independence Day.

Officer	Supervisor	Manager
\$107.00	\$119.00	\$130.00

7. Annual Service Agreements. If this Special Detail is an Annual Service Agreement, Applicant will be invoiced monthly and payment is due within thirty (30) days of the date on the invoice.

- a. If payment is not received within forty (40) days of the date on the invoice, a twenty-five dollar (\$25.00) late fee will be added, with an additional twenty-five dollar (\$25.00) late fee for every thirty (30) days thereafter.



b. If payment is not received within sixty (60) days of the date on the invoice, in addition to the penalties provided above, the City may cancel all of Applicant's Special Detail applications until payment, including all late fees, are paid in full. Any new Special Detail applications will be treated as applications for a Temporary Service Agreement and a good payment history must be established before the Applicant is permitted to enter into a new Annual Service Agreement.

8. One-Time and Temporary Service Agreements. If this Special Detail is a One-Time Agreement or Temporary Service Agreement, Applicant will be invoiced prior to the event and payment is required no less than three (3) business days before the event.

FURTHER TERMS

9. **To the extent permitted by Florida law, the Applicant shall indemnify, defend, and hold harmless the City, Commissioners, officers, agents, and employees, from all liabilities, fines, claims, assessments, suits, judgments, damages, losses and costs, including consequential, special, indirect, and punitive damages, (including, but not limited to, reasonable attorneys' fees and court costs, whether such fees and costs are incurred in negotiations, at the trial level or on appeal, or in the collection of attorneys' fees), arising out of any acts, actions, breaches, neglect, or omissions of the Applicant, or Applicant's officers, employees, agents, subcontractors, sub-consultants, and other persons employed or utilized by the Applicant during the performance of, or the failure to perform, under this Agreement. This Agreement does not constitute a waiver of sovereign immunity or consent by the City or its subdivisions to suit by third parties. Nothing in this Agreement shall be deemed to affect the rights, privileges and immunities of the City as set forth in section 768.28, Florida Statutes.**

10. The Applicant agrees and understands that the Special Detail officer(s) provided by the City pursuant to this Agreement does not create a guarantee of the health and safety of the patrons attending the event location, but that the Special Detail officer(s) will perform their regular law enforcement duties as otherwise provided by the North Port Police Department.

11. The Applicant agrees and understands that an off-site emergency may require the Special Detail officer(s) provided pursuant to this Agreement to respond or be reassigned to the off-site emergency location with little or no notice to the Applicant. Any off-site emergency requiring the response or reassignment of the Special Detail officer(s) provided pursuant to this Agreement shall not be deemed a breach of this Agreement by the City.

12. In no circumstance will the Applicant ever be required to make payment for the services provided pursuant to this Agreement directly to a Special Detail officer. All payments will be made using the City's Detail Kommander System or submitted in-person to the North Port Police Department's Detail Coordinator Monday through Friday between 8:00 a.m. and 4:00 p.m. at 4980 City Hall Boulevard, North Port, Florida.

13. The City will work in good faith to accommodate all Special Detail requests; however, off-duty law enforcement officer availability cannot be guaranteed. The City may deny or cancel this Agreement at any time with or without cause.



14. An Applicant may cancel or postpone a Special Detail for any or no reason by contacting the North Port Police Department, Telecommunications Section at (941) 429-7300.

- a. Cancellation of a Special Detail must be made at least 24-hours prior to the date and time agreed to in this Agreement. If a Special Detail is canceled less than 24-hours prior to the agreed start time, the City may charge the Applicant the minimum of three (3) hours per Special Detail officer provided.
- b. Postponement of a Special Detail must be made at least 24-hours prior to the date and time agreed to in this Agreement. If a Special Detail is postponed less than 24-hours prior to the agreed start time, the City may charge the Applicant the minimum of three (3) hours per Special Detail officer provided. A Special Detail may not be postponed more than once; the postponement of a Special Detail for more than six (6) months shall be considered a cancellation of the Special Detail.

15. The provisions of this Agreement represent the totality of the terms agreed upon by the parties. No prior or present agreements or representations, whether written or oral, shall be binding upon the City or the Applicant unless included in this Agreement or attached as an Amendment.

16. The rights, obligations and remedies of the parties under this Agreement shall be governed by the laws of the State of Florida and the exclusive venue for any legal or judicial proceedings in connection with the enforcement or interpretation of this Agreement shall be in Sarasota County, Florida.

17. The City of North Port, Florida, does not discriminate on the basis of race, color, national origin, sex, age, disability, family or religious status in administration of its programs, activities or services. The Applicant shall not administer this Agreement in an unlawfully discriminatory manner, nor deny participation in or the benefits of same to any individual based on that individual's race, color, national origin, sex, age, disability, family or religious status, marital status, sexual orientation, gender identity or expression, or physical characteristic.

AGREED TO BY THE PARTIES this ____ day of _____, 202__.

Applicant Signature Date

Detail Coordinator or Designee Signature Date



SECTION VII

Subsection C-1

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.: 20779
Invoice date: 12/02/2025
Due date: 12/02/2025

Sales Rep: Maria

#	Product or service	Description	Qty	Rate	Amount
1.	Change order	Demo & New Tennis footers + NEW Tennis posts	4	\$2,450.00	\$9,800.00

Ways to pay



[View and pay](#)

Total \$9,800.00

031 100 538 11000

INVOICE

SPORT SURFACES
7011 Wilson Rd
West Palm Beach, FL 33413

AccountingTeam@sportsurfaces.co
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.: 20829
Invoice date: 12/12/2025
Due date: 12/12/2025

Sales Rep: Nick

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

Total \$6,250.00

Ways to pay

BANK :

[View and pay](#)

031

SECTION IX

Subsection B-1

Lakeside Plantation Community Development District

Amenity Management Report

1/21/2026



HAROLD MYERS

AMENITY MANAGER LAKESIDE PLANTATION
GMS, LLC

Lakeside
PLANTATION

Lakeside Plantation
Community Development District

Amenity Management Report

January 21, 2026

To: The Board of Supervisors

From: Harold Myers, Amenity Manager Lakeside Plantation

RE: Lakeside Plantation CDD Amenity Management Report, January 21, 2026

--Amenities Events Revenues for November 2025 were \$4063.00...Cost \$964.21
with a plus of \$3098.79

Amenities Event Revenue for December 2025 were \$4990.00...Cost \$3789.93
with a plus of \$1239.57



Recent Updates to the Community

--Fencing around the pool equipment area has been completed by Fence Outlet.

--Sport Surfaces had completed the Tennis Court Resurface as per their quote, shortly after we find out there was not near enough clay figured to properly do the project in the original quote.

Work in Progress

-- Have gotten quotes per Pat to have the Clubhouse Parking lot seal coated, restriped and broken concrete bumpers replaced.

--Have gotten a quote per Pat to have sidewalks grinded and repaired by Williams Concrete.

--Have gotten three quotes on weekly service of cleaning the Clubhouse Facilities and also one time deep clean.

