



Lakeside Plantation

Community Development District

Ken Saul, Chairman

Bud Sabol, Vice Chairman

Patrick Lavoy, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

February 18, 2026

AGENDA

Lakeside Plantation Community Development District
AGENDA

Seat 4: Ken Saul - C	
Seat 2: Alan Sabol - VC	
Seat 5: Ronald Perry - AS	
Seat 3: Patrick Lavoy - AS	
Seat 1: Devon Poulos - AS	

Wednesday
 February 18, 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. Director of Operations
 - A. Report Pages 6-10
 - B. Discussion of Tree Replacement
 - C. Grounds Maintenance Report
 - 1. Getz Outdoor Monthly Report Page 12
- V. Business Administration
 - A. Approval of the January 21, 2026 Meeting Minutes Pages 14-34
 - B. Approval of Check Register Pages 36-91
 - C. Balance Sheet & Income Statement Pages 93-104
 - D. Special Assessment Receipts Schedule Page 106
- VI. Business Items
 - A. Discussion of Sport Surfaces
 - 1. Approval of Sport Surfaces Final Invoice Page 108
 - B. Consideration of Traffic Logix Proposal for Flashing Speed Signs Pages 110-111
 - C. Ratification of the J.I.H Care Solutions Agreement for Janitorial Services Pages 113-135

- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. District Manager
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **Wednesday, March 18, 2026, at 6:00 p.m.** at the Lakeside Plantation Clubhouse
- XI. Adjournment

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

SECTION IV

Subsection A

Lakeside Plantation Community Development District Director of Operations



HAROLD MYERS

DIRECTOR OF OPERATIONS LAKESIDE
PLANTATION
GMS, LLC



Director of Operations Management
Report
February 18, 2026

--Clubhouse Revenues for January 2026 were \$7049.00 Expenses were \$827.50 with an increase of \$6221.50. Expenses for 80's Party and Valentine's will be included in February report.

--Year to Date for 2024-25 was \$17728.00
--Year to Date for 2025-26 are \$24893.00
--Increase of 7165.00 over LY



Recent Updates to the Community

- Powerwashed the Front Entrance of the Community.
- Powerwashed Sidewalks on Plantation from Clubhouse to the Front Entrance
- Repair and Grinding of Sidewalks throughout the Community.



Work in Progress

- Getting plans together for the resurface of the Clubhouse parking lot.
- Deep clean of the Clubhouse.
- Preparations for updating the Clubhouse sound system.

Staff Requests



Conclusion

For any questions or comments regarding the above information or any future maintenance requests or concerns, please email:

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

**Harold Myers
Amenity Manager**



SECTION IV

Subsection C-1

Getz Outdoor Services

Lakeside Plantation Community Development District

Monthly Inspection Report

Standard maintenance

Median by Jonah trimmed saplings removed, de-weeded. (Ken email)

Debris picked up

Perimeter trim at (4) retention ponds

Remaining debris removed

Trimming in rear or clubhouse

Trimmed, de weeded front monuments

Herbicide applied down blvd curbing. Tree rings.

Herbicide applied at front entrance pavers.

(12) ant piles treated.

Scarlett retention edge repaired to retain retention from erosion.

(6) ant beds treated.

Standard maintenance

Aux locations drainage areas trimmed

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, **January 21, 2026** 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	Outgoing Chairman
Ken Saul	Incoming Chairman
Alan (Bud) Sabol	Incoming Vice Chairman
Ron Perry	Assistant Secretary
Devon Poulos	Assistant Secretary

Also present:

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

The following is a summary of the discussions and actions taken at the January 21, 2026 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 in person constituting a quorum.

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

Ms. Ferguson opened the audience comment period.

Resident (Donna Keller, 2395 Savannah Drive) asked what the CDD could do about people blocking the sidewalks and parking illegally. They were told by a County Commissioner that the CDD could sign an agreement with the City of North Port to have police come in and issue tickets. Resident Bob Edenberg of 2444 Magnolia Circle spoke about the growth in the preserve, on behalf of his neighbor who was a veteran and had a hard time getting around. According to the Fire Department, the preserve was supposed to be 20 feet away from buildings. His neighbor’s house was 8 feet away from the preserve. Ms. Ferguson indicated that the CDD would look into it. There being no further comments, Ms. Ferguson closed the 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 November 19, 2025 Meeting

Ms. Ferguson presented the minutes of the November 19, 2025 meeting, which were included in the agenda package. Mr. Perry pointed out on Page 19, he questioned who authorized the group to come in, but it did not mention the Bible study group. On Page 20, “*over budget*” should be “*under budget.*” On Page 22, “*steam clean*” should be “*machine clean.*”

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the Minutes of the November 19, 2025 Meeting were approved as amended.

B Approval of Check Register

Ms. Ferguson presented the November 1, 2025 to December 31, 2025 Check Register, in the amount of \$346,768, which was included in the agenda package.

On MOTION by Mr. LaVoy seconded by Mr. Poulos with all in favor the November 1, 2025 to December 31, 2025 Check Register in the amount of \$346,768 was approved as presented.

C. Balance Sheet & Income Statement

D. Special Assessment Receipts Schedule

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

SIXTH ORDER OF BUSINESS

Amenity Facility Policies

A. Suggested Policy Changes – Ron Perry

Ms. Ferguson reported that this meeting was advertised as a public hearing, to adopt the amended Amenity Facility Policies, rates, deposits and fees. Staff continues to work on the policies, to figure out what works better for their day-to-day operations. Included in the agenda package, were policies that District Counsel prepared with some of the amendments. In addition, Mr. Perry sent an email with suggested policy changes, which were provided to the Board. Mr. Perry recalled at the November meeting, he suggested that each amenity include certain behaviors and Code of Conduct at the beginning of the index, of what the CDD Board expected out of their residents and guests when using CDD facilities. Mr. Poulos felt that the Code of Conduct needed to be adopted separately, as it was an administrative policy. Ms. Ferguson pointed out that the Board could adopt and amend the policies on a regular basis, but to adopt any rates or rate changes, they must hold a public hearing. Ms. Sandy indicated if the Code of Conduct would be utilized for the suspension of amenity privileges, it must be included as part of the public hearing. However, more basic or procedural items, they could change without a public hearing.

Mr. Poulos preferred that the Code of Conduct be a separate administrative guideline. According to bullet point number four for suspension and termination of privileges, the District could have other rules or policies that were not within the Amenity Facility Policies. Therefore, the Code of Conduct should be adopted outside of the Amenity Facility Policies. It should come in front of the community, but it did not need to be noticed, if he was interpreting this bullet point correctly. Ms. Sandy recommended that the CDD advertise it as a policy that would have a public hearing, if the Code of Conduct was for potential penalties. However, items listed in the Code of Conduct, were already in the Amenity Facility Policies. Mr. Perry explained that the

Code of Conduct would show everything upfront, in the index. Some items may be reiterated in the Amenity Facility Policies, but if it was buried, people would not see it and would rather see it listed separately. Ms. Ferguson reported that Mr. Perry included Section 2 definitions for tennis guests, access to secure areas on CDD property and a note about guest policies, Tennis Facility Policies, amenity rates, deposits and fees. There was also a section on weapons, which she addressed with Ms. Sandy and informed Mr. Perry, what he requested, could not be added to the policies. Mr. Perry requested that the Board vote on each section.

Mr. Perry MOVED to include a Code of Conduct in the Amenity Facility Policies. There being no second to the motion, the motion failed.

Mr. Perry felt that Ms. Sandy did a great job of defining all of the different types of people that may be onsite. However, there was no definition for tennis guests that were traveling league members or non-patron participants in the tennis pro lesson program and requested that it be included in the Amenity Facility Policies under Section 2.

Mr. Perry MOVED to include the Section 2 definitions for tennis guests in the Amenity Facility Policies. There being no second to the motion, the motion failed.

Mr. Perry pointed out that the current documentation and Mr. Sandy's update for Section 3, did not include access to secured areas of the Clubhouse, as they had traveling leagues that prop open the gate with bungie cords. Once they prop open the gate, they were opening it up for anyone to walk in. However, if the Board did not feel that it was problem, so be it. Ms. Ferguson did not feel that propping open the gates was a policy issue, as it was something that Mr. Myers and his staff was handling. Mr. Myers indicated that he removed the bungie cords, but if an employee had to stand at the gate, they had to pay them for half an hour to 45 minutes or they could speak to the tennis captains about having someone stand at the gate until everyone enters. Mr. Saul and Mr. Perry felt that was reasonable. Mr. Myers would schedule a meeting with the tennis captains. Mr. Perry asked if they could post a sign. Mr. Myers would install one. Mr. Perry pointed out that there was more to it, as patrons should not provide access to non-patrons. If they did not have a fob, they must access the Clubhouse through the front door, by ringing the

doorbell and reporting to the office. However, between 8:00 a.m. and 9:00 a.m., there was no one in the office and staff would not know whether or not the gate was propped open. Mr. Myers confirmed that there was staff in the morning, but they have not been able to get the non-patron to come to the door, if they could not get in.

Mr. Poulos believed that the conversation with the tennis captains should be if the traveling league members were caught sneaking in, law enforcement would be called, as the CDD had the ability to trespass people, but Mr. Poulos did not want to tell Mr. Myers what to do on a day-to-day basis. Mr. Myers pointed out that he communicated well with four tennis captains and would schedule a meeting. Ms. Ferguson noted if a resident propped the gate open, they would be suspended. Mr. Perry suggested for Section 4, guest policies, putting the burden on the patron for the behavior of their guest and included language that the patron would be responsible for ensuring registration of their guest and adherence to the Amenity Facility Policies. Failure to adhere to this requirement, would result in disciplinary action against the patron and guest.

Mr. Perry MOVED to approve Section 4 of the Amenity Facility Policies for guest policies and Mr. Poulos seconded the motion.

Mr. Poulos questioned how legal it was to hold someone accountable for someone else's actions. Ms. Sandy indicated that it already stated in the policies that patrons were responsible for their guests. If something was damaged by the guest, the patron would be responsible, because the CDD had no enforcement action against a guest, like they did a resident. Mr. Poulos questioned the change that Mr. Perry was proposing, if it was already in the Amenity Facility Policies. Mr. Perry questioned where this was stated in the policies. Ms. Sandy recalled that it was mentioned on Page 149 of the agenda package under guest policies, whereby "*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.*" It was also stated in other instances.

Mr. Poulos withdrew his motion and there being no second to the motion, the motion failed.

Mr. Perry suggested for Section 5, including language under the Tennis Facility Policies, as there have been multiple incidents involving players behavior on the tennis courts. There were only two references of behavior in the policies, for sportsmanship and proper etiquette and fair play, neither of which gets to the root of these instances. He wanted to see the undesirable behaviors expanded and to include additional behaviors under this section.

Mr. Perry MOVED to approve Section 5 of the Amenity Facility Policies for Tennis Facility Policies. There being no second to the motion, the motion failed.

Mr. Perry suggested adding under Section 6, rates, deposits and fees, that it was for patrons and non-resident members only, under the key fob section. Ms. Ferguson asked if Mr. Perry wanted to change the language or the fee. Mr. Perry wanted to see more detail in the fee structure, as anyone can purchase a fob for patrons and non-resident members.

On MOTION by Mr. Perry seconded by Mr. Poulos with Mr. Perry and Mr. Poulos in favor and Mr. Sabol, Mr. LaVoy and Mr. Saul dissenting, Section 6 of the Amenity Facility Policies for rates, deposits and fees was not approved (Motion Failed 2-3).

Mr. Perry reported that the last section was for weapons, which he was informed by District Counsel, that the law did not allow. Ms. Sandy clarified that per statute and State Law, the Florida Legislature were the only ones to provide regulations in terms of where firearms and weapons can be carried and recommended not including it in their policies.

B. Public Hearing to Adopt the Amendments to the Amenity Facility Policies & Amenity Rates, Deposits & Fees, Resolution 2026-04

Ms. Ferguson presented Resolution 2026-04, Adopting the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees, which was included in the agenda package, along with a revised redline version of the policies and requested a motion to open the public hearing.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor opening the public hearing to Adopt the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees was approved.

Mr. Perry pointed out that the Amenity Facility Policies were last revised on November 27, 2023 and recently, he reviewed the tennis policies with the tennis players. Many believed that they were unenforceable and provided suggestions. Mr. Poulos noted the first bullet point under the general policy for tennis, stated that the use of profanity, yelling or allowing disruptive behavior was prohibited, which referred to what Mr. Perry brought up. However, in his opinion, it was better to leave it open. When he was on the playground with his three kids on Sunday, he heard tennis players using profanity and preferred that Mr. Myers handle it with the tennis captains. Mr. Perry suggested including a Table of Contents in alphabetical order, for ease of navigation. Ms. Ferguson would defer to the Board as Table of Contents were typically not in alphabetical order. Ms. Sandy pointed out if someone clicks on tennis facilities in the Table of Contents, it goes directly to that section. Mr. Poulos did not understand the range under the rental rate, as the standard rental rate for the great room, was in the range of \$500 to \$750 for a maximum of six hours and asked if residents were only allowed to rent in six-hour time blocks. Mr. Myers explained that this was adopted in November when they were relatively new and had no structure. The Board adopted this and staff followed it but recommended going with an hourly rate. If someone wanted to have a baby shower for three hours, he would charge \$100 per hour, which was easier for the person renting the room to understand. They did this twice in the Fall and it worked.

