



Lakeside Plantation

Community Development District

Ken Saul, Chairman
Bud Sabol, Vice Chairman
Patrick Lavoy, Assistant Secretary
Ronald Perry, Assistant Secretary
Devon Poulos, Assistant Secretary

March 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
March 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. Grounds Maintenance Report
 - 1. Getz Outdoor Monthly Report Page 12
 - C. Consideration of Proposals for Tree Trimming
 - 1. Getz Outdoors Page 14
 - 2. Greentopps Landscape Maintenance & Tree Services Pages 16-18
 - D. Discussion of Pool Leak
 - E. Considerations of Proposals for Tennis Court Resurfacing
 - 1. U.S. Tennis & Recreation Pages 20-21
 - 2. Welch Tennis Pages 23-26
 - F. Aquatics Manager
 - 1. Report Pages 28-37
- V. Business Items
 - A. Public Hearing
 - 1. Consideration of Resolution 2026-06 Adopting the Amendments to the Amenity Facility Policies & Amenity Rates, Deposits & Fees Pages 39-66

- B. Consideration of Traffic Logix Proposal for Flashing Speed Signs Pages 68-69
- C. Consideration of CommunityXS Proposal to Provide Search Engine Optimization (*To Be Provided Under Separate Cover*)
- D. Discussion of Landscape Maintenance Services
- VI. Business Administration
 - A. Approval of the February 18, 2026 Meeting Minutes Pages 71-87
 - B. Approval of Check Register Pages 89-141
 - C. Balance Sheet & Income Statement Pages 143-153
 - D. Special Assessment Receipts Schedule Page 155
- VII. General Audience Comments
- VIII. Staff Reports
 - A. Attorney
 - B. District Engineer
 - C. District Manager
 - 1. Cost Analysis for Janitorial Services Pages 157-159
 - 2. Discussion of Speed Limit Signs & Sidewalk Parking Enforcement Pages 161-162
- IX. Supervisors Requests
- X. Next Regularly Scheduled Board Meeting is **Wednesday, April 15, 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

March 18, 2026



HAROLD MYERS

DIRECTOR OF OPERATIONS LAKESIDE
PLANTATION
GMS, LLC



Director of Operations Management
Report
March 18, 2026



Recent Updates to the Community

--Front Parking lot at Clubhouse Cleaned, Seal Coated and New Parking Bumpers to Replace Broken Ones.

--Last Phase of Power Washing has Been Complete

--Office/Clubhouse Internet has been switched from Frontier to Xfinity.



Work in Progress

- Trimming of Palms in April if board approved.
- Getting Quotes for a redesign of entrance landscaping per request at February meeting.
- Tennis plans based on boards decision.

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 B-1

Getz Outdoor Services

Lakeside Plantation Community Development District

Monthly Inspection Report

2/13/26

CDD fallen debris removed. Inspections. Weed control

2/20/26

CDD standard maintenance

- east side conservation edge inspected. Pics taken, trimming needed

- (2) retentions perimeter line trimmed (east side behind Scarlett and cottonwood)

2/27/26

Station A irrigation inspection

(zones 1-11 inspected)

Debris removed

3/6/26

Conservation perimeter inspected. Pics taken, needs trim and 3 fallen trees removed.

(West side)

Standard maintenance.

(3) ant beds treated.

Previous ant beds treated show success.

(1) bag of mulch put at end cap by Jonah on blvd.

SECTION IV

Subsection C-1

ESTIMATE

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

Estimate details

Estimate no.: 1060
 Estimate date: 03/11/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		56 palms trimmed, 1 oak and 16 palms trimmed at entrance up front	Front left palm trimming on uneven surface and 1 oak trimming that was missed by other company hired to trim oaks. Lift has to be moved for each palm and oak can be trimmed same time. \$2,400 for the 16 palms up front and the oak to be trimmed. 72 palms - the 16 up front at \$50 per palm = 56 palms x \$50ea. \$2800 for 56 palms trimmed. \$5200 for complete job or \$2,400 for palms and oak up front and \$2,800 for 56 palm trimming.	1	\$5,200.00	\$5,200.00
Total						\$5,200.00