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**



Monthly Events Report

Lakeside Plantation CDD

11-1-2025 to 11-30-2025

Balance

Date	# Residents	Event	Revenue	Cost	Profit or Loss	Column1	Column2
11/16/2025	60	Thanksgiving Potluck	\$60.00	\$72.00	-\$12.00		
11/22/2025	18	Holiday Market	\$180.00	\$33.95	\$146.05		
11/21/2025	45	Music Bingo Wine And Cheese	\$450.00	\$453.26	-\$3.26		
11/30/2025	1	Tennis	\$1,663.00	\$0.00	\$1,663.00		
11/30/2025	108	Fit to Core	\$540.00	\$405.00	\$135.00		
11/30/2025	2	Room Rental	\$650.00	\$0.00	\$650.00		
11/30/2025	8	Pool Furniture	\$80.00	\$0.00	\$80.00		
11/30/2025	2	Tennis Pro	\$440.00	\$0.00	\$440.00		
Total	244		\$4,063.00	\$964.21	\$3,098.79		

Monthly Events Report

Lakeside Plantation CDD ¹⁹⁶

1

11-1-2025 to 12-31-2025

Balance

Date	# Residents	Event	Revenue	Cost	Profit or Loss	Column1	Column2
12/12/2025	20	Music Bingo Wine and Cheese	\$200.00	\$250.00	-\$50.00		
12/13/2025	3	Christmas Golf Cart Parade	\$0.00	\$129.98	-\$129.98		
12/10/2025	30	Coffee and Donuts	\$0.00	\$34.85	-\$34.85		
12/31/2025	2	Tennis	\$1,100.00	\$0.00	\$1,100.00		
12/31/2025	56	Fit to Core	\$290.00	\$217.00	\$72.50		
12/31/2025	68	Ring in the New Year	\$3,400.00	\$3,158.10	\$281.90		
Total			\$4,990.00	\$3,789.93	\$1,239.57		

SECTION IX

Subsection B-3

QUOTE

198

Repair/Grind Community Sidewalks per Pat.

Williams Concrete, Inc

PO Box 510532

Punta Gorda, FL 33951

(941)815-1689

BILL TO

Lakeside Plantation CDD

2800 Plantation Blvd

North Port, FL 34289

QUOTE #

100

QUOTE DATE

01/03/2026

DESCRIPTION	AMOUNT
Grinding and repairing sidewalk	6,000.00
TOTAL	\$6,000.00

SECTION IX

Subsection B-4-a



Date: Thursday, December 11, 2025

Project # F26-1976

Submitted To:
 Patrick Lavoy
 Lakeside Plantation CDD
 2800 Scarlett Avenue
 North Port, FL 34289
Contact Information:
 Phone: (239) 241-1160
 Mobile:
 patlavoycdd@gmail.com

Site Description: # S158442
 Lakeside Plantation CDD
 2800 Scarlett Avenue
 North Port, FL 34289

 Site Contact:
 Site Phone:

Prepared By:
 Diego Amaya
Contact Information:
 Mobile: 708-731-1182
 Office: (305) 836-8678
 E-mail: damaya@driveway.net
Project Manager:
 Mobile:
 Email:

Items not expressly included in the below scope of work are not included and will be an additional cost via change order should additional work be required or requested

Qty	Proposed Service(s) & Description(s)	Depth
500 LF	Crackfill <i>Up to 500 LF</i> 1. Mobilize equipment and material to job site. 2. Clean parking area of loose dirt and debris. 3. Blow and clean crack free of debris. 4. Crack fill using GEM-SEAL Crack-Flex Pro-S hot pour crack fill material. **AREAS TO BE DETERMINED BY DMI PAVING & SEALCOATING AND THE CUSTOMER.	\$1,400.00
7 Each	Car Stops 1. Pickup and haul away the existing damaged car stops. 2. Deliver and layout new 6' standard concrete car stops. 3. Fasten each new car stop in place with two 12" steel pins. **ANY CAR STOPS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE INSTALLED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT. **DMI DOES NOT WARRANTY NEWLY INSTALLED CAR STOPS FROM SHIFTING OR BEING BROKEN DUE TO VEHICULAR IMPACTS	\$700.00

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
 WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
 ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
 Suite 212. Tampa. FL 33619



Project# F26-1976

28100 Sq. Ft.

Sealcoat – Tarconite by Neyra

\$8,120.00

1. Thoroughly clean the entire asphalt area with high powered blowers.
2. Pre-treat heavy oil spots with Bond Seal to assist in adhesion.
3. Apply first coat of Tarconite by Neyra sealer via spray method with 3% FSA Co-Polymer added to sealer strictly to manufacturer's specifications with 2-3 lbs of grade #2 silica sand added per gallon. Mechanically agitate sealer mix and apply at a spread rate of 1/6 of a gallon per square yard using our exclusive sand flow process.
4. Apply a second coat of Tarconite with sand in the same method, quantity, and proportion as the first coat.

***OPTION: TO SUBSTITUTE THE ABOVE SCOPE OF WORK WITH TWO COATS OF POLYPRO POLYMER FORTIFIED HEAVY DUTY COAL TAR EMULSION IN LIEU OF STANDARD SEALER ADD \$1800 TO THIS PROPOSAL TOTAL.**

POLYPRO, OUR PREMIUM QUALITY PAVEMENT COATING, IS COMPOSED OF REFINED COAL TAR THAT IS FORTIFIED WITH RUBBER PRIOR TO EMULSIFICATION. THE RESULTING HIGH-SOLIDS PRODUCT CONTAINS A UNIQUE SURFACTANT FORMULATION WHICH ALLOWS FOR GREATER COMPATIBILITY WITH ASPHALT SURFACES.

PLEASE CIRCLE ONE.....(YES / NO)

****SEALCOATING TO BE COMPLETED IN (2) PHASES.**

****SEALER MAY NOT ADHERE IN AREAS OF POLISHED AGGREGATE, AREAS WHERE THE ASPHALT IS RAVELING, AREAS OF UNSTABLE OR BROKEN ASPHALT, AND AREAS OF CONSISTENT STANDING WATER.**

****SEALER WILL NOT HIDE EXISTING CRACKS.**

****ADDITIONAL MOBILIZATIONS WILL BE PERFORMED AT A COST OF \$2250.00 EACH IF THE PARKING LOT IS NOT CLEARED ON THE AGREED UPON SCHEDULE DATES.**

****THIS PROPOSAL INCLUDES A \$500 ALLOWANCE FOR PERMIT AND PROCUREMENT FEES. ANY ADDITIONAL FEES OR WORK REQUIRED BY THE PERMIT WILL BE AN EXTRA COST TO THE CUSTOMER.**

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
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Suite 212. Tampa. FL 33619



Project# F26-1976

1 Lump Sum **Parking Lot Striping - Restripe**

- 1. Clear away loose dirt and debris.
- 2. Restripe the existing painted surfaces as existing using DOT approved latex traffic paints to include:

- (2) STOP BAR w/ CRUSHED GLASS - RESTRIPE
- (14) CARSTOP - PAINT
- (5) HANDICAP STALL - RESTRIPE
- (47) LINE - RESTRIPE

NOTE: Due to variable surface conditions, this work is not warranted against peeling or flaking on concrete surfaces, or unstable asphalt surfaces.

***THE DISABLED PARKING STALLS ARE BEING RESTRIPE AS THEY PRESENTLY EXIST. THIS CONTRACTOR MAKES NO CLAIM THAT THEY WILL MEET LOCAL, STATE AND FEDERAL REQUIREMENTS FOR DISABLED PARKING.*

***ANY AREAS THAT ARE INACCESSIBLE ON THE DAY SCHEDULED WILL BE STRIPED ON AN AGREED UPON RETURN TRIP AT AN ADDITIONAL COST TO THE CLIENT.*

PAYMENT TERMS 0 Down, Balance Net Upon Completion

Project Total **\$10,220.00**

SERVICE TERMS Acceptance of this proposal implies agreement to the Terms and Conditions included on the last page.