Mr. Poulos questioned what rate Mr. Myers was suggesting. Mr. Myers indicated that he was following the original agreement, which stated \$100 per hour. Ms. Ferguson pointed out that they must schedule a public hearing to adopt this rate. Mr. Poulos noted that the range did not make sense as \$500 divided by six hours, was \$83 per hour and the additional fee for events with alcoholic beverages was steep, \$500 for patrons and \$750 for non-residents. Mr. LaVoy felt that having an hourly rate made perfect sense, as they wanted to maximize the rental of the space and they had no choice, but to schedule a public hearing, as they needed the revenue and it would give staff and the Board more time to look at it. Ms. Sandy clarified that they were allowed for adjustments to be made within that range, without setting another public hearing and the increase

or decrease within the range could either be set by the Board or the Facility Manager. The last time that the fees were revised, it allowed for the Facility Manager to have discretion within that range to set a larger rental rate based on a large event, versus something smaller, but she would defer to the Board, as it was pre-existing. However, in her opinion, having an hourly rate made sense, but wanted to provide context on why this was in place. Mr. Poulos agreed with having an hourly rate or if they wanted to keep the range, it should be changed to \$100 to \$750 and deleting the additional fee for events with alcoholic beverages. Ms. Ferguson suggested that the Board review the policies as amended and schedule the public hearing to address the rental rates and alcoholic beverage fee.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor closing the public hearing to Adopt the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees was approved.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Mr. Poulos, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, Resolution 2026-04 adopting the Amenity Facility Policies as amended and Amenity Rates, Deposits and Fees was approved. (Motion Passed 4-1)

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor setting the public hearing to approve room rental rates and alcohol fees for March 18, 2026 at 6:00 p.m. was approved.

Mr. Sabol pointed out that he has lived in the community for 15 years and heard tennis players and several other people use profanity, but after they use it, they come to the Clubhouse to apologize; however, they do the same thing again. When it was first witnessed, the violator received a suspension of one week, then a two-week suspension and after the third time, they would be permanently suspended. He encouraged residents to report it to staff, so that Mr. Myers could write up an incident report and move on with it.

SEVENTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2026-05 Election of Officers

Ms. Ferguson presented Resolution 2026-05, election of officers, which was included in the agenda package, based on Mr. LaVoy’s direction. Mr. LaVoy announced that he retired on January 1st from his consulting career and he and his wife decided to travel extensively for the next several years. Therefore, he no longer wished to serve as Chairman and nominated Mr. Saul. He was extremely proud of everything that was accomplished by this Board.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor Resolution 2026-05 Election of Officers, electing Mr. Ken Saul as Chairman was adopted.

Mr. LaVoy nominated Mr. Sabol to serve as Vice Chairman, since this was his last term on the Board.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor electing Mr. Alan Sabol as Vice Chairman was approved.

Mr. Saul pointed out with Mr. LaVoy being Chairman, the Board was able to accomplish a great deal of things and everything was looking good. Mr. LaVoy felt that everyone should be proud, as it was a group effort. Mr. Sabol pointed out that Mr. LaVoy and the Board did a wonderful job, but felt that some decisions that they made, were too hasty. Ms. Ferguson appreciated Mr. LaVoy’s guidance and support, pointing out that the other three Board Members would serve as Assistant Secretaries and GMS employees would serve as Assistant Treasurer, Treasurer and Secretary.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor electing Mr. Ron Perry, Mr. Devon Poulos and Mr. Pat LaVoy as Assistant Secretaries and GMS staff as elected previously was approved.

Mr. Sabol recalled making a comment a year and a half ago that he would never serve as Chairman or co-Chair again, but he did that and provided his qualifications to the residents that were in the audience. He was 85 years old and attended Pen State College, Berkeley in California

and took several courses at Clemson. In Pennsylvania, Mr. Sabol had the highest licenses for water and wastewater.

B. Discussion Items

1. Policing of Neighborhood Parking

Ms. Ferguson reported that the first item under discussion items, was for the policing of neighborhood parking, which was due to an issue with people parking in their driveways, but crossing the crosswalks. Some residents with children, had to go out into the road, to get around the vehicles. The last time that she spoke with the North Port Police Department about this, they were going to reach out to the HOAs, to get them to spread the word, in order to enforce it and educate residents and their guests not to park there. Mr. Saul recalled that they could pay the Police Department, but it was their discretion to issue tickets. Most of them just give warnings. The other problem was, at the single-family homes, there were two deputies that were constantly blocking the sidewalk with their vehicles and the North Port Police would not issue tickets to them. Mr. Poulos recalled that the issue in the townhomes started in 2023 or 2024, when the Governor came up with legislation that garage use could no longer be enforced by HOAs. Mr. Poulos wanted to know what the North Port Police were citing people for, as the CDD was constantly told that they were not public sidewalks. As far as the HOA being involved, they did not enforce it, because it was not HOA property. Ms. Sandy believed that the North Port Police Department acknowledged that there was a municipal ordinance that did not allow for people to block the sidewalks, but the question was how aggressive the CDD wanted to be in enforcing it.

Mr. Poulos indicated that walking out of his home and turning right, the sidewalk ended, but unless they wanted to finish the sidewalks and make the community fully walkable, he did not want to hear that people had to walk in the roads, because they had to walk in the roads anyway to get through the townhome community. What they were asking the police to do, was to come into the community and enforce this issue, but they could not tell an officer what to do. Ms. Ferguson pointed out that she spoke to Mr. Brian Gregory of the North Port Police Department and the photographed vehicles that she sent to him, which were and/or across any sidewalk, would be subject to city ordinance violations. As a result, she asked him to enforce those. He was supposed to speak with Code Enforcement. Mr. Poulos was informed by the head of Code Enforcement, that they would not go into community neighborhoods, because they did not know what those communities have above the standard code. Ms. Sandy pointed out that

because these were CDD roads and the CDD as a governmental entity, subject to the Florida Statutes, they did not have policies that went above and beyond State statute. The code that Ms. Ferguson was referring to, was a city code prohibiting vehicles from blocking a sidewalk. The city had the ability to enforce it, but as a manner of policy, they were pushing to have Code Enforcement provide the enforcement.

2. Sidewalk Survey

Mr. Myers reported that Mr. LaVoy went through the community again this year, as he did last year and compiled a list of sidewalks that had some lifting. They contacted Williams Concrete that repaired and grinded sidewalks last year and for the 45 or 50 that needed to be repaired and grinded, the cost would be \$6,000. Mr. Perry recalled the CDD spending in the last few years, \$110,000 correcting sidewalk issues and noticed that a third of the locations, were in driveways and asked if there was an elevation difference between the panel and the driveway. Mr. LaVoy confirmed that it was to the left and right of the driveway and was a trip hazard. Mr. Perry pointed out that they tried to grind panels lifted by tree roots and questioned why they would have their vendor do the same thing, as grinding them would not stop the roots from lifting them. Mr. LaVoy explained that the ones they did before, was after 20 years of neglect and they just wanted to do some cleanup here and there, in order to minimize trip hazards in the community. Mr. Saul questioned whether they were taking care of sidewalks that had cracks. Mr. LaVoy confirmed that six were in the proposal. Some may be cracked, but they were not a trip hazard. Ms. Ferguson questioned the timeframe. Mr. Myers indicated that they would do it whenever the Board wanted them to do it. There was a proposal in his report.

3. Speed Enforcement on Plantation Boulevard

Ms. Ferguson spoke with Mr. Gregory of the North Port Police Department about speed enforcement on Plantation Boulevard and included in the agenda package, a flashing speed sign that she used in a different community through Traffic Logics. It also had technology that recorded the speeds, in order to provide an average speed. She also provided to the Board, a special detail application and agreement, for speed enforcement that the CDD would have to pay for. Mr. Poulos was shocked at the number of older people speeding up and down Plantation Boulevard and reported that the Police Department was installing new cameras in school zones. Lee County installed them on buses and issued \$720,000 worth of tickets, since the beginning of

the school year, to school bus runners and recommended it for Plantation Boulevard. Having a flashing sign was awesome, until people realized it was just a flashing sign and felt that it would be worth asking the Police Department if they would do a pilot project and use unmarked cars, to see if it was a problem. His concern was that a Sandhill Crane or a child would be hit, as people were driving 75 to 80 MPH. Ms. Ferguson would send them an email and provide their response at the next meeting.

C. Discussion of Tennis Court Resurfacing Project

1. Consideration of Sports Surfaces Invoices

Ms. Ferguson presented two invoices from Sports Surfaces, which were included in the agenda package, as the tennis courts were not up to standard. When Sports Surfaces originally applied clay to the tennis courts, they did what they were supposed to do but did not apply adequate clay. In discussions with Mr. Myers and the tennis group, Ms. Ferguson indicated that the courts were not up to standard. Mr. Myers explained in the original proposal, Sports Surfaces added 1.4 tons of clay to each court. They looked beautiful and he signed off on them, but when people started playing on them, a day or two later, the clay started coming up, because there was not enough clay. Now it was starting to effect the new lines on the courts. He stopped payment on the check until they could figure out what was going on and immediately communicated with Sports Surfaces, but he did not hear from them. At this time, they needed more clay, but if they applied the clay, the lines would start to come up from the binder. What upset Mr. Myers was that he was not an expert on clay tennis courts and never once did Sports Surfaces come to him during the resurfacing and said there was not enough clay. However, Sports Surfaces did say that the net posts were rusted and needed to be replaced, which they did, as he did not want to tear up the tennis courts again to put the new posts in. Dennis who used to take care of the courts for seven years, teamed up with him to come up with a plan to keep the courts functioning until the season was over. Mr. Myers did have to purchase another pallet of clay and they were adding clay as needed. However, they would need another pallet of clay before the end of March

Mr. Poulos asked if Sports Surfaces originally put in 1.4 tons and they were going to add 43.4 more tons. Mr. Myers replied affirmatively. This company was professional, but at the time, he did not know how much clay was needed; however, he now knows. Mr. Poulos estimated that they paid over \$62,000 to Sports Surfaces and questioned whether any of the other companies were close to the \$62,000. Mr. Myers recalled that the Welsh Tennis proposal was \$42,000 for

all four courts. Mr. Poulos appreciated Ms. Ferguson stopping payment on their check and proposed going back to Sports Surfaces and letting them know that the original amount of \$16,050 should not be paid to them and the CDD should receive a credit back. Mr. Perry noted that part of that was for the net posts. Ms. Ferguson explained that normally they would have paid for the nets, but the CDD accountant cut the check for both invoices together. These were the checks that were held and this was why Ms. Ferguson wanted to come before the Board. However, she reached out to Sports Surfaces and informed them that they were the professionals and should have quoted the clay accurately. Furthermore, according to their agreement, Sports Surfaces were supposed to come back with a Change Order, if they realized there was not enough clay or something was not right, but that did not happen. Ms. Sandy recalled an email that said the amount of clay that they were proposing, a one-time super sack, would make a small difference and in order to refresh the courts, they recommended five super sacks, equating to 1.4 tons of clay per court.

Before entering into any contract for \$45,000 worth of clay, Mr. Sabol wanted the two-year guarantee that Sports Surfaces offered in their contract. Ms. Ferguson suggested authorizing a Board Member to work with her on the Sports Surfaces invoices. Mr. LaVoy offered to look into it with Ms. Ferguson. Mr. Perry was in favor of approving \$9,800 for the net posts, as there was no dispute about it. Mr. Myers had no problem paying the \$9,800, but if they pursued the two-year guarantee, he did not think they would get anywhere with Sports Surfaces. Ms. Sandy clarified that the two-year guarantee had to do with defects in workmanship and it was her understanding, that there were no defects in workmanship. Mr. Sabol felt that it was ridiculous that Sports Surfaces wanted \$16,000 and could not be held accountable for not providing enough clay. Mr. Saul agreed. Mr. Poulos questioned how they go from 1 ton to 44 tons of clay and agreed with stopping payment on the \$6,000 but pay Sports Surfaces for the net posts. Mr. Perry spoke to one of the tennis players who informed Dennis that after it rains and the clay dries out, it shrinks and recommended not giving Sports Surfaces any more business, but they were bound to pay for the net posts. He further recommended when going out for Request for Proposals (RFP), they should have everything in order, as there was enough expertise available.

On MOTION by Mr. Poulos seconded by Mr. LaVoy with all in favor the invoice from Sports Surfaces for net posts in the amount of \$9,800 was approved.

On MOTION by Mr. Poulos seconded by Mr. Sabol with all in favor authorization for Ms. Ferguson to work with District Counsel and Mr. LaVoy on the Sports Surfaces invoice of \$6,250 was approved.

EIGHTH ORDER OF BUSINESS

General Audience Comments

Ms. Ferguson opened the general audience comments period. Resident Bob Edenberg of 2444 Magnolia Circle indicated that he was on the Executive Board for the men's tennis league and believed that they only needed 3 tons of clay per court and not 45 tons, which would equate to \$13,000. As a captain, he opened the gate for league members and leaving it open with a bungie cord. There being no further comments, Ms. Ferguson closed the general audience comments period.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that the Legislative Session was starting and emails would be sent by her firm, discussing items that affect Special Districts.

B. Amenity Manager

1. Report

Mr. Myers reported on the sales for the amenities. For the months of November, they had \$4,063 in sales and \$964 in expenses, leaving revenue of \$3,099. December sales were \$4,999, but expenses were a bit higher, \$3,789, due to the New Years Eve party, but they still ended up with revenue of \$1,240. From October 1, 2023 to September 30, 2023, the Clubhouse had \$31,000 in sales and from October 1, 2024 and until September 30, 2025, they had almost \$43,000 in sales. This was one reason he was concerned about their rental rates. It was not on the agenda, but he had Pro Audio look at the sound system two and a half weeks ago. The speakers were very old and to get better sound and more of a stereo sound when they were playing music, Pro Audio recommended replacing the speakers in this room. However, the speaker in the multi-purpose room, did not work at all. There should be two speakers in this room, due to the size. Pro Audio also recommended installing a box on the wall, for someone to use a Bluetooth password, if they wanted to rent the room. They could also plug in a USB port, to play music off of their

iPad or phone. This would help with revenue, as he currently could not rent the sound system to anyone. In addition, pool aerobics took place from 9:30 a.m. to 10:30 a.m. and the ladies had to use a boom box that they had to put 14 batteries in. All of this was included in the original quote, which was \$33,000, but the Board wanted to go with the main components. However, the main components did not get them where they need to be, as far as renting out the sound system. The cost for the main components was \$4,259.02.