Accepted date

Accepted by

SECTION IV

Subsection C-2



Greentopps Landscape Maintenance & Tree Services

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

RECIPIENT:

Lakeside Plantation

2800 Plantation Boulevard
 North Port, Florida 34289
 Phone: 941-423-5500 (ask for Harold)

Estimate #2495	
Sent on	Feb 13, 2026
Total	\$7,766.20

Product/Service	Description	Qty.	Unit Price	Total
James Asbury	Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615	1	\$0.00	\$0.00
Equipment Needed	Track lift Mats Polesaw Grapple Bucket truck	1	\$0.00	\$0.00
Materials needed	None	1	\$0.00	\$0.00
Tree Trimming	Type of tree: live oak	1	\$200.00	\$200.00

Location of tree: to the right of the entrance.

For this Oak, we'll make a series of reduction cuts approximately 2-3 inches in diameter and 1-2 inches where possible on the tips of the lower 10 ft of canopy

along with a few smaller cuts along the drip line for clearance, try to get at least 8 to 10 feet of clearance for the sidewalk and mowing. We will not remove branches from the interior or along the large branches.

The main goal is to reduce or slow the growth of these larger lower branches in the hopes of the ability to remove them in the future and gain permanent clearance.



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 (941) 468-1655 | greentopps2@gmail.com

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Type of tree: 21 very tall Washington palms. 1 cabbage palm Location of tree: trees are all located at the entrance. We will trim all trees 10-2 removing the seed pods and cleaning up the loose boots around the head. We will not shave the head to the Palms simply just clean up whatever is loose along the bottom of it.	22	\$50.00	\$1,100.00
Haul Debris	Remove and haul away all debris related to work performed.	1	\$0.00	\$0.00
Tree Trimming	Type of tree: multiple palms Location of tree: we will send the palm trees down Plantation Boulevard following the picture attached starting from Toledo working to Scarlett Ave as are stopping point Focus will be on the Palms in the center line. After that we will trim the Palms located around the clubhouse pool and tennis court area. All palms will be trimmed in the respective and healthy cut for the palms, and the majority of them will have 9-3 cuts.	1	\$6,240.00	\$6,240.00
Administration Fee- 3%	IMPORTANT NOTE: This fee is only to be included if you are paying online via ACH or Credit Card. If you are paying by check, please subtract this fee from the total price. Thank you!	0.03	\$7,540.00	\$226.20
			Total	\$7,766.20

Please review this proposal carefully, by agreeing you understand:

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

General Liability: Greentopps is not liable for any damages sustained to unmarked underground utilities or irrigation systems. Greentopps is not responsible for any damages to irrigation systems or water lines. You are allowing Greentopps access to your property with our trucks and equipment.

Permitting: Your job may require a permit/approval from your city, county or HOA. It is the responsibility of the client to determine if a permit is necessary.

Locates - Sunshine 811: When any digging is required on a job site Greentopps will call Sunshine 811 to request location services for the property. Due to the nature of the Sunshine 811 service not all items on the property will be marked by the location technician. It is the customer's responsibility to notify Greentopps and document any utilities in the job site area that will not be marked by Sunshine 811 before the start of the job. These areas include but are not limited to; septic and sewer



Greentopps Landscape Maintenance & Tree Services

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lines, the main water lines that run from the back flow valve or meter to the house, gas lines and/or gas tanks, any and all irrigation or landscape lighting/electrical in the work area.

Stump Grinding: Due to safety concerns any stumps will be ground 3"- 6" below the surface unless the located utilities prevent this, or if another depth is specified as necessary by Greentopps. It will be up to the grinding operator to decide if it is safe to proceed with grinding. If any foreign objects or metal are found embedded in a stump additional charges may be added to the final invoice. This is due to the amount of labor and time it takes to remove foreign objects and metal from a stump to be able to grind it below surface level without damaging equipment.