Final Price Subject to Change based on material costs at time of permit issuance. Project will be scheduled with client ahead of commencement. Customer must ensure all irrigation systems are shut off ahead of scheduled work. DMI will not be responsible for damage to existing irrigation systems or any utilities in areas of construction. Landscape restoration is not included.

This proposal may be withdrawn at our option if not accepted within 30 days of Dec 11, 2025

Certified Pavement Professional Diego Amaya

_____ Print Name

Accepted Authorized Signature

_____ Signature

www.driveway.net

MIAMI | 1100 NW 73rd St. Miami, FL | FORT LAUDERDALE | 1829 NW 29th St. A Oakland Park, FL 33311
WEST PALM BEACH | 155 E. Blue Heron Blvd Suite 405, FL 33404 | FORT MYERS | 4262 Edison Ave. Fort Myers, FL 33916
ORLANDO | 677 Fairvilla Rd. Orlando, FL 32808 | TAMPA | 3710 Corporex Park Dr.
Suite 212. Tampa. FL 33619



TERMS, CONDITIONS & GUARANTEE

Driveway Maintenance Inc.. hereafter referred to as "DMI"

TERMS: Terms are as stated above. If payment is not made in accordance with the above terms, the customer agrees to pay any collection, legal fees and additional costs accrued due to unpaid balances.

Price is based on specifications and estimates as shown on the "Proposal & Agreement" from date of issuance. The cost estimates for this project are based upon current material or supply pricing. Since the market for materials is currently considered volatile, and sudden price increases could occur, DMI reserves the right to increase pricing for the work in the event that DMI directly incurs additional expenses arising out of or related to purchasing, shipping, or otherwise obtaining materials. Pricing is subject to change based on actual costs of materials at time of permit issuance. Pricing adjustments will be agreed upon by customer prior to the commencement of work.

Unless expressly noted within the proposal agreement, DMI makes no claim to the local, state, or federal compliance of any or all ADA elements present within the property boundary.

Additional charges may become necessary if extra materials or extra labor would become necessary to perform or complete this job or if extra services and/or materials are requested in writing by the owner or general contractor by their respective authorized supervisory employees. "DMI" shall not be held liable for damage to surrounding areas of driveway or parking lot due to poor subgrade, moisture, or other unforeseen circumstance. Additional charges will be in accordance with the agreed upon change order which is made part and parcel of these conditions and "Proposal & Agreement". "DMI" reserves the right to refuse additional equipment time, extra materials or extra labor if it would interfere with advanced scheduling with other customers with whom previous commitments had already been extended.

CONDITIONS: The above prices, specifications and conditions are satisfactory and are hereby accepted. You are contracted to do the work as specified and the stated payment terms are acceptable. All material is guaranteed to be as specified. All work is to be completed in a workmanlike manner in accordance to standard construction practices. Any deviation from this proposal or extra work will be executed only upon owner or owners agent orders and may become an extra charge over and above this agreement. All agreements are contingent upon delays beyond our control. Property owner to carry all necessary insurance. We do not guarantee against pavement cracking from weather cycles, reflective cracking, power steering marks or gauges in new asphalt pavement/patches, and water ponding or retention due to preexisting grade conditions. We cannot guarantee drainage or against water ponding on new asphalt. "DMI" shall not be liable for damage to adjoining asphalt, concrete flat work, or curbing, damages to underground utilities in the areas of construction, damages to irrigation within or adjacent to repair areas, damages/modifications to newly completed work due to removal of barricades or trespassing on job site during or after construction activities. Customer shall be responsible for costs of permits, procurement of permit by Contractor, and any additional work required by the permit or site inspections resultant of the permit.

EXCLUSIONS: The following items are excluded unless otherwise stated in the proposal: Engineering, Record Retrieval, Additional Excavation, Staking, Material Testing, Sod or Landscape Restoration, Irrigation Repairs, Manhole/Catch Basin/Gate Valve Adjustments or Repairs unless specified, Vegetation Removal, SAC/WAC Charges, Dewatering.

NOTICE OF LIEN: Any person or company supplying labor or materials for this improvement to your property may file a lien against your property if that person or company is not paid for the contributions.