Mr. Poulos noticed that the proposal included painting the ceiling and asked if a not-to-exceed of \$5,000 could be approved to include this expense. Mr. Myers explained that because there was drywall, Pro Audio was concerned about a space that needed to be patched and painted, because of the new speakers. Mr. Poulos believed that Mr. Myers could hire a painter for less than what Pro Audio wanted. Mr. Myers felt that it was best to include an amount for painting of the ceiling. Ms. Ferguson pointed out that the proposal was not provided to the Board and this item was not included on the agenda and must be opened up for audience comments. There were no audience comments. Mr. Poulos pointed out that according to Mr. Myers guidelines, this item did not have to come to the Board, as it was less than his threshold.

Mr. LaVoy MOVED to approve the proposal from Pro Audio for a sound system in the amount of \$4,259.02 and Mr. Saul seconded the motion.

Mr. Saul recalled that the Board was going to approve the proposal in a not-to-exceed amount for ceiling painting.

On VOICE VOTE with all in favor the proposal from Pro Audio for a sound system and ceiling paint in a not-to-exceed amount of \$5,000 was approved.

2. Incident Report (To Be Provided Under Separate Cover)

Ms. Ferguson reported that an Incident Report was provided to the Board under separate cover for review. The resident that it pertained to, did come in and apologize to Mr. Myers. Mr. Saul did not want to take further action, unless a second incident occurred.

3. Consideration of Williams Concrete Proposal for Sidewalk Repair

Mr. Myers presented the proposal with Williams Concrete for the sidewalk repair, which was included in the agenda package and was in the amount of \$6,000. He did not get additional proposals, because they would be a great deal higher.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the proposal from Williams Concrete for a sidewalk repair in the amount of \$6,000 was approved.

4. Consideration of Proposals for Clubhouse Sealcoat and Striping

- a. DMI Paving & Sealcoating**
- b. Asphalt Services**
 - i. Option 1**
 - ii. Option 2**

Mr. Myers presented proposals for Clubhouse sealcoat and striping with DMI Paving & Sealcoating (DMI) in the amount of \$10,220 and from Asphalt Services in the amount of \$5,840 for Option 1 and \$7,460 for Option 2, which were included in the agenda package. He was asked by Mr. LaVoy to obtain a couple of proposals for sealcoat and striping the Clubhouse parking lot, which was not in severe condition. According to DMI and Asphalt Services, if they filled in the cracks in the parking lot, seal coated it, repainted the lines and replaced some parking bumpers, they would get five to seven years more life. Mr. LaVoy asked if Mr. Myers worked with both of these companies and if so, which one he recommended. Mr. Myers worked with both companies and preferred Asphalt Services, as they spoke with him the most about the project. Ms. Ferguson noted two options for Asphalt Services and questioned which option Mr. Myers recommended. Mr. Saul preferred Option 2, as it included the stops and crack fill. Mr. Myers agreed, as it included everything. Mr. Saul pointed out that according to the proposal, the work would take two days, but there would be an additional charge and asked if everything could get completed in one day. Mr. Myers was told that it would take two days, as half of it would be done one day and the other half the next day. Mr. LaVoy questioned the cure time. Mr. Myers confirmed that it needed 24 to 48 hours to cure. Mr. LaVoy preferred to do it half and half.

Mr. Perry questioned why they would throw money away to try to extend the life, as crack filling and sealing would not correct the issues. The only way to correct it, was to mill and resurface, which was scheduled for 2028. Mr. LaVoy recalled that there was input from the

District Engineer. Ms. Ferguson pointed out that Ms. Palmer stated that the sealcoating and striping would prolong the life of the asphalt and as long as it was not in bad condition, she recommended it. Mr. LaVoy would like to see how long it lasted, because the parking lot was used extensively. Mr. Sabol inspected it today and noticed a large crack. Ms. Ferguson pointed out that this proposal would fill in that crack. Mr. LaVoy felt that for the cost, it was worth it, as it would make the Clubhouse look better. Mr. Sabol agreed, as they were trying to promote business. Ms. Ferguson pointed out if the Board was ready to proceed, they could approve Option 2 from Asphalt Services in the amount of \$7,460. Mr. Saul believed the amount was \$5,840 for the seal and restripe, \$1,620 for the curb stops and \$1,500 for the crack fill. Ms. Ferguson indicated that Asphalt Services itemized it out for Option 2, for a total amount of \$7,460. Mr. Poulos questioned why they needed crack seal. Mr. Myers was told if they did not seal the cracks, the cracking would continue. Mr. Saul pointed out that the actual amount was \$9,635.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Poulos, Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry dissenting, Option 2 of the proposal from Asphalt Services for Clubhouse sealcoat and striping in the amount of \$9,635 was approved. (Motion Passed 4-1)

Ms. Ferguson reported that there was currently \$488,000 in the reserves, as of December 31, 2025. This did also not include the budgeted amount of \$385,000 for this fiscal year, which would increase reserves to \$873,000.

- 5. Consideration of Proposals for Cleaning Services**
 - a. Sabrina's Complete Cleaning**
 - b. J.I.H Care Solutions**
 - i. One-Time Deep Cleaning**
 - ii. Weekly Cleaning**
 - c. Riki BB General Service**

Ms. Ferguson presented proposals for cleaning services from Sabrina's Complete Cleaning (Sabrina's) in the amount of \$2,300, J.I.H Care Solutions (J.I.H) for a one-time deep cleaning in the amount of \$750 and weekly cleaning in the amount of \$160 per week and Riki BB General Service (Riki) in the amount of \$2,000 per month. Mr. Myers clarified that Sabrina's

proposal was for once per week cleaning. Ms. Ferguson pointed out that Sabrina's proposal was \$324 per week for weekly cleaning and \$950 for the initial deep cleaning, to bring the Amenity Center up to standard. These proposals were obtained by Mr. Myers and were included in the agenda package. For cleaning of the floors, Mr. Myers verified that two companies would use what the manufacturer recommended, but the CDD would have to purchase the product. Sabrina's would charge \$1,350 to clean the new vinyl flooring in the Clubhouse and then they would come once per week to clean for \$324 per week or \$1,296 per month. Ms. Ferguson asked if it included the kitchen. Mr. Myers confirmed that it did not include the kitchen. Mr. Sabol questioned why they would have to clean weekly, as the deep cleaning should be good for several months. Ms. Ferguson pointed out that the proposal included cleaning, stocking paper towels and toilet paper. Mr. Myers noted that staff checked the bathrooms once daily and constantly vacuumed clay from the tennis courts. They were also wiping the equipment in the Fitness Room, but while one of his employees was cleaning, four people were in the Clubhouse and no one was there.

Instead of having someone come one time per week, Mr. Poulos preferred to hire another part-time staff member to clean. Ms. Ferguson recalled mentioning the hiring of a staff member that would do the cleaning. Mr. Saul pointed out that the proposal for J.I.H included a one-time cleaning for \$750 and a weekly cleaning for \$160 per week. Mr. LaVoy suggested trying it for one month. Mr. Myers preferred to hire someone to clean, which he would monitor. Mr. Poulos pointed out that hiring someone to clean seven days per week would cost \$2,000 per month, which was \$24,000 for the year. If they spent money on cleaning, it should be more than one day per week and if they did not want to spend \$24,000, they could have someone in-house clean five days per week for four hours. Ms. Ferguson reported in many communities, they have two times per week cleaning during the off-season and three times per week during the busy pool season. J.I.H Care Solutions quoted \$160 for one time per week cleaning, but could ask them to provide twice per week cleaning services for \$320 or \$1,280 per month. Mr. Myers was amenable to two days per week service. Mr. Poulos questioned who would take care of the bathrooms the other five days per week. Mr. Myers indicated that Frank deep cleans them on Wednesday, but spent more time cleaning the outside restrooms, because they were used more. Mr. Perry recalled that Frank was spending at least 20 hours per week at the tennis courts and proposed obtaining quotes for tennis court maintenance. Mr. Myers would do so. Regarding the

cleaning, Ms. Ferguson suggested asking J.I.H. if they would do twice per week cleaning for \$1,280 per month for one month. Mr. Myers was amenable to having J.I.H. do a one-time cleaning for \$750, ask for a cost for twice per week cleaning and trying for one month. Mr. Perry voiced concern about J.I.H. using a pad and machine, as it could hurt the surface of the floor.

On MOTION by Mr. Saul seconded by Mr. LaVoy with Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry and Mr. Poulos dissenting, the proposal with J.I.H Care Solutions for a one-time deep cleaning in the amount of \$750 was approved. (Motion Passed 3-2)

Discussion ensued regarding the proposal with J.I.H. for once per week cleaning in the amount of \$160 per week. Mr. Saul wanted to see the results of the deep cleaning and then discussing twice per week service. Mr. LaVoy wanted the Board to approve the proposal and then discuss twice per week service with J.I.H. Mr. Saul pointed out that it could be a week or two before J.I.H. could come out. Mr. Myers would call them first thing in the morning. Mr. LaVoy wanted to see what J.I.H. could do and if they were happy, they would continue with once per week cleaning or increase it to twice per week.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry and Mr. Poulos dissenting, the proposal with J.I.H Care Solutions for weekly cleaning in the amount of \$160 per week was approved. (Motion Passed 3-2)

Mr. Poulos explained that he dissented because two days per week did not make sense to him. He would like to have cleaning seven days per week.

6. Grounds Maintenance Report

a. Getz Outdoor Monthly Report

Mr. Saul understood that no one from Getz Outdoor was at the meeting. Ms. Ferguson confirmed that Mr. Austin Getz was not present. Mr. Saul reported that there were a couple of situations, such as Getz Outdoor breaking a motor on one of the ponds. Mr. Myers had not been able to go down there to check it this week but would do so tomorrow. They were supposed to

repair the pond bank and bring some sod out. Ms. Ferguson informed them by email that they needed to bring it back to the way it was before. They said that they would. Mr. Saul reported having discussion with Mr. Getz a week or so ago, about the Palms upfront that were never trimmed because it was too moist. They were losing Palm fronds every day and wondered if they should have a discussion before they get into rainy season. There was a quote. The question was whether to continue with that quote or request a new quote to take care of the ones that needed attention. Mr. Sabol wanted to get a new quote. Mr. Saul would obtain one for the tall ones upfront and the ones by the pool. Mr. Myers indicated that Getz Outdoor trimmed the ones by the pool, except for one in the back. Mr. Saul also asked Mr. Getz to trim the median area on Plantation Boulevard. Mr. Perry recalled that they had Mr. Getz on the phone, when he brought up the swale in the retention pond between Dixie Lane and Boxwood Street. Mr. Getz stated that he would look at it, but that was two months ago.

Mr. Myers reported that he spoke to other lawn services, as he was frustrated with Getz Outdoor. They already lost their job with the townhomes, because they were doing things like this. The last couple of times that he spoke with Mr. Getz, he got firm with him and the next day, they were taking care of it, but Mr. Myers felt like he should not have to babysit them and would come down hard on Mr. Getz tomorrow morning. Mr. LaVoy suggested that Ms. Ferguson send them a demand letter. Ms. Ferguson asked if she should put them on notice. Mr. Perry would rather wait. Mr. Poulos understood that Mr. Myers was managing the day-to-day operations and if he felt that they were not meeting the needs of the CDD, Mr. Poulos expected Mr. Myers to provide a solution, as Mr. Poulos did not like babysitting companies. Mr. Poulos was also in favor of putting it in writing and sending them a notice. Mr. Saul agreed that a letter should be sent. *There was Board consensus for the District Manager to send a demand letter to Getz Outdoor.* Mr. LaVoy recalled that Mr. Getz was supposed to provide an Irrigation Report with pictures every month. Mr. Myers confirmed that he only received one report at the beginning of their service.

Mr. Myers pointed out that there was supposed to be communication by email once per week on what they completed and they failed to do so. The tennis guys informed him two weeks ago, that the Palms were growing into the sidewalk, which would be a dangerous situation. Mr. Poulos asked if there was irrigation that runs on Plantation Boulevard near the sidewalks. Mr. LaVoy indicated that it was on the sidewalk side. Mr. Poulos wanted it to be inspected because

all of the grass was dead. Ms. Ferguson would get with Mr. Myers, to ensure that everything that he wanted was included in the letter. Mr. Poulos reported that the owner of 2265 Mulberry Lane, near the pediatrician’s office, reached out to him as the area was being used as a parking lot and lights were shining into their home. There used to be trees. Mr. Poulos asked Mr. Myers to look into it, but there was nothing that the CDD could do about Achieva Credit Union being built behind their property, as it was zoned for it. Even if they wanted to plant something, there was no irrigation for it.

TENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, February 18, 2026 at 6:00
p.m. at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was on Wednesday, February 18, 2026 at 6:00 p.m. at the Clubhouse.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy 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
January 1, 2026 to January 31, 2026

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i>General Fund</i>		
1/14/26	3889-3902	\$ 32,622.96
1/29/26	3903-3910	\$ 2,200.00
		\$ 34,822.96
<i>General Fund - Auto Pay</i>		
1/29/26	80033-80038	\$ 6,885.98
		\$ 6,885.98
<i>Capital Reserve Fund</i>		
1/29/26	198-201	\$ 18,690.00
		\$ 18,690.00
Total		\$ 60,399

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/26	00484	1/08/26	DA010820	202601	330	53800	48000		CHILI COOK OFF DUANE M. ASDOURIAN	*	300.00	300.00	003889
1/14/26	00463	1/01/26	1312	202601	320	53800	46400		LANDSCAPE MAINT JAN26 AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	11,815.24	003890
1/14/26	00417	1/05/26	46	202601	310	51300	34000		MGMT FEES	*	4,560.42		
		1/05/26	46	202601	310	51300	35200		INFORMATION TECH	*	199.50		
		1/05/26	46	202601	310	51300	31300		DISS AGENT	*	87.50		
		1/05/26	46	202601	310	51300	42500		COPIES NOV	*	10.65		
		1/05/26	46	202601	310	51300	42500		COPIES DEC	*	1.95		
		1/05/26	46	202601	310	51300	54000		RESERVE MY COURT RESERVAT	*	576.00		
		1/05/26	46	202601	310	51300	42000		POSTAGE	*	84.11		
									GOVERNMENTAL MANAGEMENT SERVICES			5,520.13	003891
1/14/26	00425	10/31/25	29033786	202510	330	53800	48100		ANNUAL INSPECTION IMPACT FIRE	*	567.00	567.00	003892
1/14/26	00444	1/06/26	JB010620	202601	330	53800	48000		CORE CLASSES JACQUELYN BALDELLI	*	217.50	217.50	003893
1/14/26	00475	1/13/26	JR011320	202601	330	53800	48000		VALENTINES MUSIC JOHN RUSSO	*	450.00	450.00	003894
1/14/26	00271	1/01/26	3267761	202601	330	53800	48600		POOL PHONE KINGS III OF AMERICA, LLC	*	169.50	169.50	003895
1/14/26	00371	12/22/25	3674912	202511	310	51300	31500		ATTORNEY FEES KUTAK ROCK LLP	*	7,836.19	7,836.19	003896
1/14/26	00467	1/01/26	2120	202601	330	53800	51000		POOL MAINT MONSTER POOLS INCORPORATED	*	1,900.00	1,900.00	003897

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/14/26	00272	1/01/26	PSI22929	202601	320	53800	46000		SOLITUDE LAKE MANAGEMENT LLC	*	1,350.96	1,350.96	003898
1/14/26	00478	1/09/26	352 TRIVIA	202601	330	53800	48000		TIMOTHY DOWD	*	250.00	250.00	003899
1/14/26	00431	1/01/26	48010 WEBSITE MAINT	202601	310	51300	35200		VENTURESIN INC	*	150.00	150.00	003900
1/14/26	00446	12/10/25	1104 REISSUE LOT LIGHT RPR	202512	320	53800	47000		VIKING ELECTRIC	*	1,200.00	1,200.00	003901
1/14/26	00483	1/08/26	172393 TENNIS BAGS	202601	330	53800	52000		10-S TENNIS SUPPLY & DINKSHOT PICKL	*	896.44	896.44	003902
1/29/26	00200	1/21/26	BS012120 BOS	202601	310	51300	11000		ALAN SABOL	*	200.00	200.00	003903
1/29/26	00485	3/06/26	JG030620 TIN CAN TOURISTS BAND	202603	330	53800	48000		CRISPIN JOSEPH GUERZO JR	*	700.00	700.00	003904
1/29/26	00453	1/21/26	KS012120 BOS	202601	310	51300	11000		KENNETH SAUL	*	200.00	200.00	003905
1/29/26	00473	1/07/26	9457-STA BALANCE ALARM CALLS	202601	330	53800	48100		NORTH PORT POLICE DEPARTMENT	*	50.00	50.00	003906
1/29/26	00401	1/21/26	PL012120 BOS	202601	310	51300	11000		PATRICK LAVOY	*	200.00	200.00	003907
1/29/26	00486	2/08/26	PF020820 BAND FOR PARTY	202602	330	53800	48000		PAUL PAVLAKIS	*	400.00	400.00	003908
1/29/26	00326	1/21/26	RP012120 BOS	202601	310	51300	11000		RONALD PERRY	*	200.00	200.00	003909

LKSD LAKESIDE PLANT HHENRY

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
1/29/26	00428	1/15/26	TD011520 202601 330-53800-48000 TRIVIA EVENT	TIMOTHY DOWD	*	250.00	250.00 003910
TOTAL FOR BANK A						34,822.96	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/26	00012	1/01/26	COMCAST	202601	330	53800	48600		COMCAST COMMUNICATIONS	*	197.32	197.32	080033
1/29/26	00472	1/01/26	JAN26 EV	202601	330	53800	48400		EVERON SOLUTIONS	*	519.04		
			JAN26 SECURITY							*	225.00		
		1/01/26	JAN26 EV	202601	330	53800	48400		EVERON SOLUTIONS	*	364.80		
			TRIP CHARGES							*		1,108.84	080034
			JAN26 EV	202601	330	53800	48400			*			
			SECURE ACCESS & PROTECTIO							*			
1/29/26	00470	1/01/26	JAN26 FP	202601	320	53800	43000		FPL	*	239.33		
			ENTR ELECTRIC JAN26							*	656.08		
		1/01/26	JAN26 FP	202601	320	53800	43100		FPL	*	1,962.26		
			CLUB ELECTRIC JAN26							*		2,857.67	080035
			JAN26 FP	202601	320	53800	43200			*			
			POOL/TENNIS ELECTRIC JAN2							*			
1/29/26	00436	1/01/26	FRONTIER	202601	330	53800	48600		FRONTIER	*	248.74	248.74	080036
			FRONTIER JAN26							*			
1/29/26	00033	1/01/26	JAN26 NP	202601	320	53800	43400		NORTH PORT UTILITIES	*	247.99		
			REFUSE SERVICE JAN26							*	237.58		
		1/01/26	JAN26 NP	202601	320	53800	43600		NORTH PORT UTILITIES	*	1,882.98		
			WATER CLUBHOUSE JAN26							*		2,368.55	080037
			JAN26 NP	202601	320	53800	43700			*			
			POOL/TENNIS WATER JAN26							*			
1/29/26	00471	1/01/26	JAN26 PE	202601	310	51300	49000		PEAC SOLUTIONS	*	104.86	104.86	080038
			JAN26 COPIER LEASE							*			
TOTAL FOR BANK Z											6,885.98		
TOTAL FOR REGISTER											41,708.94		

Check Request

District	Lakes de Plantation CDT	Date	1-8-26
Payable to	Duane Asdourian	Account Number	
Amount Requested	300.00		
Requested By	Harold Myers		
Description of Need	Chil: Cookoff Music Pool Side		
Approved By	<i>Harold Myers</i>	Signature	
Received By		Signature	

send check to:
 Duane Asdourian
 16069 Iru Ridge Ct.
 Fort Charlotte, FL 33953



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.: 1312
 Terms: Net 30
 Invoice date: 01/01/2026
 Due date: 01/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly landscape and irrigation services	January 2026 monthly services	1	\$11,815.24	\$11,815.24

Total**\$11,815.24****Ways to pay**

[View and pay](#)

Governmental Management Services- Tampa, LLC

1001 Bradford Way
 TN 37763

Invoice

Invoice #: 46
Invoice Date: 1/5/2026
Due Date: 1/5/2026
Project:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Management Fees- Jan 26		4,560.42	4,560.42
Information Tech- Jan 26		199.50	199.50
Dissemination Agent- Jan 26		87.50	87.50
Copies- Nov 25		10.65	10.65
Copies- Dec 25		1.95	1.95
Reserve My Court Reservation		276.00	276.00
Postage		84.11	84.11
Total			\$5,220.13
Payments/Credits			\$0.00
Balance Due			\$5,220.13

Impact Fire Services, LLC
500 Base Ave East
Venice, FL 34285
941-485-5402



Bill To
Lakeside Plantation CDD
6200 Lee Vista Ste 300
Orlando, FL 32822

Invoice No.	29033786	Service Location	Lakeside Plantation Clubhouse 2200 Plantation Blvd North Port, FL 34286
Invoice For	Inspection Job #43312817 (10/16/2025)		
Transaction Date	10/31/2025		
Due Date	11/30/2025 (Net 30)		

Code	Item	Svc	Qty	Unit Price	Amt
9017	BFP-FIRE4	BF	1	\$140.00	\$140.00
9017	BFP-BYPASS75	BF	1	\$0.00	\$0.00
9017	BFP-POT2	BF	1	\$52.00	\$52.00
9017	BFP-POT1	BF	1	\$35.00	\$35.00
BF3198	AHJ COMPLIANCE FEE BACKFLOW	BF	4	\$15.00	\$60.00
2831	SP FUEL SURCHARGE	SP	1	\$15.00	\$15.00
9003	SP INSP WET/DRY UP TO 8"	SP	1	\$250.00	\$250.00
SP9198	AHJ COMPLIANCE FEE SPRINKLER	SP	1	\$15.00	\$15.00
GRAND TOTAL					\$567.00

Additional Customer Information

GP Customer # 307-0000353

Notes

Annual Sprinkler and Backflow Inspection// 10/16 conf doing it in October. Harlod Myers is point of contact 941-423-5500. Informed Harlod system will need to be placed on test for sprinkler inspection-SB
AHJ-NPFD-NPUTI -- Lucy

1. BFP-FIRE4 Watts 709 DCVA SN# 132078 MTR# 55300833 Front of Building HZ# 11988
2. BFP-FIREBY Watts 007 DDCA SN# 15980 MTR# 55300833 On Serial # 132078 HZ# 11989
3. BFP-POT2 Wilkins 975XL RPBA SN# 3391097 MTR# 80005382 Front Right Clubhouse HZ# 781
4. BFP-POT1 Wilkins 975XL RPBA SN# 4757952 MTR# 1547278046 Front Right by Clubhouse HZ# 780

***BFP-POT1 Febco 825YA RPBA SN# 189415 MTR# 36607560 By Fountain @ Toledo Blade by Gazebo HZ# 14526 -potable backflow by gazebo does not have a fountain anymore and backflow does not have water to it. Serial number is 923441 Wilkins 975xl.

Terms & Conditions

Impact Venice License FED23-000053.FED23-000048.FEP23-000387.FPC23-000105.CFC1426701.EF20000299

PLEASE INCLUDE THIS INVOICE WITH YOUR PAYMENT.

REMIT TO:
IMPACT FIRE SERVICES LLC
PO BOX 735063
DALLAS TX 75373-5063

Account Number	Wire Routing Number	ACH Routing Number
522 752 010	021 000 021	322 271 627


PAY VIA CREDIT CARD @ WWW.IMPACTFIRESERVICES.COM

A FEE OF 2.5% WILL BE INCREMENTAL TO THE INVOICE AMOUNT ON ALL CREDIT/DEBIT CARD TRANSACTIONS.

QUESTIONS CONCERNING THIS INVOICE OR PAYMENT OPTIONS CAN BE ADDRESSED TO AR@IMPACTFIRESERVICES.COM

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%MO (18%/ANNUUM) FOR BALANCE DUE BEYOND OUR NORMAL TERMS.

Check Request


District	Lakeside Plantation CDD	Date	1-6-24
Payable to	JACKIE BAIDELL	Account Number	
Amount Requested	217.50		
Requested By	PAUL MYERS		
Description of Need	FIT TO CORE CLASSES		
Approved By		Signature	
Received By		Signature	

SALES 200.00
 CDD 25% 72.50



CK Request 1.13.26
(Valentine's)
sent Hannah 1-6-26

Check Request

District	Lakeside Plantation CDD	Date	1-13-26
Payable to	John Rosso	Account Number	
Amount Requested	480.00		
Requested By	Harold Myers		
Description of Need	Valentine's Dance Music February 13 26		
Approved By		Signature	
Received By		Signature	

John Rosso
 875 Hyacinth St.
 North Fort Myers FL 33903
 Phone 239.995.4200





Kings III Emergency Communications, LLC
*The Nation's Leading Provider
of Emergency Communications Solutions*

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

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 3267761
Invoice Date 01/01/2026
Terms Net Due in 20 Days
PO Number

Important Messages

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

Summary of Charges

Description	Quantity	Rate	Months	Amount
<i>2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289</i>				
Pool Phone(s) - Complete Service 01/01/2026 - 03/31/2026	1.00	56.50	3.00	169.50
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$169.50
Date	Invoice #	Description	Amount	Balance Due
01/01/2026	3267761	Recurring Charges	\$169.50	\$169.50

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

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

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

INVOICE

Customer Number	42876
Invoice Number	3267761
Invoice Date	01/01/2026
Terms	Net Due in 20 Days
Amount Due	\$169.50
Amount Enclosed:	\$ _____



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

Return Service Requested

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

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

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

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

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 22, 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. 3674912
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3674912
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

11/01/25	P. O'Bryant	0.20	58.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/04/25	S. Sandy	2.20	726.00	Conduct research regarding rental rates for community groups under Amenity Policy; prepare memo to board regarding same
11/05/25	S. Sandy	0.70	231.00	Prepare memo to board regarding rental rates for community groups; distribute and confer regarding same
11/11/25	S. Sandy	0.80	264.00	Confer with Poulos regarding amenity policy
11/12/25	S. Sandy	4.80	1,584.00	Review and revise amenity facility policy pursuant to tennis guideline updates and other needed revisions; prepare memo to board regarding same; review draft agenda
11/19/25	S. Sandy	8.10	2,673.00	Prepare for, travel to, and attend board meeting; conduct follow up regarding same; return travel

KUTAK ROCK LLP

Lakeside Plantation CDD
 December 22, 2025
 Client Matter No. 12323-1
 Invoice No. 3674912
 Page 2

11/24/25	S. Sandy	2.70	891.00	Conduct meeting follow up; confer with Ferguson regarding event insurance policy; review correspondences from Perry regarding same; revise and update amenity facility policies; prepare notices regarding revised amenity rules and rate hearing
11/25/25	S. Sandy	2.60	858.00	Prepare notice of rule development and notice of rulemaking; correspond regarding same; confer with Ferguson regarding traffic enforcement on CDD roads; correspond with Perry regarding board direction related to district insurance's coverage of Community Club events; prepare Community Club event guidelines based on board direction and current Amenity Policies; confer with board regarding same
11/25/25	D. Wilbourn	1.00	185.00	Prepare notices of rule development and making for amended amenity facilities rates

TOTAL HOURS 23.10

TOTAL FOR SERVICES RENDERED \$7,470.00

DISBURSEMENTS

Meals	44.62
Travel Expenses	321.57

TOTAL DISBURSEMENTS 366.19

TOTAL CURRENT AMOUNT DUE \$7,836.19

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 2120
DATE 01/01/2026
TERMS Due on receipt
DUE DATE 01/01/2026