Additional Service Charge: Extra work requested day of service will result in additional charges. Your job may need to be stopped and rescheduled if unforeseen issues arise while on site. **Cancellation Fee:** We ask that you provide 48 hours notice if your job needs to be canceled. We reserve the right to charge a 10% cancellation fee if proper notice is not given.

Billing: Invoices are emailed upon completion and are due upon receipt. Check, money order, and bank account transfer are the preferred methods of payment. 1 - Check – Please mail your check/money order (US funds only) to the below PO Box. Please include the invoice #. Greentopps Landscape Maintenance and Tree Service PO Box 7452 North Port, FL 34290 2 – Bank account transfer – There will be an option to pay online with an account transfer linked to the invoice email. 3 – Credit card – Please call the office if you must make a payment with a credit or debit card. There is a 3.5% service charge for all card payments.

Greentopps may place a contractor's lien on the property if payment is not received within 60 days. Any fees associated are the responsibility of the client and/or the property owner.

SECTION IV

Subsection E-1

U.S. Tennis and Recreation
 5780 Houchin Street
 Naples, FL 34109 USA
 +12393310117
 info@ustennisfl.com
 www.ustennisfl.com



Estimate

ADDRESS
Amanda Ferguson Lakeside Plantation North Port, Florida

ESTIMATE #	DATE	
8517	03/05/2026	

ACTIVITY	QTY	RATE	AMOUNT
<p>Top Dress with Lines We will include a current Business License, insurance, and an onsite Superintendent to top dress/resurface your existing tennis courts.</p> <ol style="list-style-type: none"> We will clean up old dead clay from the tennis court and remove the mold from the courts by scarifying them several times. We will remove all old tennis court lines. We will then apply 2 tons of clay per court using our laser guided equipment to achieve the proper slope. We will install new tennis court lines with 3" aluminum nails. We will roll and brush the courts and lines several times ensuring proper compaction leaving them ready for play. We will properly dispose of all old materials off site. <p>NOTE: Any additional clay needed will be billed at an additional \$500 per ton.</p> <p>Option NOT included in pricing:</p> <ol style="list-style-type: none"> Upon onsite inspection, we recommend adding an additional 2 tons to Court #1, as it is very low on clay. This would be an additional \$1,000.00 We recommend trenching for water access on the east side of the courts at an additional \$1,500.00 We recommend an inspection of canisters and float valves and replacing any that are damaged or in need of replacement. Pricing for this would be dependent on number of valves and canisters replaced and / or any cleaning needed. Pricing: TBD 	4	4,650.00	18,600.00

ACTIVITY	QTY	RATE	AMOUNT
We require a 50% deposit prior to scheduling and ordering of materials. Price is good for 30 days.			

Please note that we DO NOT accept credit card payments, ACH and / or wire Transfer payments. We only accept checks. We look forward to working with you!

SUBTOTAL	18,600.00
TAX	0.00
TOTAL	\$18,600.00

Accepted By

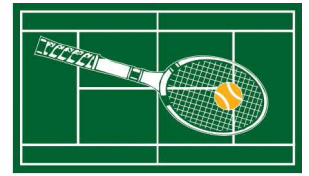
Accepted Date

SECTION IV

Subsection E-2

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

USTA - USPTA
ASBA - TIY

FAST DRYING TENNIS COURT RESURFACING PROPOSAL

Tennis Holdings Acquisition, LLC d/b/a Welch Tennis Courts, (hereinafter referred to as the “Contractor”) proposes to furnish the labor, materials, equipment, and services necessary to resurface the following: four (4) HydroCourt Tennis Courts for: The Lakeside Plantation Community Development District (hereinafter referred to as the “Owner”) located at 2800 Plantation Boulevard, North Port, Florida 34289. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the “Project.”

1. **COURT RESURFACING:** The Contractor shall resurface four (4) HydroCourts, each measuring 60 feet by 120 feet. Clean surface to remove visible surface algae and dead material; remove old lines and nails, scarify surface as needed, redistribute excess usable green rock from the low end to the high end, apply one full truck load (22.5 tons) of new Hydroblend material (\pm 5 tons per court) using laser guided grading equipment to help re-establish the original court slope and a more optimal surface depth. Install new herringbone style line tapes secured with 3-inch aluminum nails to USTA specifications. Repaint net posts black and install four (4) new Streamliner tennis nets with center straps, and anchor mates with locking bands. Courts will be rolled to initial firmness. All waste material will be disposed of into contractor provided 20-yard dumpster.