Customer Initial _____ Date _____

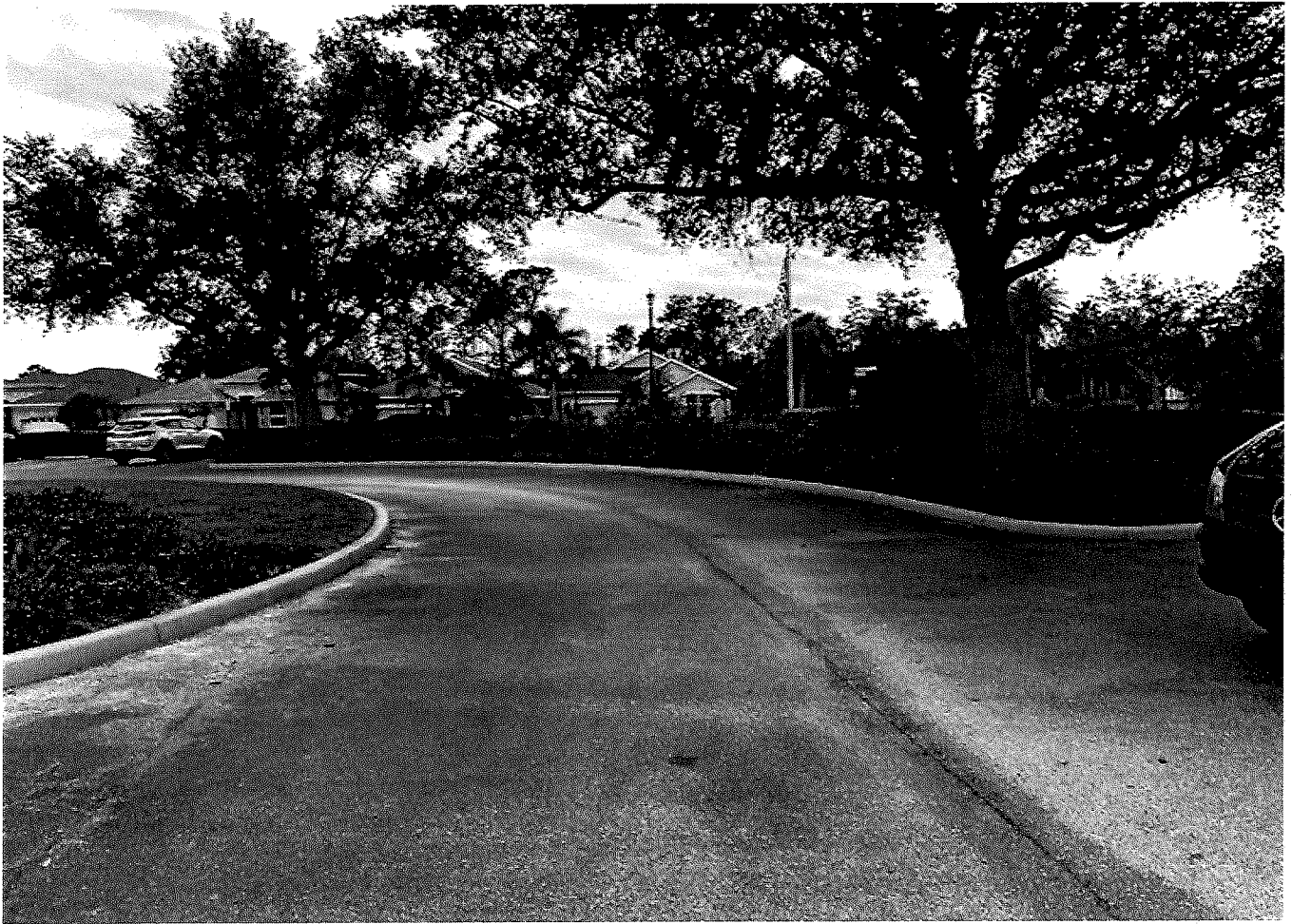








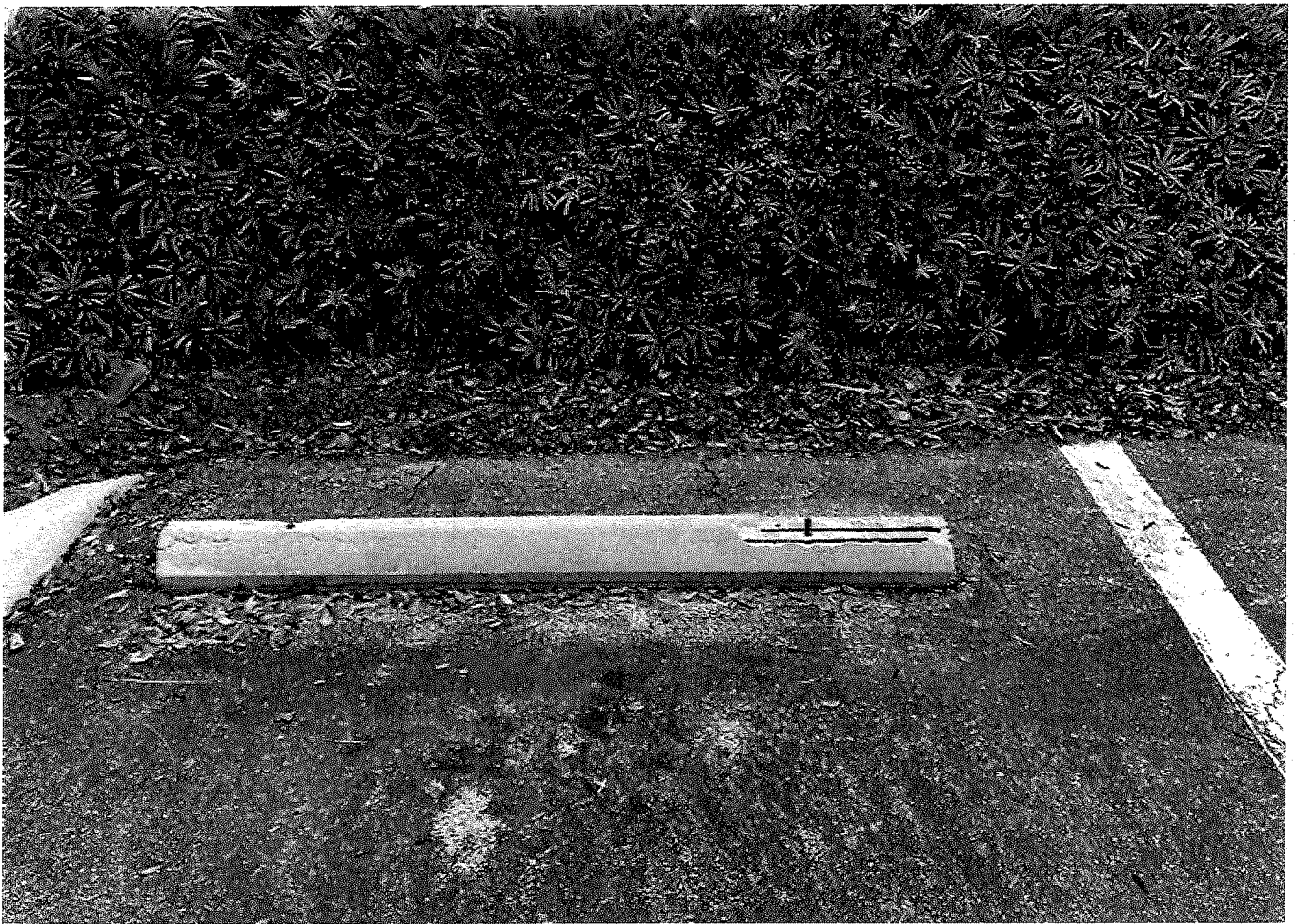














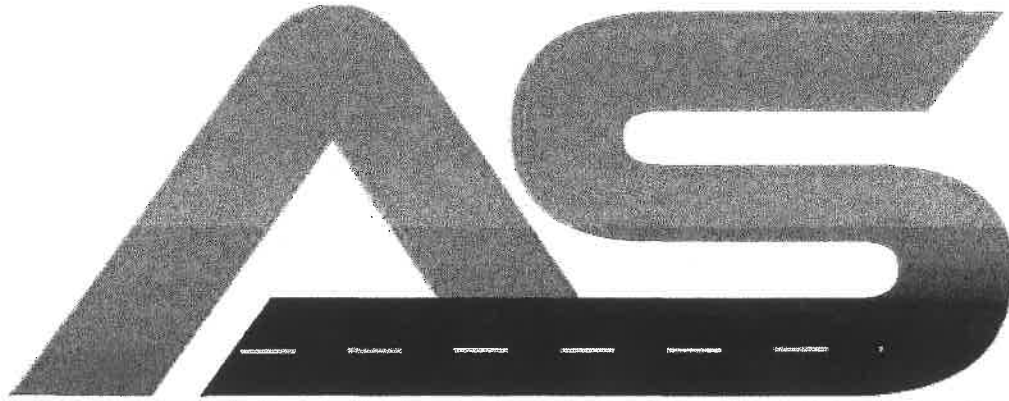
SECTION IX

Subsection B-4-b-i



December 16, 2025

Seal coat and
restripe Clubhouse
parking lot per Pat



ASPHALT SERVICES INC



**LOCALLY ★ OWNED
VETERAN ★
SMALL ★ BUSINESS**

Lakeside Plantation Clubhouse (Seal & Stripe) Proposal

Contact

Mike Barton
(941) 367-9811
mike@asphaltservices.net

Submitted to

Harold Myers
Lakeside Plantation
(941) 423-5500
lakesideplantationamenitymanager@gms-
tampa.com



Lakeside Plantation Clubhouse (Seal & Stripe) Proposal

Project Map





1406²¹⁹ Ringling Dr. • Venice FL 34285
 Office: (941) 488-5717 • Fax: (941) 483-4829
SITE WORK*PAVING*SEALCOATING

Golf Cart Paths Installed & Maintained

Submitted to Lakeside Plantation Clubhouse Phone 239-241-1160 Date 12/18/2025

Street 2800 Plantation Blvd Job Name _____

City, State, Zip Northport FL Job Location _____

LABOR AND MATERIALS TO DO THE FOLLOWING:

26,582 total sqft

- This sealcoat's the entire clubhouse parking lot.
- Clean all debris from site and prep for seal coating.
- Take up and dispose of 5 badly broken car stops prior to sealing.
- Install 5 new carstops
- Paint all 5 handicap stops blue and approx. 10 white stops as existing.
- Squeegee 1 coat of Neyra Pave shield sealer 4' off curbing's and the building etc to prevent overspray. Apply 2 coats by spray of our modified polymer pave shield sealer across the entire area.
- Let dry for 24 hours. Repaint all 5 handicap as required by law with blue and white paint.
- Handicap Signs will need to be updated to Miami Dade county standard once in the existing enclosures.
- Repaint the 48 parking spaces in d.o.t white paint.
- Repaint the 2 existing stop bars in white. Stop signs are all fine

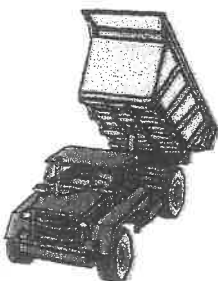
Price
\$5,826.55

We propose to complete the above work in accordance with the above specifications, for the sum of:

 dollars (\$ _____)

No deposit is necessary: 100% due at time of completion of work. If final payment is not paid within 10 business

Days, there will be a interest charge of 1 1/2% every 10 days. ANY STANDING WATER AFTER 24 HOURS WILL BE ADDRESSED UNDER OUR WARRANTY.