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

BALANCE DUE

\$1,900.00

Pay invoice



INVOICE

Page: 1

Please Remit Payment to:

Solitude Lake Management, LLC
 1320 Brookwood Drive
 Suite H
 Little Rock, AR 72202
 Phone #: (888) 480-5253
 Fax #: (888) 358-0088

Invoice Number: PSI229294
 Invoice Date: 1/1/2026

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 1/1/2026
 Due Date 1/31/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 1/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,350.96	1,350.96
January Billing					
1/1/2026 - 1/31/2026					
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

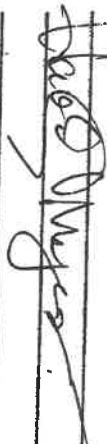
T.R.I.V.I.A.
 TIMOTHY DOWD
 13463 NOBILIO ST
 VENICE, FL 34293

INVOICE

Invoice # 352
 Invoice Date 1/9/26

Item	Description	Unit Price	Quantity	Amount
	LAKESIDE PLANTATION TRIVIA 1/9/26			\$250.00
<u>NOTES:</u> THANK YOU!				
CASH APP - \$Socratizle				
VENMO - @Timothy-Dowd-16				
			Balance Due	\$250.00

Check Request

District	Lakeside Plantation CDD	Date	1-13-26
Payable to	Timothy Dowd	Account Number	
Amount Requested	250.00		
Requested By	Harold Myers		
Description of Need	Irrigate by Tim January 9, 2026		
Approved By		Signature	
Received By		Signature	



VenturesIn.com, Inc.
P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
1/1/2026	48010

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
	1/1/2026		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



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

Work Completed
INVOICE

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

Re-issue



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

#172393

Date: 1/8/2026

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	2/7/2026	Harold	Shannon Wilder	Ruskin Truck

Quantity	Item	Options	Customer Description	Rate	Amount
1	OHY5014-RS			\$671.44	\$671.44
	RS - Hydroblend 50# Bags - (1.4 Ton Skid / 56 Bags) - SM				
	7 am - Harold @ 941-423-5500				

Subtotal	\$671.44
Shipping Costs (Ruskin Truck)	\$225.00
Tax (0%)	\$0.00
Total	\$896.44
Amount Paid	\$0.00
Amount Due	\$896.44



172393

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 21, 2026

	<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

1/21/26
Date

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

Feb 1.

Check Request

District	Lakeside Plantation CDD	Date	March 6, 2026
Payable to	Joe Guerzo	Account Number	
Amount Requested	700.00		
Requested By	Harold Myers		
Description of Need	The Tin Can Tourists Band Back to the 80's Party.		
Approved By	<i>[Signature]</i>	Signature	
Received By		Signature	

V: 485

001 330 538 48000





North Port Police Department

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

Alarm Statement by Account Number (New)

Printed On: 01/07/26 07:37

Please remit payment within 30days from the date on this statement.

If you have questions about the false alarm fee schedule please call NPPD Records at 941-429-7300, option 3.

Remove and return this section with payment

Cash, Credit/Debit, Money Order or Check accepted. Please print Account No on Check and make Check payable to :

North Port Police Department

4980 City Hall Blvd

North Port, FL 34286

Account# : Business-0000159457

CURRENT CHARGES :	<u>\$400.00</u>
PAYMENTS/CREDITS :	<u>\$350.00</u>
TOTAL BALANCE DUE :	\$50.00

*Balance
Alarm calls*

*Past Due Balance
on Account.*



North Port Police Department

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

Alarm Statement by Account Number (New)

Printed On: 01/07/26 07:37

Lakeside Plantation
2800 Plantation Blvd
North Port, FL 34289

Current Balance :

Account# : Business-0000159457

Account Summary

Alarm#	Location	Year to Date Occurrence	
		Total	Chargeable
587	2800 Plantation Blvd	11	8



North Port Police Department

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

Alarm Statement by Account Number (New)

Printed On: 01/07/26 07:37

Transaction History

Date/Time	Type	Notes	Fee \$	Paid \$	Invoice#	False Alarm Date/Time	Call#
12/16/25 14:39	False Alarm		\$50.00		25-001426	12/14/25 22:12	25-082187
09/29/25 12:55	Payment	Receipt#25-000419 Paid for Amount \$50.00		\$50.00	25-000802	07/04/25 09:48	25-042601
09/29/25 12:55	Payment	Receipt#25-000419 Paid for Amount \$50.00		\$50.00	25-000803	07/04/25 17:58	25-042700
07/10/25 13:57	False Alarm		\$50.00		25-000803	07/04/25 17:58	25-042700
07/10/25 13:57	False Alarm		\$50.00		25-000802	07/04/25 09:48	25-042601
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000312	01/16/25 22:12	25-003498
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000348	02/02/25 22:24	25-006971
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000406	03/10/25 22:16	25-014771
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000408	03/11/25 22:07	25-014995
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000412	03/12/25 23:36	25-015270
03/31/25 23:59	Alarm Statement						
03/27/25 12:45	False Alarm		\$50.00		25-000412	03/12/25 23:36	25-015270
03/27/25 12:19	False Alarm		\$50.00		25-000408	03/11/25 22:07	25-014995
03/27/25 12:18	False Alarm		\$50.00		25-000406	03/10/25 22:16	25-014771
03/27/25 11:10	False Alarm		\$50.00		25-000348	02/02/25 22:24	25-006971
03/26/25 12:47	False Alarm		\$50.00		25-000312	01/16/25 22:12	25-003498
03/25/25 13:16	False Alarm				25-000275	01/01/25 10:14	25-000065
03/25/25 13:10	False Alarm				25-000271	12/25/24 17:44	24-085983
02/05/25 12:29	False Alarm				25-000085	11/12/24 16:23	24-076254

Total : \$400.00 \$350.00

Balance : \$50.00


Feb 8, 2025

Check Request

District	LAKESIDE PLANTATION CD	Date	2/8/25
Payable to	Paul Pavlakis Band	Account Number	
Amount Requested	400-		
Requested By	Harold Myers		
Description of Need	Coins Away Party March 8 Sunday		
Approved By	<i>Harold Myers</i>	Signature	
Received By		Signature	



Check Request

District	Lakeside Plantation CDP	Date	1-15-26
Payable to	Timothy Dowd	Account Number	
Amount Requested	250.00		
Requested By	Heidi Myers		
Description of Need	Prizes by Tim included Event and Prizes Friday February 27, 2026 (open)		
Approved By		Signature	
Received By		Signature	

Timothy Dowd
 13463 Nobile St.
 Venice, FL 34293



CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/29/26	00086	1/27/26	26-0012- DAMAGED ASPHALT RPR DEPOS	202601	600-53800	61000			ASPHALT SERVICES	*	1,240.00	1,240.00	000198
1/29/26	00080	1/19/26	06242043 WALKWAY/ENTERANCE AREA	202601	600-53800	61000			MS SERVICE SOLUTIONS & PROJECT MANA	*	1,650.00	1,650.00	000199
1/29/26	00083	12/02/25	20779 LINE RPR	202512	600-53800	61000			SPORT SURFACES LLC	*	9,800.00	9,800.00	000200
1/29/26	00071	1/27/26	110 SIDEWALK RPR	202601	600-53800	61000			WILLIAMS CONCRETE INC	*	6,000.00	6,000.00	000201
TOTAL FOR BANK C											18,690.00		
TOTAL FOR REGISTER											18,690.00		



Lakeside Plantation (The Towns at Lakeside - Asphalt Repair) Invoice

Invoice No: 26-0012-1
Date: 1/27/2026
Terms: Due on receipt
Date due: 1/27/2026

Pay to: 19867 Bridgetown Loop
Venice, FL 34293

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

Service	Description	Price
Asphalt Repair Unit Price	Asphalt Repairs at (4) identified areas within the Towns at Lakeside community. Work areas include: Two repair areas at the intersection of Jonah Drive and Mulberry Lane Two repair areas at the intersection of Jonah Drive and Rosewood Lane All designated areas will be cleaned and prepared as needed. A tack coat will be applied to help ensure good adhesion and up to 2" of hot plant-mixed asphalt will be installed and properly compacted.	\$1,240.00
Subtotal		\$1,240.00
Balance Due		\$1,240.00

50% payment for
damaged Asphalt in the
Town homes
HO

INVOICE

J. 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

INVOICE #

110

INVOICE DATE

01/27/2026

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

Thank you | **TERMS & CONDITIONS**
 INVOICE# 107

INVOICE

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

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



Bill to

Harold Myers
2200 Plantation Blvd.
North Port
FL
34289

Ship to

Harold Myers
2200 Plantation Blvd.
North Port
FL
34289

Invoice details

Invoice no.: 06242043
Terms: Net 15
Invoice date: 01/19/2026
Due date: 02/03/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Walkway and Entrance Area	Pre-treat area with our specialized cleaning solution (where needed) Surface clean (using nozzle and or disc) areas to remove organic build up. Rinse and post treat areas for sparkling results 8,000 ft walkway and entrance areas to community.	1	\$1,650.00	\$1,650.00

Total \$1,650.00

Ways to pay



[View and pay](#)

031

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.: 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

BANK

Total

\$9,800.00

[View and pay](#)

031 400 538 41000

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$184.36
EFT Payment - thank you	Dec 13	-\$184.36
Balance forward		\$0.00
Regular monthly charges	Page 3	\$171.10
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$22.27
New charges		\$197.32
Amount due		\$197.32

← 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 Jan 12, 2026, 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 **Jan 12, 2026**

Please pay \$197.32

Electronic payment will be applied Jan 12, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

853510055062439400197327

Regular monthly charges		\$171.10
Comcast Business		\$171.10
TV services		\$171.10
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	\$52.30	

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	Dec 21	\$3.95

Taxes, fees and other charges		\$22.27
Other charges		\$0.15
Regulatory Cost Recovery		\$0.15

Taxes & government fees		\$22.12
Sales Tax		\$1.50
State Communications Services Tax		\$11.15
Local Communications Services Tax		\$9.47

Additional information

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

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

We've made updates to our Comcast Business Services Customer Terms and Conditions, including adding terms for the WiFi Extenders Service. You can review the updated agreement at <https://business.comcast.com/terms-conditions-smb>.

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.



72

Invoice 159182006

everonsolutions.com

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

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

Save a stamp!

Pay online 24/7

everonsolutions.com/expresspay

Pay by phone:

1-844-538-3766

Questions?

everonsolutions.com

Call Toll-Free:

1-844-5-EVERON

Hearing Impaired:

1-800-395-6137

Email:

COMCARE@Everonsolutions.com

Thank you for choosing Everon.

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

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

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

Amount Enclosed: \$

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LAKESIDE PLANTATION CDD
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EVERON LLC
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73

Invoice 159500426

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	8/19/2025	9/13/2025		\$182.40

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (09/19/25-12/18/25) <i>Includes: Extended Service Protection, Secure Access</i>			\$182.40
Sub Total			\$182.40

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Invoice Number	159500426
Account Number	70180815
Invoice Date	8/19/2025
Payment Due Date	9/13/2025
Amount Due	\$182.40

Amount Enclosed: \$

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74

Invoice 159521634

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	8/25/2025	9/19/2025		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 300844294 Services Provided <i>Includes: Trip Charge</i>			\$75.00
Sub Total			\$75.00

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Invoice Number	159521634
Account Number	70180815
Invoice Date	8/25/2025
Payment Due Date	9/19/2025
Amount Due	\$75.00

Amount Enclosed: \$

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75

Invoice 160051133

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/19/2025	12/14/2025		\$182.40

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (12/19/25-03/18/26) <i>Includes: Extended Service Protection, Secure Access</i>			\$182.40
Sub Total			\$182.40

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Please detach this portion and send with your payment.



Invoice Number	160051133
Account Number	70180815
Invoice Date	11/19/2025
Payment Due Date	12/14/2025
Amount Due	\$182.40

Amount Enclosed: \$

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76

Invoice 160055155

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	11/20/2025	12/15/2025		\$75.00

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Job # 200840053 Services Provided <i>Includes: Trip Charge</i>			\$75.00
Sub Total			\$75.00

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everonsolutions.com

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Hearing Impaired:

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Email:

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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	160055155
Account Number	70180815
Invoice Date	11/20/2025
Payment Due Date	12/15/2025
Amount Due	\$75.00

Amount Enclosed: \$

PO Box 49292 · Wichita, KS 67201

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NORTH PORT FL 34289



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77

Invoice 160216812

everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	12/21/2025	1/15/2026		\$519.04

Description	Qty	Unit Price	Amount
LAKESIDE PLANTATION CDD, 2800 PLANTATION RD, NORTH PORT, FL 34289 Services Provided (01/19/26-02/18/26) <i>Includes: Extended Service Protection, Secure Access, Video Services</i>			\$519.04
Sub Total			\$519.04

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Questions?