2. **CONTRACT PRICE:** The Contractor shall resurface the courts specified in this proposal/contract for the following contract price:

LASER GRADING FOUR COURTS (adding 5 tons per court) \$32,995.00

NOTE: The Contractor makes no guarantee implied or otherwise that the amounts of Hydroblend material shown above will be sufficient to bring the court to the recommended one (1) inch of total surface material or recommended slope. If during scarification the screening layer is encountered, scarification shall be suspended, and application of clay shall proceed without any further scarification.

3. **PAYMENT TERMS:** A 50% deposit, which is due upon acceptance and signing of this proposal/contract, is required to schedule court resurfacing. A final 50% payment shall be due upon completion of the entire Project. **NOTE:** Payments offered by **credit card** will incur an **additional 4% surcharge** for each transaction. Payment of Contractor’s invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Any payments based on AIA schedules will accrue interest from AIA payment due date. Welch Tennis Courts, Inc. reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the price(s) specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts shall warrant the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable).

6. **BUILDING REQUIREMENTS.** **The Owner shall provide access to the site for tractor-trailers and other vehicles with a weight in excess of twenty tons** and provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (for example, damage to sod, landscaping, sprinkler lines, pavement access, etc.). If the only access to the courts is pavers, the Owner shall provide an alternate route to the courts to avoid breakage. Concrete surfaces are preferable due to the heavy equipment (tracked or wheeled) utilized for resurfacing projects. If a concrete surface is to be utilized, plywood may be placed by the Owner to minimize scuff marks on the concrete.

The Owner shall notify, locate, and mark for the Contractor, prior to construction, any water, sewer, electrical or other conduits, which are located at the court beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the resurfacing.

The Owner shall ensure the proper operation of their irrigation system prior to the arrival of the Contractor. An operational irrigation system is required for all resurfacing projects.

7. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs, and successors assigned to either party.

8. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the Court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance(s) due and owing by the Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. **ENTIRE AGREEMENT/CHANGES TO AGREEMENT:** This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by the Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement. If the Owner of the property upon which the work is to be performed are husband and wife, residing together, the signature of one spouse shall be binding upon the other, and the signing Owner/spouse shall be deemed to have been given the actual authority to bind upon Welch Tennis Courts unless and until it is first counter-signed by an authorized officer of Welch Tennis Courts.

Account Executive

Gerry Montovani, (754) 326-0014

ACCEPTED BY:

\$ _____
Total Contract Price (Including
Options)

_____(OWNER)

DATE: _____

Type/Print Name, Title, and Address

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____

Billing Address: _____

Primary Contact:

Accts Payable Contact:

Name: _____

Name: _____

Number: _____

Number: _____

Email Address: _____

Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fencing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

(Signature)

(Date)

(Print Name)

SECTION IV

Subsection F-1

SOLITUDE LAKE MANAGEMENT



Lakeside Plantation CDD Waterway Inspection Report

Reason for Inspection: Customer requested

Inspection Date: 2026-03-06

Prepared for:

Harold Myers
Lakeside Plantation CDD
2200 Plantation Blvd
North Port, FL 34289

Prepared by:

Mason Maher, Field Operations Manager- Environmental Scientist

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 1,2,3	3
PONDS 4,5,6	4
PONDS 7,8,9	5
PONDS 10,11,12	6
PONDS 13,14,15	7
PONDS 16,17	8
PONDS	

MANAGEMENT/COMMENTS SUMMARY

SITE MAP

Lake 1

Comments:

Normal growth observed
Minor Torpedo grass growth, littorals are in good condition, no algae or submerged vegetation observed



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Lake 2

Comments:

Normal growth observed
Minor Torpedo grass growth, littorals are in good condition, no algae or submerged vegetation observed