There shall be a one(1) year guarantee on the material and all workmanship, except the as applied to cracks. The guarantee shall be limited to the replacement of the material and application of same. Any alteration or deviation from above specifications involving extra costs will be executed only upon Written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmans Compensation Insurance.

Authorized
 Signature _____

This proposal may be
 Withdrawn by us if not accepted within 30 days.
 If legal action is required to enforce this agreement after the job is satisfactory completed.
 You agree to pay Advanced Asphalt's reasonable attorney's fees and court costs.

Signature [Handwritten Signature]

*Seal coat And Restripe
 Clubhouse Parking lot
 Per Pat.*

SECTION IX

Subsection B-4-b-ii



Lakeside Plantation Clubhouse (Seal & Stripe) Proposal

About us

Asphalt Services is a trusted asphalt contractor with state of the art equipment, resources, and expertise to help you find solutions that provide long term value.

With a focus on long term pavement performance, we provide a full range of asphalt solutions including maintenance treatments, paving, striping, repairs, concrete work, signage, and parking bumpers. Our meticulous approach, proven products, and tested techniques consistently deliver unmatched results and help you avoid costly replacements. We are committed to providing lasting value with every service we offer.

We are excited to move forward and deliver the quality and service you expect. Once we receive your accepted proposal and deposit, our team will be in touch shortly to coordinate scheduling and any preliminary requirements. We appreciate the opportunity to work with you and value your trust in our services.

Contact

Mike Barton
(941) 367-9811
mike@asphaltservices.net

Proposal Date 12/16/2025

Project ID 25-0021

Job Site Lakeside Plantation Clubhouse
2800 Plantation Blvd
North Port, FL 34289

Submitted to

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

Services

Lakeside Plantation Clubhouse (Seal & Stripe) Estimate

Initial

Sealcoat & Stripe Unit Price

\$5,840.00

A complete barricade system will be set up to safely control the work area.

- The asphalt surface will be thoroughly cleaned using high-powered blowers and steel brooms.
- Surface preparation will include treatment and priming of oil spots as needed.
- Tarconite sealcoat will be applied, meeting or exceeding federal specification ASTM D5727 with a solids content of over 50%.
- Silica sand (approximately 3 lbs per gallon) and a copolymer additive (2%) will be blended into the mix to improve durability and finish.
- This custom mix is designed to extend the life and overall performance of the pavement.
- The process will be rigorously controlled to ensure a clean, consistent, and well-managed job site.

Striping Included in Price

Included in Scope of Work:

Re-stripe all existing pavement markings using premium-grade latex traffic paint applied in accordance with DOT standards.

Please ensure all irrigation is turned off prior to the start date and remains off until 30 hours after the project is completed

Additional or Optional Work (If Desired):

The following items are **not included in the base scope** and may be added if requested:

- Paint wheel stops solid color, two coats, at **\$35 each**.
 - Stencil wheel stops with unit numbers and/or "Guest" marking at **\$35 each**.
 - Stencil parking stalls at **\$35 per stall**, limited to standard numbering or short wording.
- Custom stenciling involving longer text, logos, or non-standard layouts will be quoted separately.



Lakeside Plantation Clubhouse (Seal & Stripe) Proposal

Wheel Stops

\$1,620.00

Price includes (12) wheel stops remove and replace. Removal and demo of the existing wheel stop, haul away, disposal, clean up, installation of a new concrete wheel stop in the same location, aligned with the existing layout, and pinned in place with rebar as needed.

SEE PICS 1-12 in PROJECT DOCUMENTS

Additional or Optional Work (If Desired):

The following items are **not included in the base scope** and may be added if requested:

- Remove and dispose of any broken or additional wheel stops not listed in the proposal and replace with new at **\$135 each**.
- Paint wheel stops solid color, two coats, at **\$35 each**.
- Stencil wheel stops with unit numbers and/or "Guest" marking at **\$35 each**.

Mobilization - Additional Optional

\$675.00

OPTIONAL / ADDITIONAL

The project will be divided into two phases to maintain convenient resident access and minimize disruption. This approach requires additional mobilizations, including setup and breakdown for each phase, as well as coordination efforts to ensure safe and consistent access for residents throughout the duration of the work. Every effort will be made to maintain access; however, some temporary restrictions may occur during active work periods

Crackseal Unit Price Optional

\$1,500.00

OPTIONAL / ADDITIONAL up to 1000 LF

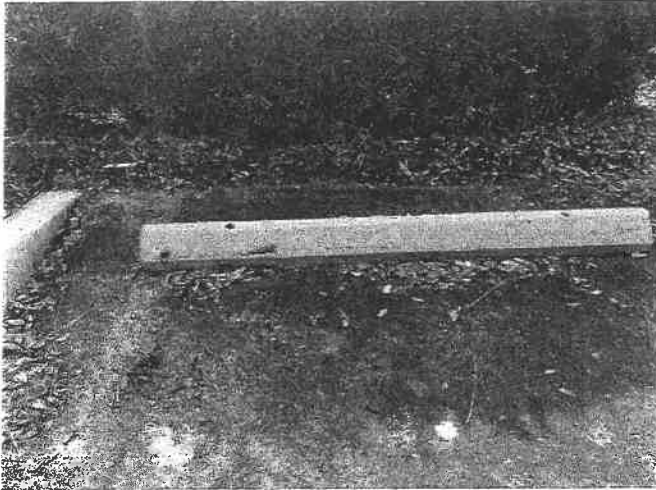
SEE PICS 13-18 in PROJECT DOCUMENTS

- * Mobilization of equipment and material
- * Designate all areas to be filled 1,000 feet
- * Clean cracks using high powered blowers and brooms
- * Install hot pour polymeric crackfill
- * Clean job site debris