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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	160216812
Account Number	70180815
Invoice Date	12/21/2025
Payment Due Date	1/15/2026
Amount Due	\$519.04

Amount Enclosed: \$

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Electric Bill Statement

For: Nov 21, 2025 to Dec 22, 2025 (31 days)

Statement Date: Dec 22, 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

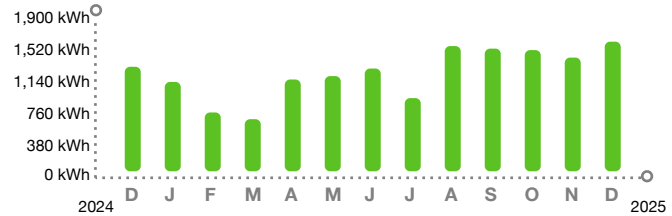
\$239.33

TOTAL AMOUNT YOU OWE

Jan 12, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	211.70
Payments received	-211.70
Balance before new charges	0.00

Total new charges	239.33
Total amount you owe	\$239.33

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 17, 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 January 02, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

Customer Service: 1-800-375-2434
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Report Power Outages: 1-800-4OUTAGE (468-8243)
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MIAMI FL 33188-0001

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

04126-05586	\$239.33	Jan 12, 2026	\$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED



Customer Name: Account Number: 79
 LAKESIDE PLANTATION 04126-05586
 COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	211.70
Payment received - Thank you	-211.70
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>	\$161.34
Fuel: <small>(\$0.027180 per kWh)</small>	\$45.64
Electric service amount	219.85
Gross receipts tax (State tax)	5.64
Franchise fee (Reqd local fee)	13.64
Taxes and charges	19.28
Regulatory fee (State fee)	0.20
Total new charges	\$239.33
Total amount you owe	\$239.33

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Jan 23, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	23053		21374		1679

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2025	Nov 21, 2025	Dec 23, 2024
kWh Used	1679	1473	1354
Service days	31	28	31
kWh/day	54	52	43
Amount	\$239.33	\$211.70	\$178.89

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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Electric Bill Statement

For: Nov 21, 2025 to Dec 22, 2025 (31 days)

Statement Date: Dec 22, 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

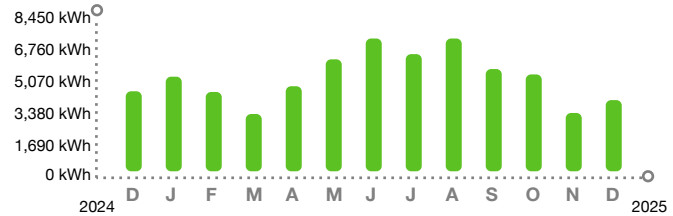
\$656.08

TOTAL AMOUNT YOU OWE

Jan 12, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	563.05
Payments received	-563.05
Balance before new charges	0.00

Total new charges	656.08
Total amount you owe	\$656.08

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 17, 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 January 02, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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)



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MIAMI FL 33188-0001

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

57421-67439

ACCOUNT NUMBER

\$656.08

TOTAL AMOUNT YOU OWE

Jan 12, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



Customer Name: Account Number: 81
 LAKESIDE PLANTATION 57421-67439
 COMM DEVELOPMENT
 DIST

BILL DETAILS

Amount of your last bill	563.05
Payment received - Thank you	-563.05
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$138.96
Fuel: (\$0.027180 per kWh)	\$111.44
Demand: (\$13.41 per KW)	\$321.84
Electric service amount	602.65
Gross receipts tax (State tax)	15.47
Franchise fee (Reqd local fee)	37.40
Taxes and charges	52.87
Regulatory fee (State fee)	0.56
Total new charges	\$656.08
Total amount you owe	\$656.08

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jan 23, 2026.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	08110	07700	10	4100
Demand KW	2.36		10.00	24

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2025	Nov 21, 2025	Dec 23, 2024
kWh Used	4100	3360	4610
Service days	31	28	31
kWh/day	132	120	148
Amount	\$656.08	\$563.05	\$663.65

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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Electric Bill Statement

For: Nov 21, 2025 to Dec 22, 2025 (31 days)

Statement Date: Dec 22, 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

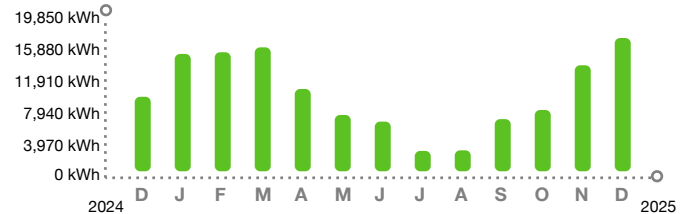
\$1,962.26

TOTAL AMOUNT YOU OWE

Jan 12, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,716.87
Payments received	-1,716.87
Balance before new charges	0.00
<hr/>	
Total new charges	1,962.26
Total amount you owe	\$1,962.26

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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New rates take effect Jan. 1, 2026. Learn more at [FPL.com/rates](https://www.fpl.com/rates).

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)



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84595-15071
ACCOUNT NUMBER

\$1,962.26
TOTAL AMOUNT YOU OWE

Jan 12, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 83
 LAKESIDE PLANTATION
 COMM DEVELOPMENT
 DIST 84595-15071

BILL DETAILS

Amount of your last bill	1,716.87
Payment received - Thank you	-1,716.87
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$30.41
Non-fuel: (\$0.033890 per kWh)	\$611.31
Fuel: (\$0.027180 per kWh)	\$490.27
Demand: (\$13.41 per KW)	\$670.50
Electric service amount	1,802.49
Gross receipts tax (State tax)	46.26
Franchise fee (Reqd local fee)	111.85
Taxes and charges	158.11
Regulatory fee (State fee)	1.66
Total new charges	\$1,962.26
Total amount you owe	\$1,962.26

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jan 23, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	77557		59519		18038
Demand KW	49.98				50

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2025	Nov 21, 2025	Dec 23, 2024
kWh Used	18038	14347	10083
Service days	31	28	31
kWh/day	581	512	325
Amount	\$1,962.26	\$1,716.87	\$1,136.17

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LAKESIDE PLANTATION CDD

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

Billing Date:
Dec 08, 2025

PIN:

Billing Period:
Dec 08 - Jan 07, 2026

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	\$248.62
Payment received by Dec 08, thank you	-\$248.62

Service summary

	Previous month	Current month
Bundle	\$204.96	\$204.96
Other	\$4.50	\$4.50
One-Time Charges	\$0.05	↑\$0.12
Taxes and Fees	\$39.11	↑\$39.16
Total services	\$248.62	\$248.74
Total balance		\$248.74

Total balance

\$248.74

Auto Pay is scheduled

Jan 02

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Eagan, MN 55121-2879

6790 0107 DY RP 08 12092025 NNNNNNNN 01 002399 0011

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



1800009414235500040824000000000000000248745



PIN:

Billing Period:
Dec 08 - Jan 07, 2026

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Bundle

Monthly Charges

12.08-01.07	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 \$248.74 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

12.08-01.07	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total **\$4.50**



One-Time Charges

	VoIP	\$0.12
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One-Time Charges Total **\$0.12**



Taxes and Fees

	Federal USF Recovery Charge	\$22.28
--	-----------------------------	---------

Federal Taxes **\$22.28**

	City Communications Services Tax	\$7.09
	FL State Communications Services Tax	\$5.53
	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 **\$16.88**

Taxes and Fees Total **\$39.16**

Total current month charges **\$248.74**





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

Billing Date:
Dec 08, 2025

PIN:

Billing Period:
Dec 08 - Jan 07, 2026

VoIP

941-423-5500

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
1	Nov 08	12:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
2	Nov 09	12:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
3	Nov 09	6:56A	3.5	DD	PTCHARLOTT FL 941-625-2399	\$0.00	
4	Nov 10	12:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
5	Nov 10	12:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
6	Nov 10	12:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
7	Nov 10	5:26A	1.7	DD	NAPLES FL 239-248-5655	\$0.00	
8	Nov 10	5:48A	5.3	DD	FLINT MI 810-777-2123	\$0.00	
9	Nov 11	12:56A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
10	Nov 11	12:57A	.3	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
11	Nov 11	12:58A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
12	Nov 12	12:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
13	Nov 12	9:17A	15.0	DD	FORT MYERS FL 239-478-7261	\$0.00	
14	Nov 13	5:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
15	Nov 13	5:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
16	Nov 13	9:20A	.7	DD	CINCINNATI OH 513-316-9055	\$0.00	
17	Nov 13	2:47P	.8	DD	MILWAUKEE WI 414-861-4424	\$0.00	
18	Nov 14	4:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
19	Nov 14	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
20	Nov 14	9:52A	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
21	Nov 14	9:54A	.7	DD	TAMPANTH FL 813-576-3654	\$0.00	
22	Nov 14	10:36A	1.2	DD	WASHINGTON VA 703-254-7244	\$0.00	
23	Nov 14	1:25P	.3	DD	WPALMBEACH FL 561-964-2201	\$0.00	
24	Nov 14	1:26P	1.5	DD	WPALMBEACH FL 561-964-2001	\$0.00	
25	Nov 14	2:02P	1.6	DD	EVANSVILLE IN 812-604-6966	\$0.00	
26	Nov 14	3:32P	2.5	DD	BINGHAMTON NY 607-760-1135	\$0.00	
27	Nov 14	4:55P	.8	DD	PTCHARLOTT FL 941-276-1756	\$0.00	
28	Nov 14	5:09P	.6	DD	TWINCITIES MN 763-367-0995	\$0.00	
29	Nov 15	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
30	Nov 15	12:30P	.4	DD	DETROITZN5 MI 313-719-2241	\$0.00	
31	Nov 15	1:39P	1.4	DD	KAPUSKASNG ON 705-332-2096	\$0.07	
32	Nov 16	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
33	Nov 17	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
34	Nov 18	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
35	Nov 19	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
36	Nov 19	1:45P	1.1	DD	KENNER LA 504-338-4316	\$0.00	
37	Nov 19	6:14P	.7	DD	CAPE CORAL FL 239-699-4461	\$0.00	
38	Nov 19	7:58P	.5	DD	FLINT MI 810-777-2123	\$0.00	
39	Nov 20	5:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
40	Nov 20	5:56A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
41	Nov 20	5:57A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
42	Nov 20	5:58A	.3	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
43	Nov 20	5:59A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
44	Nov 20	9:09A	.3	DD	CAPE CORAL FL 239-699-4461	\$0.00	
45	Nov 20	11:22A	.5	DD	CAPE CORAL FL 239-699-4461	\$0.00	
46	Nov 20	11:45A	6.7	DD	FLINT MI 810-777-2123	\$0.00	
47	Nov 20	1:53P	.9	DD	DOWNERSGRV IL 630-487-1740	\$0.00	
48	Nov 21	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
49	Nov 21	10:46A	.6	DD	EAU CLAIRE WI 715-559-7482	\$0.00	
50	Nov 21	10:50A	1.1	DD	INDIANAPLS IN 317-502-1189	\$0.00	
51	Nov 21	11:03A	.5	DD	KENNER LA 504-338-4316	\$0.00	
52	Nov 21	12:05P	.6	DD	NORTH PORT FL 941-282-1144	\$0.00	
53	Nov 21	1:19P	.4	DD	NYACK NY 845-480-1791	\$0.00	
54	Nov 21	4:31P	.9	DD	INDIANAPLS IN 317-502-1189	\$0.00	
55	Nov 22	5:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
56	Nov 23	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	





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

Billing Date:
Dec 08, 2025

PIN:

Billing Period:
Dec 08 - Jan 07, 2026

Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
57	Nov 24	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
58	Nov 24	9:17A	.8	DD	INDIANAPLS IN 317-502-1189	\$0.00	
59	Nov 24	11:46A	.6	DD	WPALMBEACH FL 561-964-2001	\$0.00	
60	Nov 25	5:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
61	Nov 25	5:56A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
62	Nov 25	5:57A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
63	Nov 25	5:58A	.4	DD	PTCHARLOTT FL 941-625-4013	\$0.00	
64	Nov 25	5:59A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
65	Nov 25	10:36A	.3	DD	RALEIGH NC 919-264-1933	\$0.00	
66	Nov 26	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
67	Nov 27	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
68	Nov 28	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
69	Nov 29	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
70	Nov 29	7:19A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
71	Nov 30	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
72	Nov 30	12:30P	.9	DD	HALIFAX NS 902-579-0099	\$0.05	
73	Dec 01	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
74	Dec 01	10:23A	2.6	DD	MIAMI FL 786-340-6663	\$0.00	
75	Dec 01	2:34P	.9	DD	ATLNTIC CY NJ 609-957-7877	\$0.00	
76	Dec 02	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
77	Dec 02	8:46A	2.1	DD	SYRACUSE NY 315-427-6235	\$0.00	
78	Dec 02	11:33A	1.6	DD	TAMPAEST FL 813-699-4163	\$0.00	
79	Dec 03	5:55A	.4	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
80	Dec 03	5:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
81	Dec 03	5:57A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
82	Dec 03	8:42A	5.1	DD	FLINT MI 810-777-2123	\$0.00	
83	Dec 03	8:54A	.3	DD	CHAMPAURBN IL 217-369-3302	\$0.00	
84	Dec 03	9:55A	2.0	DD	KEYS FL 305-340-9070	\$0.00	
85	Dec 03	2:15P	.3	DD	CHAMPAURBN IL 217-369-3302	\$0.00	
86	Dec 04	5:55A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
87	Dec 04	12:42P	1.0	DD	CHAMPAURBN IL 217-369-4134	\$0.00	
88	Dec 04	4:11P	.3	DD	ATLANTA NE GA 678-522-3959	\$0.00	
89	Dec 04	5:47P	2.7	DD	EASTON MD 443-786-2829	\$0.00	
90	Dec 05	1:44A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
91	Dec 05	5:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
92	Dec 05	2:16P	6.5	DD	VENICE FL 941-367-9811	\$0.00	
93	Dec 05	2:30P	.9	DD	WILLIMNTIC CT 860-208-8389	\$0.00	
94	Dec 05	4:20P	1.0	DD	NEWTON NJ 973-222-7657	\$0.00	
95	Dec 06	5:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
96	Dec 06	9:05A	.5	DD	TARPON SPG FL 727-741-4050	\$0.00	
97	Dec 06	9:12A	.4	DD	PORTLAND ME 207-415-4913	\$0.00	
98	Dec 07	5:56A	.3	DD	PTCHARLOTT FL 941-625-4027	\$0.00	
Subtotal						\$0.12	
941-423-5501							



Call #	Date	Time	Min	*Type	Place and number called	Charge	Plan code
Subtotal						\$0.00	

Legend Call Types:

DD - Day

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	98	100	\$0.12
941-423-5501	1	2	\$0.00
Total	99	103	\$0.12



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	12/27/2025	01/17/2026

Total Current Charges	\$237.58
Balance Forward	\$0.00
Total Amount Due	\$237.58



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

000043123000156052000000237581

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	12/27/2025	01/17/2026

Last Bill Amount	\$299.90
Payments	-\$299.90
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$299.90 12/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/18/2025 - 12/17/2025	29.0	15464397	1.0000	TGAL	64.00	60.00	4.00
Previous year Usage						12/24	0.00