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Lake 3

Comments:

Site looks good
Shoreline is well maintained, minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Lake 4

Comments:

Site looks good
Shoreline is well maintained,
minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Lake 5

Comments:

Site looks good
Shoreline is well maintained,
minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Lake 6

Comments:

Normal growth observed
Minor alligator weed growth,
littorals are in good condition, no
algae or submerged vegetation
observed



Action Required:

Routine maintenance next visit

Target:

Alligatorweed

Site: Lake 7

Comments:

Normal growth observed
Minor Torpedo grass growth,
littorals are in good condition, no
algae or submerged vegetation
observed



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: Lake 8

Comments:

Site looks good
Shoreline is well maintained,
minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Site: Lake 9

Comments:

Shoreline is well maintained,
minimal growth noted



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: Lake 10

Comments:

Treatment in progress
Shoreline is showing signs of recent treatment. Some minor submerged vegetation observed



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: Lake 11

Comments:

Site looks good
Shoreline is well maintained, minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Site: Lake 12

Comments:

Normal growth observed
Some minor submersed vegetation along edge of lake, minor vegetation growth, to be treated next visit



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: Lake 13

Comments:

Site looks good

Shoreline is well maintained, minimal growth noted



Action Required:

None at this time

Target:

Species non-specific

Site: Lake 14

Comments:

Treatment in progress

Shoreline is showing signs of recent treatment. Follow up next visit.



Action Required:

Routine maintenance next visit

Target:

Torpedograss

Site: Lake 15

Comments:

Site looks good

Area is dried up due to minimal rainfall, tech is to remove branch debris in areas like this, will have tech do so



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: Lake 16

Comments:

Site looks good

Wetland area looks to be in great shape, trimming appears to have been done recently, will reach out to property management to see if there is anything they need here.

Action Required:

None at this time

Target:

Species non-specific



Site: Lake 17

Comments:

Site looks good

Shoreline is well maintained, minimal growth noted

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site:

Comments:

Action Required:

Target:

Site:

Comments:

Action Required:

Target:

Management Summary

Observations and action items:

- Lake levels are low due to drought conditions and natural evaporation.
- Littoral plants are appear to be stressed due to recent cold weather snaps.
- Erosion observed on multiple sites, suggest getting quote from Solitude for an Erosion Assessment

- The technician's next scheduled visits will be in March 2026
 - The next scheduled inspection date will be towards the end of April 2026 if requested.
- ** The service department has been notified of all observations. Treatment and inspection dates are subject to change.

Site	Comments	Target	Action Required
1	Normal growth observed	Torpedoglass	Routine maintenance next visit
2	Normal growth observed	Torpedoglass	Routine maintenance next visit
3	Site looks good	Species non-specific	None at this time
4	Site looks good	Species non-specific	None at this time
5	Site looks good	Species non-specific	None at this time
6	Normal growth observed	Alligatorweed	Routine maintenance next visit
7	Normal growth observed	Torpedoglass	Routine maintenance next visit
8	Site looks good	Species non-specific	None at this time
9		Species non-specific	Routine maintenance next visit
10	Treatment in progress	Submersed vegetation	Routine maintenance next visit
11	Site looks good	Species non-specific	None at this time
12	Normal growth observed	Submersed vegetation	Routine maintenance next visit
13	Site looks good	Species non-specific	None at this time
14	Treatment in progress	Torpedoglass	Routine maintenance next visit
15	Site looks good	Species non-specific	Routine maintenance next visit
16	Site looks good	Species non-specific	None at this time
17	Site looks good	Species non-specific	Routine maintenance next visit

SECTION V

Subsection A-1

RESOLUTION 2026-06**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT AMENDING THE AMENITY FACILITIES POLICIES; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE**

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

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

WHEREAS, after providing notice pursuant to Florida law, and after a public hearing held on March 18, 2026, the Board of Supervisors (“**Board**”) adopted amendments to the Amenity Rules rules, policies, rates, deposits and fees, as set forth in **Exhibit A** (“**Amended Amenity Rules**”), for immediate use and application; and

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

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

SECTION 1. The Amended Amenity Rules as set forth in **Exhibit A** are hereby ratified and adopted pursuant to this Resolution as necessary for the conduct of District business. The Amended Amenity Rules were effective as of the Board’s adoption on March 18, 2026, and shall stay in full force and effect until such time as the Board may further amend these Amended Amenity Rules. The Board reserves the right to approve such amendments by motion.