Total: \$7,460.00

**Total exclusive of optional services*

Project Documents



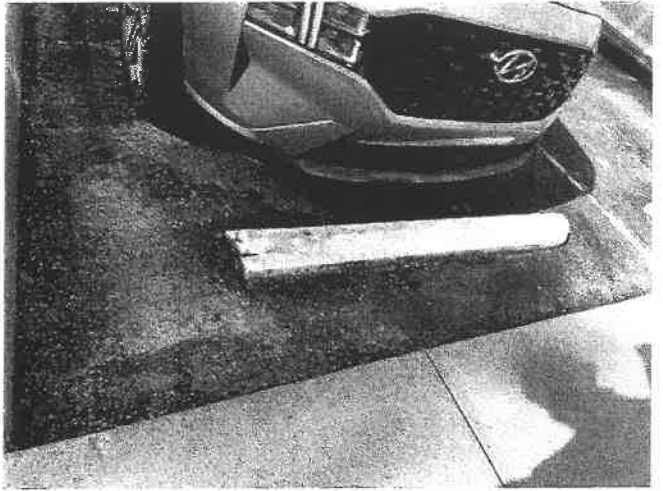
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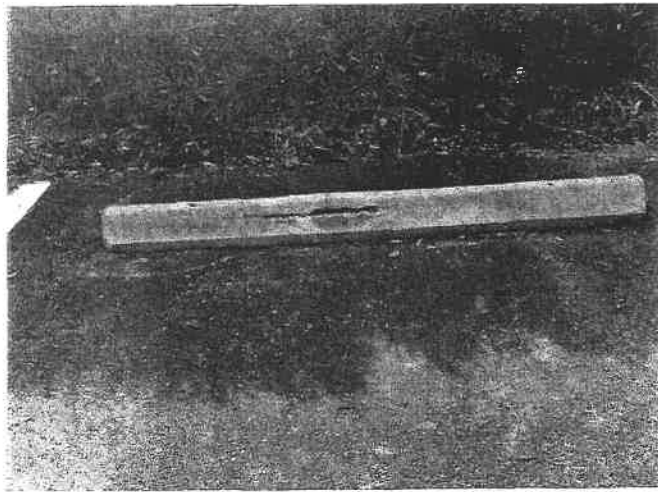
Project Documents (cont.)



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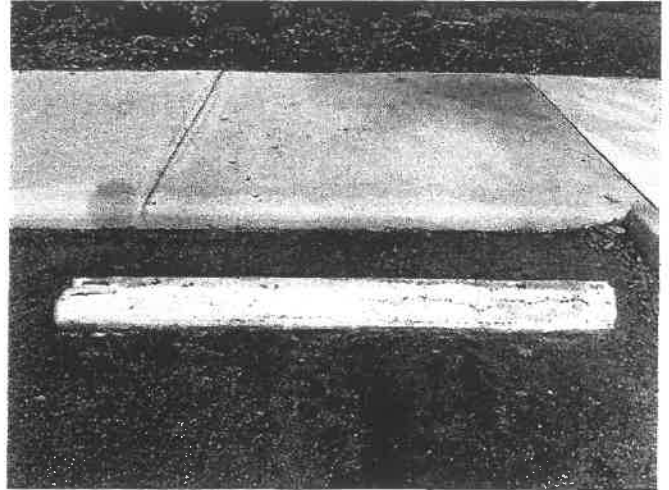


Notes:

Project Documents (cont.)



Notes:



Notes:



Notes:



Notes:

Project Documents (cont.)



Notes:
Optional Crackseal



Notes:
Optional Crackseal



Notes:
Optional Crackseal



Notes:
Optional Crackseal

Project Documents (cont.)



Notes:

Optional Crackseal



Notes:

Optional Crackseal



Acceptance

To proceed with the project and execute this contract, please sign and submit this proposal.

Quote Validity and Pricing

Valid for 30 days from issue. Pricing may adjust with material cost changes with notice. Contractor may combine related work items, phases, or proposals into fewer mobilizations when scheduling. Pricing may be adjusted if individual sections or proposals are chosen separately from the originally intended grouped work. Unit prices are billed by actual quantities placed or delivered. Pricing is contingent upon completing multiple sections within the same mobilization when stated.

Deposit and Payment

A deposit is required and due upon acceptance. The typical deposit amount is one half of the project total, although some projects may require one third or another amount at the Contractor's discretion. Balance is due at completion or every thirty days for phased work. Payment is due upon completion unless otherwise agreed in writing. Late payments accrue one point five percent monthly interest which is eighteen percent annually.

Exclusions

Contractor is not responsible for unmarked or unknown underground utilities, condition of existing base material, reflective cracking caused by resurfacing over existing cracks, drainage on slopes less than one point five percent, finish grade work performed by others, damage caused by active irrigation or water systems. Asphalt mix overruns will be billed at a rate of at least one hundred eighty dollars per ton. Final rate may adjust based on supplier pricing or unforeseen production needs.

Gravel Allowance

Gravel allowances will be billed as a separate line item as material is needed.

Site Responsibilities

If hired by owner: Owner must provide access, shut off irrigation, ensure grade readiness, notify users, and be present during paving.

If hired by GC: GC coordinates all site readiness and must have a representative on site.

Change Orders

No additional work will be performed without a signed written change order. Unforeseen or added work is billed and due upon completion.

Drainage and Surface

No guarantee of positive drainage on slopes less than one point five percent or in any area where grading is limited or cannot be corrected.

No crack warranty without proper base repairs.

Underground Conditions

Contractor and its subcontractors are not liable for damage to unmarked or hidden utilities.

Installation Oversight

An authorized representative of the owner or general contractor must be present during asphalt installation and must express any concerns before contractor demobilizes.

Legal Terms

The prevailing party in any legal dispute arising from this agreement may recover attorney fees and costs. Contractor includes Asphalt Sealers Inc and any related entities, trade names, or subcontractors performing work on its behalf. All terms apply equally to subcontracted work.

Warranty

One year warranty on labor and materials from completion.

Acceptance

Acceptance of this proposal confirms the client has read and agrees to all specifications, pricing, and payment terms, and authorizes the contractor to proceed with the work described.



Lakeside Plantation Clubhouse (Seal & Stripe) Proposal

Harold Myers
Lakeside Plantation
lakesideplantationamenitymanager@gms-tampa.com

Date

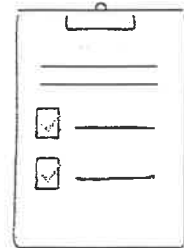
Mike Barton
Asphalt Services
mike@asphaltservices.net
(941) 367-9811

SECTION IX

Subsection B-5-a



Weekly Standard Cleaning Checklist



Areas Covered:

Event / Community Room

Men's & Women's Bathrooms

Fitness Room

Billiard Room

Pool Bathrooms (2)

- **General Cleaning (Performed Each Visit)**
- **Empty all trash and replace liners**
- **Spot clean doors, handles, switches, and high-touch surfaces**
- **Dust accessible surfaces, vents, and fixtures**
- **Vacuum, and mop all floors as appropriate**
- **Check for maintenance issues and report concerns**
- **Event / Community Area**
- **Dust tables, chairs, counters, and ledges**
- **Clean and sanitize tables and frequently touched surfaces**
- **Vacuum carpets & hardfloors**
- **Damp mop hard floors with PH neutral floor cleaner**
- **Spot clean walls, baseboards, doors and door frames**
- **Straighten furniture and reset room layout if required**
- **Men's & Women's Bathrooms**
- **Clean and disinfect toilets, urinals, sinks, and countertops**
- **Polish mirrors, fixtures, and dispensers**
- **Restock toilet paper, paper towels, and soap**
- **(Supplied by facility)**
- **Empty trash and sanitize receptacles**
- **Vacuum and mop floors with disinfectant**
- **Spot clean walls, partitions, and baseboards**