Service	Consumption	Charge	Total
WA Base facility chg		\$70.48	
WA Usage block 1	4.00	\$25.84	
TOTAL WATER			\$96.32
SE Base facility chg		\$104.78	
SE Consumption	4.00	\$36.48	
TOTAL SEWER			\$141.26
Total Current Charges			\$237.58
Balance Forward			\$0.00
Total Amount Due			\$237.58



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	12/27/2025	01/17/2026

Total Current Charges	\$1,882.98
Balance Forward	\$0.00
Total Amount Due	\$1,882.98



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

000043123000154656000001882989

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	12/27/2025	01/17/2026

Last Bill Amount	\$1,141.18
Payments	-\$1,141.18
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$1,141.18 12/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/18/2025 - 12/17/2025	29.0	80005382	1.0000	TGAL	304.00	194.00	110.00
Previous year Usage						12/24	10.00

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	20.00	\$465.00	
WA Usage block 6	10.00	\$323.30	
TOTAL WATER			\$1,882.98

Total Current Charges	\$1,882.98
Balance Forward	\$0.00
Total Amount Due	\$1,882.98



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	12/27/2025	01/17/2026

Total Current Charges	\$1,882.98
Balance Forward	\$0.00
Total Amount Due	\$1,882.98



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

000043123000154656000001882989

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	12/27/2025	01/17/2026

Last Bill Amount	\$1,141.18
Payments	-\$1,141.18
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$1,141.18 12/17/2025

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
11/18/2025 - 12/17/2025	29.0	80005382	1.0000	TGAL	304.00	194.00	110.00
Previous year Usage						12/24	10.00

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	20.00	\$465.00	
WA Usage block 6	10.00	\$323.30	
TOTAL WATER			\$1,882.98

Total Current Charges	\$1,882.98
Balance Forward	\$0.00
Total Amount Due	\$1,882.98

Remittance Section

ELECTRONIC SERVICE REQUESTED

INVOICE

Customer Account Number: 1833219
Invoice Number: 41341764
Invoice Date: 12/14/2025
Invoice Due Date: 01/05/2026
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



01001004134176430000001048699

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	12/14/2025	41341764	01/05/2026				12/05/2025	
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/RENTAL TAX	\$6.86						\$6.86
BALANCE DUE:		\$104.86						\$104.86

SECTION V

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
January 31, 2026



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Lakeside Plantation
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 62,585	\$ -	\$ -	\$ 62,585
Debit Card Account	6,016	-	-	6,016
Money Market Account	952,074	-	-	952,074
Capital Reserve Account	-	214,263	-	214,263
Due from General Fund	-	-	31,804	31,804
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	-	-	88,469	88,469
Revenue	-	-	142,139	142,139
Prepayment	-	-	27	27
Total Assets	\$ 1,098,819	\$ 481,228	\$ 262,440	\$ 1,842,487
Liabilities:				
Accounts Payable	\$ 34,391	\$ -	\$ -	\$ 34,391
Accrued Expenses	-	-	-	-
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	31,804	-	-	31,804
Total Liabilities	\$ 66,195	\$ 11,304	\$ -	\$ 77,499
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	262,440	262,440
Assigned for:				
Capital Reserves	-	469,925	-	469,925
Unassigned	1,017,887	-	-	1,017,887
Total Fund Balances	\$ 1,032,624	\$ 469,925	\$ 262,440	\$ 1,764,988
Total Liabilities & Fund Balance	\$ 1,098,819	\$ 481,228	\$ 262,440	\$ 1,842,487

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Lakeside Plantation
 Community Development District
 General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
 For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 997,970	\$ 997,970	\$ -
Tennis Club	25,000	10,417	12,460	2,043
Activities	10,000	4,167	6,579	2,412
Clubhouse Rentals	15,000	6,250	2,451	(3,799)
Miscellaneous	1,500	625	2,234	1,609
Interest Earnings	5,000	2,083	748	(1,335)
Total Revenues	\$ 1,256,340	\$ 1,021,511	\$ 1,022,442	\$ 930
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 4,167	\$ 2,400	\$ 1,767
District Manager	54,725	22,802	18,242	4,560
District Counsel	24,000	10,000	10,418	(418)
District Engineer	10,000	4,167	-	4,167
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	438	350	88
Assessment Roll	2,500	1,042	-	1,042
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	1,792	-	1,792
Postage, Phone, Faxes, Copies	3,200	1,333	719	614
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	292	678	(386)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,250	1,114	136
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	608	798	(190)
Website Administration	934	389	30	359
Website Hosting	1,800	750	600	150
Total General & Administrative	\$ 178,100	\$ 109,460	\$ 83,507	\$ 25,953
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 2,708	\$ 1,500	\$ 1,208
Street Light/Decorative Light	1,000	417	2,425	(2,008)
Landscape Maintenance - Contract	144,310	60,129	47,261	12,868
Landscape Maintenance - Other	25,000	10,417	2,723	7,694
Lake Maintenance	17,000	7,083	5,404	1,679
Electric Utility Services - Entrance Feature	1,700	708	903	(195)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	20,833	3,455	17,379
Subtotal Field Expenditures	\$ 245,510	\$ 102,296	\$ 63,747	\$ 38,548

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Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 01/31/26	Thru 01/31/26	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 125,000	\$ 107,273	\$ 17,727
Activities	15,000	6,250	6,123	127
License/Fees	8,800	3,667	3,425	241
General Supplies	15,000	6,250	4,332	1,918
Maintenance	20,000	8,333	3,107	5,226
Office Supplies	3,500	1,458	288	1,170
Clubhouse Furniture	-	-	738	(738)
Security	12,000	5,000	4,812	188
AED	500	208	-	208
Telephone & Internet Services	6,000	2,500	1,777	723
Janitorial Supplies	2,500	1,042	579	462
Electric Utility Services - Clubhouse	12,000	5,000	2,734	2,266
Garbage Collection	2,700	1,125	946	179
Water Utility Services - Clubhouse	5,000	2,083	1,624	459
Electric Utility Services - Tennis Courts/Pool	17,500	7,292	6,066	1,226
Pool Cleaning	22,800	9,500	7,600	1,900
Pool Maintenance - Other	1,000	417	2,059	(1,642)
Pool Furniture	-	-	539	(539)
Tennis Courts - Maintenance	-	-	4,293	(4,293)
Water Utility Services - Tennis Courts/Pool	3,000	1,250	3,991	(2,741)
Subtotal Amenity Expenditures	\$ 447,300	\$ 186,375	\$ 162,305	\$ 24,070
Total Operations & Maintenance	\$ 692,810	\$ 288,671	\$ 226,053	\$ 62,618
Total Expenditures	\$ 870,910	\$ 398,131	\$ 309,560	\$ 88,571
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 712,882	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ (385,430)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 712,882	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 1,032,624	

Lakeside Plantation

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Interest	\$ 1,000	\$ 417	\$ 2,766	\$ 2,350
Total Revenues	\$ 1,000	\$ 417	\$ 2,766	\$ 2,350
Expenditures:				
Pond Erosion	\$ 127,934	\$ -	\$ -	\$ -
Clubhouse and Pool Furniture	\$ 25,000	\$ 11,963	\$ 11,963	\$ -
AV System	\$ 15,000	\$ -	\$ -	\$ -
Road Paving & Milling	\$ 68,170	\$ -	\$ -	\$ -
Fencing	\$ -	\$ -	\$ 7,167	\$ (7,167)
Tennis Court	\$ -	\$ -	\$ 16,050	\$ (16,050)
Contingency	\$ -	\$ -	\$ 84,569	\$ (84,569)
Bank Fees	\$ 1,000	\$ 417	\$ 36	\$ 381
Total Expenditures	\$ 237,104	\$ 12,379	\$ 119,784	\$ (107,405)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (117,018)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 385,430	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 149,326		\$ (117,018)	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 469,925	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending January 31, 2026

Vendor	Detail	Amount
Capital Outlay		
<i>FY2026</i>		
10/8/25 Sports Surfaces	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
1/29/26 Sports Surfaces	Clay Court Line Replacement	\$ 9,800.00
1/29/26 Williams Concrete	Sidewalk Repairs	\$ 6,000.00
1/29/26 MS Service Solutions	Walkway/Entrance Area Repair	\$ 1,650.00
1/29/26 Asphalt Services	Damages Asphalt Repair Deposit	\$ 1,240.00
Total		<u><u>\$ 119,748.30</u></u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 144,250	\$ 144,250	\$ -
Assessments - Direct Bill	8,842	4,421	4,421	-
Interest	1,000	417	1,644	1,227
Total Revenues	\$ 183,660	\$ 149,088	\$ 150,315	\$ 1,227
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)		\$ 114,561	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 114,561	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 262,440	

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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	\$ 757,735	\$ 17,761	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 997,970
Tennis Club	5,270	3,267	1,178	2,745	-	-	-	-	-	-	-	-	12,460
Activities	2,746	2,042	440	1,351	-	-	-	-	-	-	-	-	6,579
Clubhouse Rentals	-	650	-	1,801	-	-	-	-	-	-	-	-	2,451
Miscellaneous	525	328	810	571	-	-	-	-	-	-	-	-	2,234
Interest Earnings	381	177	182	8	-	-	-	-	-	-	-	-	748
Total Revenues	\$ 8,922	\$ 228,938	\$ 760,345	\$ 24,237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,022,442

Expenditures:

General & Administrative:

Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
District Manager	4,560	4,560	4,560	4,560	-	-	-	-	-	-	-	-	18,242
District Counsel	2,582	7,836	-	-	-	-	-	-	-	-	-	-	10,418
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	88	-	-	-	-	-	-	-	-	350
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Faxes, Copies	183	230	210	97	-	-	-	-	-	-	-	-	719
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	678	-	-	-	-	-	-	-	-	-	678
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	253	217	128	-	-	-	-	-	-	-	-	1,114
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	200	-	-	-	-	-	-	-	-	798
Website Administration	-	-	30	-	-	-	-	-	-	-	-	-	30
Website Hosting	150	150	150	150	-	-	-	-	-	-	-	-	600
Total General & Administrative	\$ 57,236	\$ 14,117	\$ 6,132	\$ 6,022	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 83,507

Operations & Maintenance

Field Expenditures

Common Area Renewal & Maintenance	\$ -	\$ 720	\$ 780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Street Light/Decorative Light	-	-	2,425	-	-	-	-	-	-	-	-	-	2,425
Landscape Maintenance - Contract	11,815	11,815	11,815	11,815	-	-	-	-	-	-	-	-	47,261
Landscape Maintenance - Other	2,723	-	-	-	-	-	-	-	-	-	-	-	2,723
Lake Maintenance	1,351	1,351	1,351	1,351	-	-	-	-	-	-	-	-	5,404
Electric Utility Services - Entrance Feature	227	225	212	239	-	-	-	-	-	-	-	-	903
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	\$ 19,278	\$ 13,406	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,747

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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	\$ 35,463	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 107,273
Activities	1,433	1,060	1,673	1,957	-	-	-	-	-	-	-	-	6,123
License/Fees	1,543	283	562	1,038	-	-	-	-	-	-	-	-	3,425
General Supplies	1,339	1,825	535	633	-	-	-	-	-	-	-	-	4,332
Maintenance	1,137	1,588	362	19	-	-	-	-	-	-	-	-	3,107
Office Supplies	204	39	16	28	-	-	-	-	-	-	-	-	288
Clubhouse Furniture	275	-	-	463	-	-	-	-	-	-	-	-	738
Security	514	2,504	685	1,109	-	-	-	-	-	-	-	-	4,812
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	616	-	-	-	-	-	-	-	-	1,777
Janitorial Supplies	-	-	121	459	-	-	-	-	-	-	-	-	579
Electric Utility Services - Clubhouse	746	769	563	656	-	-	-	-	-	-	-	-	2,734
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	248	-	-	-	-	-	-	-	-	946
Water Utility Services - Clubhouse	202	885	300	238	-	-	-	-	-	-	-	-	1,624
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	1,962	-	-	-	-	-	-	-	-	6,066
Pool Cleaning	1,900	1,900	1,900	1,900	-	-	-	-	-	-	-	-	7,600
Pool Maintenance - Other	1,134	-	870	55	-	-	-	-	-	-	-	-	2,059
Pool Furniture	-	-	539	-	-	-	-	-	-	-	-	-	539
Tennis Courts - Maintenance	237	1,192	1,277	1,586	-	-	-	-	-	-	-	-	4,293
Water Utility Services - Tennis Courts/Pool	137	830	1,141	1,883	-	-	-	-	-	-	-	-	3,991
Subtotal Amenity Expenditures	\$ 34,480	\$ 39,192	\$ 38,322	\$ 50,311	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 162,305
Total Operations & Maintenance	\$ 51,433	\$ 53,303	\$ 57,600	\$ 63,717	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,053
Total Expenditures	\$ 108,669	\$ 67,419	\$ 63,732	\$ 69,739	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,560
Excess (Deficiency) of Revenues over Expenditures	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (45,502)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,882
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (45,502)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 712,882

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	\$	88,469
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-1

INVOICE

SPORT SURFACES
 7011 Wilson Rd
 West Palm Beach, FL 33413

AccountingTeam@sportsurfaces.com
 +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

031

[View and pay](#)

SECTION VI

Subsection B



Traffic Logix Corporation
 3 Harriett Lane
 Spring Valley, NY 10977 USA
Tel: (866) 915-6449
Fax: (844) 405-6449
www.trafficlogix.com

Quote Number QUO-52477-W1N4T5
 Created Date 1/23/2026
 Expiration Date 2/23/2026
 Prepared by Sean Coupland

QUOTATION

Contact: Amanda Ferguson
 Phone: (813) 344-4844 Ext. 102
 Email: aferguson@gms-tampa.com

Government Management Service, FL
 4530 Eagle Falls Pl
 Tampa, Florida 33619
 USA

Shipping Address:
 435 10th Avenue West
 Palmetto, Florida 34221
 USA

Standard Features (Included) – Evolution Signs

- The Evolution radar feedback signs come with 1 year* of unlimited SafePace Cloud access. SafePace Cloud is renewable annually with bundling and multi-year term discounts available.
- Sign powers down when no traffic present
- Programmable Speed Violator Flashing Strobe Light
- Ambient Light Sensor and Automatic Brightness adjustment
- Banding Mount Bracket
- Bluetooth

** The 12-month trial period for SafePace Cloud begins upon shipment of the product(s) and is reserved for new Traffic Logix customers or for Traffic Logix customers who are renewing the Cloud service.*

Special Notes

EV11 (2) Solar. Yellow face plates. Cloud & Data included for 12 months, \$500 per year per unit after. Multi-year packages also available at a discounted rate.