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

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

PASSED AND ADOPTED this 18th day of March 2026.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A:
Amended Amenity Rules

LAKESIDE PLANTATION COMMUNITY

DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

Last Revised & Adopted

~~January 21~~ March 18, 2026 (“Effective Date”)

Lakeside Plantation Clubhouse Office
2200 Plantation Drive
North Port, FL 34289

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DEFINITIONS

“Amenity Facilities” – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or **“Board”** – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Clubhouse” – shall mean the Lakeside Plantation Clubhouse located at 2200 Plantation Drive, North Port, FL 34289, together with its appurtenant facilities and areas.

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

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Patron pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District. Non-Residents may include Non-Designated Renters.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount

of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or **“Patrons”** – shall mean Residents, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement and who is designated as a beneficial user of the Resident’s privileges to use the Amenity Facilities. In contrast, tenants residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement that are **not** designated as the beneficial user of the Resident’s privileges to use the Amenity Facilities will be referred to as **“Non-Designated Renters”** herein.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Guest” – shall mean a Guest as referred to in section 1 of the Tennis Facility Policies – Guest Policies herein.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident, Renter, or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle an individual or their family, as appropriate based on the fee paid, to use the Tennis Facilities only. Use of the pool, Clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION FOBS

1. Fobs (or similar access devices) may be issued to all members of each Resident’s or Renter’s household and/or Non-Resident Members. There is a charge to replace lost or stolen Fobs and/or for additional fobs above two (2) fobs. Residents or Renters can request temporary guest fobs in the office.

2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to use their assigned fobs or guest fobs at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes. [Individuals which hold such memberships shall be known as "Non-Resident Members" \(as defined in the definition section here\).](#)

HOMEOWNERS ASSOCIATION USE OF FACILITIES

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

COMMUNITY CLUB USE OF FACILITIES

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

GUEST POLICIES

1. Each household/dwelling unit will be permitted to bring up to five (5) Guests per day to the Clubhouse. In no event shall the number of Guests per household/dwelling unit exceed five (5) per day.
2. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Amenity Manager's office. Except as otherwise provided in these Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult over eighteen (18) years of age unless previously authorized by the Amenity Manager.

Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by a Patron.

3. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Amenity Manager's office.
4. All Guests using the Amenity Facilities and entering District property are responsible for compliance with, and shall comply with these Amenity Facility Policies in the same manner as Patrons hereunder. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire proof of the Resident's designation of such Renter with respect to the residence which is being rented or leased as well as obtain a fob. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the department of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.

2. Amenity facilities are for Patrons and their Guests only. All Patrons and Guests may be required to use their assigned fobs or guest fobs in order to gain access to the Amenity Facilities. Patrons and Guests must also present their fobs upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.
5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen fobs should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement fobs as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.

11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.
15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term "commercial purposes" shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
21. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.

22. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
23. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24-hour parking pass for the Amenity Center Parking Lot Only.
24. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.
25. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.
26. The Amenity Manager's office shall not print or make copies for users of the Amenity Facilities, except in the following instances:
 - a. Homeowners Associations: max 25 pages (black & white ink; white paper only) per Homeowners Association meeting

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors

and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500) and to the office of the District Manager (phone number 813-344-4844). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must use their assigned fob, guest fob or verification of registration while in the swimming pool area. All Patrons must also provide verification of registration when requested by staff.
2. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
3. Diving is prohibited.
4. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
5. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.
6. Showers are required before entering the pool.
7. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Center gates at any time.
12. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
13. Any person swimming during non-posted swimming hours may be suspended from using the facility.
14. Proper swim attire (no cutoffs) must be worn in the pool.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
17. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. Radio controlled watercraft are not allowed in the pool area.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. Loud, profane, or abusive language is prohibited.