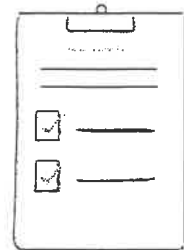
1

(941)465-2472

sabrinacleans941@gmail.com



Weekly Standard Cleaning Checklist



- **Fitness Room**
- Wipe down and disinfect fitness equipment and machines
- Clean mirrors and glass surfaces
- Dust equipment, vents, and window sills
- Vacuum or mop floors, paying attention to corners and edges
- Empty trash and replace liners
- **Billiard Room**
- Dust furniture, tables, and shelving
- Clean and sanitize table surfaces and seating areas
- Vacuum/mop flooring
- Clean glass, mirrors, and doors
- Empty trash and maintain overall appearance
- **Pool Bathrooms (2)**
- Disinfect toilets, sinks, and countertops
- Clean mirrors and fixtures
- Empty trash and restock supplies (supplied by facility)
- Sweep and mop floors using appropriate disinfectant
- Spot clean walls, doors, and high-touch areas

Rotational Detail Tasks

(1 of the following tasks from the list completed each week, on rotation)

- #1 Wipe baseboards and lower wall areas
- #2 Clean interior glass and door frames

Optional Add-On Services

- Periodic deep cleaning of floors
- Interior/exterior window cleaning
- Event post-clean service
- Supply management and restocking

2

(941)465-2472

sabrinacleans941@gmail.com

Sabrina's Complete Cleaning Service

RECIPIENT:
Lakeside Plantation Clubhouse Facility

 2200 Plantation Boulevard
 North Port, Florida 34289

Quote #179

Sent on

Jan 05, 2026

Total
\$2,300.00

Product/Service	Description	Qty.	Unit Price	Total
Initial Clean	One-time fee for the first cleaning session, focusing on bringing the property up to standard for routine maintenance.	1	\$950.00	\$950.00
				Not included
Weekly Cleaning	Regular cleaning service on a weekly basis (checklist included in attachments)	1	\$324.00	\$324.00
				Optional
Floor Deep Clean LVP (vinyl plank)	<p>LVP Floor Cleaning – Deep Cleaning Process Materials, Equipment & Cleaning Protocol Our LVP deep cleaning service follows a detailed, professional process designed to safely remove buildup, restore appearance, and protect the integrity of luxury vinyl plank flooring. Hoover Commercial Backpack Vacuum Floors are thoroughly vacuumed prior to wet cleaning to remove loose debris, dust, and grit. Power Scrubber with Medium-Bristle Brush Used to effectively lift and remove embedded dirt, residue, and product buildup without damaging the vinyl surface. ZEP pH-Neutral Floor Cleaner Solution A vinyl-safe cleaning solution applied to break down grime while preserving the floor's finish. Shop Vacuum (Wet Recovery) Floors are immediately dried after scrubbing to prevent moisture penetration and streaking. String Mop – Rinse Step A controlled rinse mop is used to remove remaining residue and cleaning solution. Flat Mop – Final Finish Ensures an even, streak-free final clean. Ecolab LVP Scratch Repair & Cleaner Concentrate (Professional Formula) Applied to condition the flooring, minimize the appearance of fine scratches, and provide a clean, protective shine with no residue buildup or rinse required.</p>	1	\$1,350.00	\$1,350.00

Total
\$2,300.00

Sabrina's Complete Cleaning Service

Images

View online <https://l.ibbr.io/CPSwTvz>



Attachments

View online <https://l.ibbr.io/CPSwTvz>

 1.png

 1.png

This quote is valid for the next 30 days, after which values may be subject to change.

SECTION IX

Subsection B-5-b-i

One Time
Cleaning.



Cleaning service Proposal

Prepared for:

Lakeside Plantation

Prepared by:

J.I.H. CARE SOLUTIONS LLC

About J.I.H. CARE SOLUTIONS LLC



J.I.H. Care Solutions LLC offers comprehensive janitorial and cleaning services to meet all your cleaning needs. With years of experience, we've been helping businesses maintain clean, healthy, and welcoming environments. Whether it's a residential or commercial space, our team is dedicated to delivering reliable service and ensuring complete client satisfaction.

Overview

J.I.H. CARE SOLUTIONS LLC specialises in providing cleaning and janitorial services for your building and facilities. We customise our services based on your building's floor plan, existing facilities and the number of daily users. Our specific equipment and trained workers provide special care and handling to high usage areas such as cafeterias, classrooms, restrooms and parking lots.

We provide in-depth training that ensures each worker who wears our company uniform is properly competent in maintaining high standards of hygiene and cleanliness. By placing special emphasis on training, we ensure that your satisfaction is guaranteed.

Consultation

J.I.H. CARE SOLUTIONS LLC begins all of our customer relationships with an in-person visit and walkthrough of your premises. A representative will visit your building and discuss your specific needs. She will conduct a survey of the premises in order to determine the service requirements and scale of operation. This consultation will form the basis of a Service Plan to meet your specific needs.

Janitorial Services

Property Details:

Scope of Work

- Clubhouse and amenities

Deep Floor Cleaning – Machine Scrubbing (Primary Service)

- Pre-sweep and remove loose debris
 - Apply commercial-grade floor cleaner/degreaser
 - Machine scrub all hard floor surfaces using professional floor scrubbing equipment
 - Focus on high-traffic areas, corners, and edges
 - Remove built-up dirt, grime, and residue
 - Rinse and extract dirty water
 - Final damp mop for uniform appearance and safety
 - Allow proper drying time before reopening areas
-

Restrooms (Men's, Women's & Pool Restrooms)

- Deep scrub and disinfect floors with machine where accessible
- Clean and disinfect toilets, urinals, sinks, partitions, and countertops
- Remove buildup from floor grout and edges
- Clean mirrors and fixtures
- Sanitize high-touch areas
- Empty trash and sanitize receptacles

Clubhouse Common Areas

- Machine scrub floors
- Spot clean walls, doors, and baseboards
- Dust vents, ledges, and accessible surfaces
- Clean entrance glass and interior doors
- Empty trash

Cleaning Solutions

J.I.H. CARE SOLUTIONS LLC is proud to utilize a host of effective and ecologically friendly cleaning products, all sourced from a locally owned company. We're committed to making sure your health and safety is our number one priority. Please find a list below of the products generally used during a janitorial visit.

Cleaning Products

Odorless All-Purpose Cleaner

De-Greasing Agent

Rug and Carpet Shampoo

Stainless Steel Cleaner

Floor Polish

Graffiti and Mark Remover

Disinfectants

Your Cleaning Service Plan

J.I.H. Care Solutions LLC. will provide a deep cleaning services as specified in the scope of work.

Pricing

TYPE OF SERVICE

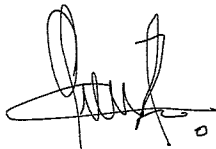
One time deep cleaning	\$750.00
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We greatly appreciate the opportunity to earn your business. Your place of work is very important to us and we speak for everyone at J.I.H. CARE SOLUTIONS LLC when we say that we can guarantee your satisfaction with our janitorial services.

By signing below, you agree to pay for the quoted fee for our cleaning Service Plan above. Should you require service between these intervals, or services not listed here, feel free to contact us at sender phone or sender email.