Quote Line Items – All Prices shown are in \$ US Dollar

Product	Product Code	Quantity	Sales Price	Total Price
Evolution 11 English Yellow Solar w/Lead Acid Bat	EV11EYL-SOLLA	2.00000	\$2,834.00	\$5,668.00
Universal Mounting Bracket Assembly	SP1BK2	2.00000	\$209.00	\$418.00
First Year Cloud Access-Radar Signs-LVL1-1Y	WD-RFS-L1-1Y	2.00000	\$0.00	\$0.00
Web Director "GSM/GPS Combo"- Global	SPGSMGPS-4G	2.00000	\$0.00	\$0.00



Traffic Logix Corporation
 3 Harriett Lane
 Spring Valley, NY 10977 USA
Tel: (866) 915-6449
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www.trafficlogix.com

Quote Number QUO-52477-W1N4T5
 Created Date 1/23/2026
 Expiration Date 2/23/2026
 Prepared by Sean Coupland

Totals

Subtotal:	\$6,086.00
Freight:	\$345.00
Grand Total:	\$6,431.00

Terms: 1% - 10 days – Net 30

Payment: MC, VISA, AMEX. Credit card payments over \$10K will include an additional 2% fee.

Tax: IF TAX EXEMPT, Please Provide Tax Exempt Certificate with Order.

Freight: Freight quotation is valid for a period of 21 days after it is issued. Beyond that, freight quotations will require confirmation or adjustment.

Changes/Returns: 30% for standard orders and 50% on custom orders.

Delivery Requirements

Please Indicate the availability of the following as this determines the freight costs:

1. Do You have a Loading Dock? - Yes/No
2. Do you have a Forklift and Pallet Jack to unload? - Yes/No
3. Can access be gained by a 53-foot truck for delivery? - Yes/No
4. Is the delivery address a Construction site? - Yes/No
5. Is the delivery address a Military site? - Yes/No
6. If shipping to Military site, is a U.S. Driver required? - Yes/No

Quote Acceptance Information

Signature _____
 Name _____
 Title _____
 Date _____

Thank you for choosing Traffic Logix. Please sign and return to:

scoupland@trafficlogix.onmicrosoft.com
 Sean Coupland
 Territory Manager

Please complete to set up new account: <https://trafficlogix.com/business-application-form/>

SECTION VI

Subsection C

**AGREEMENT BETWEEN THE LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT AND J.I.H. CARE SOLUTIONS LLC REGARDING THE
PROVISION OF JANITORIAL SERVICES**

THIS AGREEMENT (“Agreement”) is made and entered into this 4th day of February 2026 (“Effective Date”), by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of North Port, Florida, and whose mailing address is 4530 Eagle Falls Place, Tampa, Florida 33619 (“District”); and

J.I.H. CARE SOLUTIONS LLC, a Florida limited liability company, with a mailing address of 986 Embers Parkway W., Cape Coral, Florida 33993 (“Contractor,” together with District, “Parties”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the “Act”), by ordinance adopted by the City of North Port, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District has a need to retain an independent contractor to provide weekly janitorial services for the District’s amenity facilities; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified to provide janitorial services and has agreed to provide to the District those services identified in **Exhibit A**, attached hereto and incorporated by reference herein (“Services”); and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The District desires that the Contractor provide professional janitorial services within presently accepted standards. Upon all Parties signing this Agreement, the Contractor shall provide the District with the Services identified in **Exhibit A**.

B. While providing the Services, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Services.

C. The Contractor shall provide the Services as shown in **Section 3** of this Agreement. Contractor shall solely be responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District.

D. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. SCOPE OF JANITORIAL SERVICES. The Contractor will provide janitorial services for the the District's amenity facilities. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill and labor necessary for the Services attached as **Exhibit A** on a weekly. To the extent any of the provisions of this Agreement are in conflict with the provisions of **Exhibit A**, this Agreement controls.

SECTION 4. MANNER OF CONTRACTOR'S PERFORMANCE. The Contractor agrees, as an independent contractor, to undertake work and/or perform such services as specified in this Agreement or any addendum executed by the Parties or in any authorized written work order by the District issued in connection with this Agreement and accepted by the Contractor. All work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards. The performance of the Services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

A. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement.

B. The Contractor agrees that the District shall not be liable for the payment of any work or services not included in **Section 3** unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such work.

C. The District shall designate in writing a person to act as the District's representative with respect to the services to be performed under this Agreement. The District's representative shall have complete authority to transmit instructions, receive information, interpret and define the District's policies and decisions with respect to materials, equipment, elements, and systems pertinent to the Contractor's services.

(1) The District hereby designates the District Manager to act as its representative.

- (2) Upon request by the District Manager, the Contractor agrees to meet with the District's representative to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement.

D. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 5. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor **One Hundred Sixty Dollars (\$160.00) per service**. The District's Amenity Manager, Harold Myers, shall have the authority to increase or decrease the frequency of services per week at his discretion. Additionally, the District agrees to pay the Contractor a **one-time fee of Seven Hundred Fifty Dollars (\$750.00)** for deep cleaning services of the District's amenity facilities, as further detailed in Contractor's service proposal attached hereto as **Exhibit B**. The term of this Agreement shall be from the Effective Date of this Agreement for a period of one (1) year, unless terminated earlier by either party in accordance with the provisions of this Agreement. The Agreement shall be automatically renewed for additional one (1) year terms, unless written notice is provided by either party thirty (30) days prior to the expiration of the Agreement.

B. If the District should desire additional work or services, or to add additional areas to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order to this Agreement. The Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.

C. The District may require, as a condition precedent to making any payment to the Contractor that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. As soon as may be practicable at the beginning of each month, the Contractor shall invoice the District for all services performed in the prior month and any other sums due to the Contractor. The District shall pay the invoice amount within thirty (30) days after the invoice date. The Contractor may cease performing services under this Agreement if any payment due hereunder is

not paid within thirty (30) days of the invoice date. Each monthly invoice will include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 6. INSURANCE.

A. The Contractor shall maintain throughout the term of this Agreement the following insurance:

- (1)** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- (2)** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - (i)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation.
- (3)** Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000) per accident or disease.
- (4)** Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District, its staff, consultants and supervisors shall be named as additional insured. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

C. If the Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any

and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Additionally, nothing in this Agreement requires Contractor to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Contractor as jointly liable parties; however, Contractor shall indemnify the District for any and all percentage of fault attributable to Contractor for claims against the District, regardless whether the District is adjudged to be more or less than 50% at fault.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 12. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 13. SUCCESSORS. This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the Parties to this Agreement, except as expressly limited in this Agreement.

SECTION 14. TERMINATION. The District agrees that the Contractor may terminate this Agreement with cause by providing thirty (30) days' written notice of termination to the District stating a failure of the District to perform according to the terms of this Agreement; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor.

SECTION 15. PERMITS AND LICENSES. All permits and licenses required by any governmental agency directly for the District shall be obtained and paid for by the District. All other permits or licenses necessary for the Contractor to perform under this Agreement shall be obtained and paid for by the Contractor.

SECTION 16. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 17. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance

of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 18. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 19. ENFORCEMENT OF AGREEMENT. A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity. In the event that either the District or the Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 20. AGREEMENT. This instrument shall constitute the final and complete expression of this Agreement between the Parties relating to the subject matter of this Agreement. None of the provisions of **Exhibit A** shall apply to this Agreement and **Exhibit A** shall not be incorporated herein, except that **Exhibit A** is applicable to the extent that it states the scope of services for the labor and materials to be provided under this Agreement.

SECTION 21. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

SECTION 22. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the Parties, the Parties have complied with all the requirements of law, and the Parties have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 23. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notice" or "Notices") shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent by overnight delivery service, to the Parties, as follows:

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

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

B. If to the Contractor: J.I.H. Care Solutions LLC

986 Embers Parkway W.
Cape Coral, Florida 33993
Attn: Gisella Villavicencio

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Contractor may deliver Notices on behalf of the District and the Contractor. Any party or other person to whom Notices are to be sent or copied may notify the Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addressees set forth in this Agreement.

SECTION 24. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the Parties hereto and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors, and assigns.

SECTION 25. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Sarasota County, Florida.

SECTION 26. COMPLIANCE WITH PUBLIC RECORDS LAWS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Amanda Ferguson** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida

laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 344-4844, AFERGUSON@GMS-TAMPA.COM, AND 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

SECTION 27. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 28. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 29. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Additionally, the Parties acknowledge and agree that the Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

SECTION 30. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 31. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general

in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

SECTION 32. STATEMENT REGARDING CHAPTER 287 REQUIREMENTS. Contractor acknowledges that, in addition to all Laws and Regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).

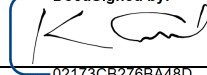
Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

SECTION 33. ANTI-HUMAN TRAFFICKING STATEMENT. The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

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

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

DocuSigned by:


02173CB276BA48D

Chair/Vice Chair, Board of Supervisors

J.I.H. CARE SOLUTIONS LLC

Signed by:


By: Gisela Villalobos

Its: Owner

- Exhibit A:** Schedule of Services
- Exhibit B:** One-Time Deep Cleaning Services Proposal

EXHIBIT A



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 specialised 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

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

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 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

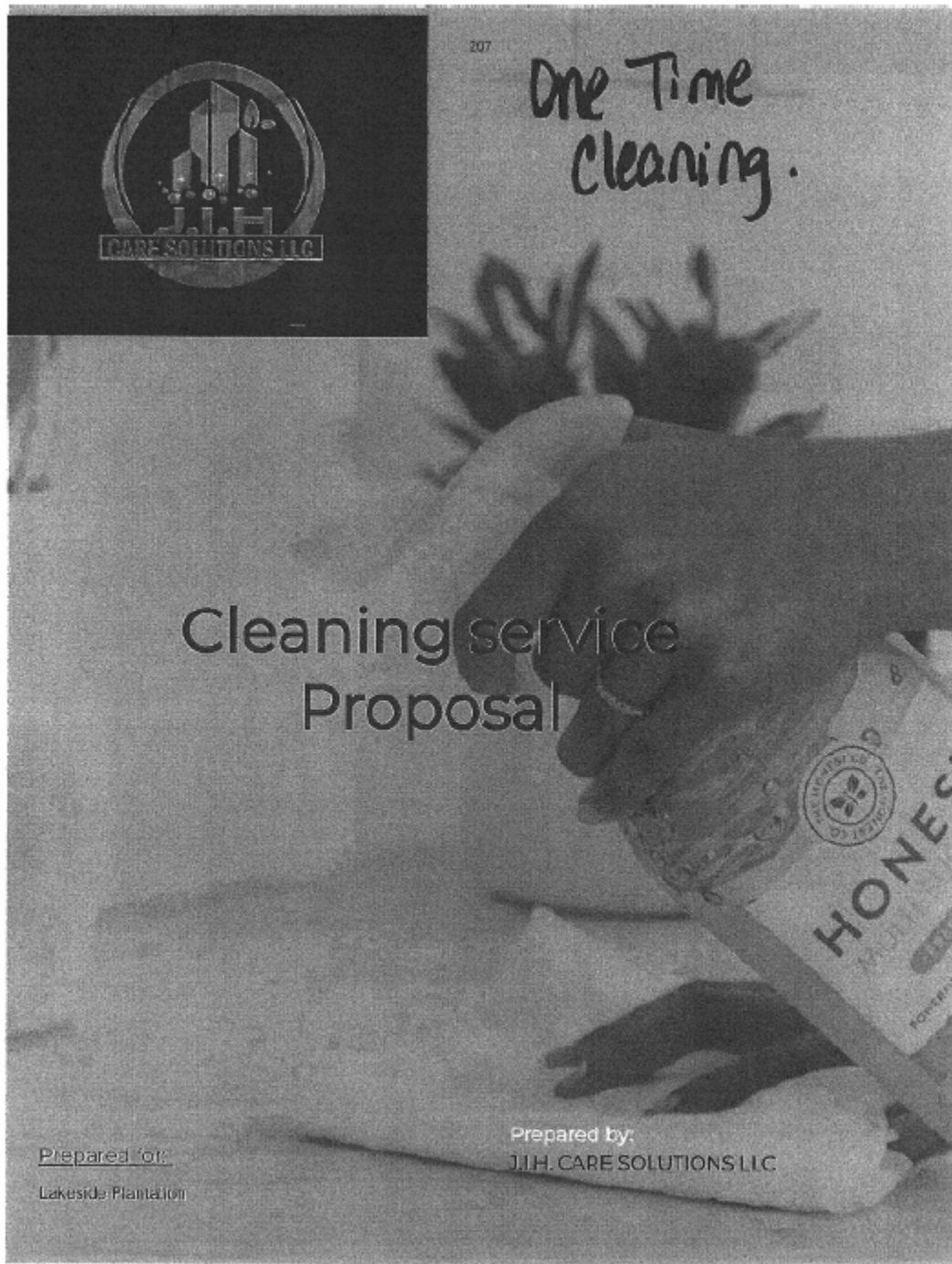


Gisella Villavicencio

Lakeside Plantation

Harold

EXHIBIT B



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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 specialised 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

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Your Cleaning Service Plan

J.I.H. Care Solutions LLC. will provide a deep cleaning services as speci ed 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