23. No physical or verbal abuse will be tolerated.
24. Tobacco products are not allowed in the pool/spa area.
25. Illegal drugs are not permitted.
26. Smoking or vaping on pool deck is prohibited.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. No Children under the age of fifteen (15) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).

2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. All personal trainers must be certified and employed by the Amenity Management Company.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment use hooks provided by the Amenity Center.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.
8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. Subject to all other terms and conditions provided herein, the portions of the Amenity Facilities available for rent may be rented by the following individuals/groups (each individually referred to as a "**Facility Renter**"):
 - A. Residents.
 - B. Renters.
 - C. Non-Resident Members.
 - D. [Non-Residents](#)
 - ~~E.~~ Homeowners Associations.
 - F. ~~E.~~ Community Clubs.
2. Rentals by Residents, Renters, or Non-Resident Members as provided in (1) above includes both events held by and events sponsored by such Resident, Renter, or Non-Resident Member, respectively. Rentals by [Non-Residents](#), Homeowners Associations, or Community Clubs are limited to events held/hosted by such [Non-Resident](#), Homeowners Associations, or Community Clubs, respectively.
3. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least thirty (30) days in advance.

4. Reservations are available for up to six (6) hours for all facilities listed in the reservation policy. After the initial six (6) hours, reservations may continue in thirty (30) minute increments.
5. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal "standing" reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these policies. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

GENERAL POLICIES

1. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and clothing attire are always required while at the tennis facility.
3. Following the rules of use of the courts, players are reminded to discard any used/unwanted balls, trash, paper cups, plastic bottles, ball/drink cans etc. into their designated receptacles provided on the courts. Remember to take any/all personal belongings (i.e., iPhone, tennis equipment, clothing, etc.) when leaving the tennis facility.
4. Court hazards or damage, such as popped line nails, need to be reported to the Clubhouse office staff as soon as possible.
5. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the tennis facility.
6. Beverages are permitted at the tennis facility if they are contained in non-breakable containers and remain off tennis courts.
7. Only chairs provided by the District can be used at the tennis courts and are to be used in the gathering area, and near the exit/entry gates of courts one and four.
8. Children under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by an adult eighteen (18) years of age or older.
9. A tennis court reservation system may be utilized and implemented by the Facility Manager, in his or her discretion or at the direction of the Board.
10. The tennis courts may be reserved by the Facility Manager for District-sponsored events or functions and/or for tennis tournaments, at which times use of the tennis courts may be restricted.
11. All tennis players are responsible to participate in the grooming of their court (i.e., brush-raking the clay and cleaning the lines) when finished playing.
12. Smoking and vaping is prohibited anywhere in the tennis facility.
13. The Facility Manager is hereby authorized to develop additional guidelines and procedures governing play at the tennis facilities in order to implement the applicable

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

~~NON-RESIDENT~~ **TENNIS PROGRAM FOR NON-RESIDENTS (TENNIS MEMBERS)**

The District offers a non-resident tennis program, whereby any Non-Resident that pays the Tennis Member Annual User Fee shall be entitled to use the District's Tennis Facilities as set forth in the Amenity Facilities Policies and shall be known as "Tennis Members" (as defined in the definition section here). Tennis Member Annual User Fees may be offered at individual and family rates. Tennis Members may not use of the District's pool, Clubhouse, or any other Amenity Facility besides the Tennis Facilities.

TENNIS GUEST POLICY

1. Patrons may invite Guests to play tennis ("**Tennis Guests**"). All Tennis Guests must be registered in the office and always accompanied by the Patron. Except as otherwise provided in this Tennis Guest Policy, the following limitations apply:
 - a. Residents, Non-Resident Members¹, and Renters: May invite up to three (3) Tennis Guests per day to a single court, ~~and the~~ Each Tennis Guest must purchase a Daily Guest Pass.
 - b. Tennis Members²: Tennis Members may invite one (1) Tennis Guest per day, ~~and the~~ Each Tennis Guest must purchase a Daily Guest Pass.
2. A Daily Guest Pass fee per Tennis Guest will be collected from the Patron or Tennis Guest at the time of registration. Patrons must always accompany their Tennis Guest.
3. Tennis Guests that play more than twice a week must ~~either~~ become a Tennis Member.
4. The policies under this TENNIS GUEST POLICY subsection related to Daily Guest Passes and limitations on Tennis Guests does not apply to registered Guests staying in a Resident or Renter's home located within the District for a period of time.