J.I.H. CARE SOLUTIONS LLC

Lakeside Plantation



Gisella Villavicencio

Harold

SECTION IX

Subsection B-5-b-ii



Weekly Service

Cleaning service Proposal

Prepared for:

Lakeside Plantation

Prepared by:

J.I.H. CARE SOLUTIONS LLC



About J.I.H. CARE SOLUTIONS LLC



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Janitorial Services

1 per week

Property Details:

Scope of Work

Service Frequency

- Clubhouse & all listed areas: Once per week
- Billiard Room & Restrooms: Included within the weekly service

Areas Included

1. Clubhouse – General Areas

- Dust all reachable surfaces (tables, chairs, shelves, décor)
- Clean and disinfect high-touch areas (door handles, switches, railings)
- Empty trash and replace liners
- Spot clean walls and doors
- Sweep and damp mop all hard floors
- Vacuum carpeted areas (if applicable)

Billiard Room

- Clean and disinfect tables, counters, and seating
- Sanitize high-touch surfaces
- Empty trash
- Sweep and mop floors

Restrooms – Men & Women

- Clean and disinfect toilets, urinals, sinks, and partitions
- Clean mirrors and chrome fixtures
- Refill soap, paper towels, and toilet paper (HOA to supply unless otherwise agreed)
- Empty trash
- Sweep and mop floors
- Deodorize restrooms

Swimming Pool Bathrooms (2)

- Full restroom cleaning and disinfection
- Sanitize sinks, toilets, mirrors, and fixtures
- Empty trash
- Sweep and mop floors

Fitness Room

- Dust and wipe all surfaces
- Disinfect gym equipment touch points
- Clean mirrors
- Empty trash

Cleaning Solutions

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Cleaning Products

Odorless All-Purpose Cleaner

De-Greasing Agent

Rug and Carpet Shampoo

Stainless Steel Cleaner

Floor Polish

Graffiti and Mark Remover

Disinfectants

Your Cleaning Service Plan

J.I.H. Care Solutions LLC. will perform 1 per week service.

Pricing

Here is our per visit pricing estimate for the services that suit your needs. We pride ourselves on providing pricing that is extremely fair and affordable.

TYPE OF SERVICE

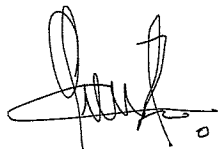
Once a week/per service	\$160.00
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We greatly appreciate the opportunity to earn your business. Your place of work is very important to us and we speak for everyone at J.I.H. CARE SOLUTIONS LLC when we say that we can guarantee your satisfaction with our janitorial services.

By signing below, you agree to pay for the quoted fee for our cleaning Service Plan above. Should you require service between these intervals, or services not listed here, feel free to contact us at sender phone or sender email.

J.I.H. CARE SOLUTIONS LLC

Lakeside Plantation



Gisella Villavicencio

Harold

SECTION IX

Subsection B-5-c

CLEANING PROPOSAL ²⁵⁰

3rd proposal

Client Name: <u>Lakeside Plantation</u>	Company Name: <u>Riki RB general Services</u>
Address: <u>2800 Plantation Blvd</u>	Contact Person: <u>Carmen Torres</u>
City/State/ZIP: <u>North Port FL 34287</u>	Address: <u>295 Anchors way</u>
Phone: <u>941-423-5500</u>	City/State/ZIP: <u>North Port FL 34287</u>
Email: <u>Lakesideplantationamenitymanagers@gmail.com</u>	Phone: <u>941-380-2621</u>
	Email: <u>Carmen2Torres@gmail.com</u>

SERVICES REQUIRED		FREQUENCY				SERVICES REQUIRED		FREQUENCY			
AREA / ITEMS	WORK DESCRIPTION	DAILY	WEEKLY	MONTHLY	OTHER	AREA / ITEMS	WORK DESCRIPTION	DAILY	WEEKLY	MONTHLY	OTHER
TOILETS • SINKS • URINALS	CLEAN • SANITIZE • POLISH	✓				ENTRANCE GLASS DOORS	CLEAN	✓			
TRASH CONTAINERS	EMPTY • LINE • CLEAN • SANITIZE	✓				INTERIOR GLASS	CLEAN	✓			
DISPENSERS: SOAP, TOWEL, TISSUE, NAPKIN	FILL • CLEAN • SANITIZE	✓				LEDGES • WINDOW SILLS	DUST	✓			
GLASS • MIRRORS • CHROME HARDWARE	CLEAN • POLISH	✓				DOORS • FRAMES • WALLS	SPOT CLEAN				
FLOORS	SWEEP • DAMP MOP • SANITIZE	✓				BASEBOARDS	DUST				✓
PARTITIONS • DOORS	DUST • DAMP MOP • SPOT CLEAN										
WALLS BY SINKS / URINALS	DAMP WIPE	✓									
FLOOR DRAINS	SEAL • CLEAN										
						MISCELLANEOUS					
						WASTE CANS	EMPTY				✓
						ASH TRAYS • URNS	EMPTY • DAMP WIPE				✓
						VENDING MACHINES	DAMP WIPE				
FLOORS						LIGHTS	REPLACE • DUST				
RESILIENT	SWEEP	✓				CHAIRS • CLOCKS • PICTURES	DUST • DAMP WIPE				✓
RESILIENT	DAMP MOP		✓			VENTS • LOUVERS • FANS • BLINDS	CLEAN • VACUUM				
RESILIENT	WAX					UPHOLSTERED FURNITURE • DRAPES	VACUUM • SHAMPOO				
RESILIENT	BUFF					GLASS WINDOWS / DOORS	CLEAN				✓
CEMENT • TERRAZZO • TILE • OTHER	SWEEP • DAMP MOP	✓				MATS	VACUUM • PICK UP / TURN				✓
BUGS • CARPETS	VACUUM • SHAMPOO	✓				DRINKING FOUNTAINS	CLEAN • POLISH • SANITIZE				✓
						KICKPLATES • THRESHOLDS	CLEAN • POLISH				
EXTERIOR						LIGHT SWITCHES • HANDLES • PUSH PLATES	CLEAN • POLISH				
ENTRANCE	SWEEP					DESKS • TABLES • PHONES	DUST • DAMP WIPE • SANITIZE				✓
PAPER • DEBRIS	PICK UP					JANITOR'S STORAGE AREAS	CLEAN • ORGANIZE • RESTOCK				
SIDEWALKS	SWEEP										
PARKING LOTS	SWEEP										

Special Instructions / Notes

ALL this will be done every day. 7 days at week.

Terms and Conditions

Cleaning supplies to perform this service will be supplied by: Riki RB general Services llc Date services begin _____

In the event that this Agreement proves unsatisfactory, it may be terminated by a 30 day written notice by either party. This offer or agreement expires on _____

Total costs of services will be \$ 3,000.00 per month. Quoted by Carmen Torres Date January 6, 2026

Acceptance

Authorized Signature: _____	Date: _____
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SECTION IX

Subsection B-6-a

Getz Outdoor Services

Lakeside Plantation Community Development District

Monthly Inspection Report

12/3

Standard maintenance
 Palm debris
 Weed control crack weeds down blvd.
 Infested median by clubhouse de-weeded

12/11

Debris removed by shop/tennis courts/irrigation station
 Bougainvillea's trimmed

12/17

Standard maintenance
 Evidence of irrigation issues. Scheduling inspection soon.
 Median tips de-weeded

12/31

Finish fountain hedging/median.
 Palm sapling cut/removed in some medians.

1/7/26

Wednesday: CDD: 1)Standard maintenance INCOMPLETE (one mower broke down, one mower got stuck bad at a retention pond)
 2)Fallen palms removed

1/8/26

Thursday: Mower unstuck from retention at 9:45. arrived at 8:10.
 1) finished standard CDD maintenance.
 2) Clubhouse inspected for weeds, pulled, sprayed with herbicide
 3) median on blvd in front of clubhouse palm saplings removed/cut.

Things to be done: Repair pond bank from mower incident.

Address ant piles on median on one end cap.

Discuss if the board would like to trim palms above 15'