Sandy, Sarah R. [SS1] March 11, 2026
12:24 AM

[For Board discussion: is it the Board's intention to have house guests pay the Daily Guest Pass rate or not?](#)

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.

¹ As a reminder, a "Non-Resident Member" refers to any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

² As a reminder, a "Tennis Member" refers to any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District's Tennis Facilities.

2. Proper basketball etiquette shall be always adhered to. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Children under fifteen (15) years of age must be supervised by an adult.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue. As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Amenity Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests to play pickleball subject to the following limitations:
 - a. Patrons may invite up to three (3) Tennis Guests per day to a single court.
 - b. Each Guest may not play more than twice a week.
 - c. All Guests must be registered in the office and always accompanied by the Patron.
4. No jumping over nets.
5. Players must clean up after play. This includes "dead" balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Amenity Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.

10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the tennis courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet and cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.
4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

WILDLIFE POLICY

When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals ("Wildlife"):

1. Wildlife encountered within the Amenity Facilities should never be approached.
2. Never leave small children unattended.
3. Never feed Wildlife, or leave food/garbage unattended.
4. Wildlife is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.

Please visit the Florida Fish and Wildlife Conservation Commission's website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you- conserve/wildlife/>

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron or a Patron's family member or Guest:
 - Submits false information on the application for a job.
 - Permits unauthorized use of a job.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the District's rules or policies established for the use of District's facilities, including the Amenity Facilities Policies.
 - Treats the District's personnel or employees in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.

2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron's family member or Guest:
 - a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.
 - b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.
 - c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board

for recommendation of suspension of the Patron's privileges for one (1) calendar year. The length of the suspension or termination is in the discretion of the Board and may be for less than one year.

3. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.
4. Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates these Policies in a manner that, in the discretion of the District Manager and/or Facility Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.
5. Any suspension or termination of Amenity Center privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

AMENITIES RATES, DEPOSITS & FEES

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

Effective Date: ~~January 21~~ March 18, 2026

In accordance with Chapter 190 of the Florida Statutes, and on the Effective Date set forth above, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District's Amenity Facilities Policies.

2. Non-Resident Annual User Fee. Any Non-Resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. General Rates. The following rates apply to usage of the Amenity Facilities:

Access Key Fobs	Adopted Fee
First Two Fobs	Complimentary
Each Additional or Replacement Fob	\$25.00
Guest Fob	\$50.00 (refundable deposit only)
Tennis Guest Fee	\$10.00 per Tennis Guest per day

Rental Rates <u>Category</u>	Adopted Fee <u>Proposed Rate(s)*</u>	Proposed Deposit
Standard Rental of Great Room <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$500 <u>\$750</u> /hour Non-Resident: \$750 <u>\$1,000</u> /hour	Patron: \$300.00 Non-Resident: \$450
Standard Rental of Multi-Purpose Room / Library <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50.00 Non-Resident: \$75
Additional "Closing Charge" <i>(if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)</i>	Patron: \$50/half hour Non-Resident: \$75/ half hour	N/A
Additional Fee for Events with Alcoholic Beverages <i>(additional fee and deposit charged to renters of the Amenity Facilities for events with alcoholic beverages; such events are subject to advance approval by amenity staff and are subject to the District's Policies)</i>	Patron: \$500 <u>100</u> Non-Resident: \$750 <u>150</u>	Patron: \$500 _____ Non-Resident: \$750 _____
Additional Staffing & Services Fee <i>(District may require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee as provided herein)</i>	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chair	\$50.00
Kitchen Use Fee <i>(additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Set Up / Take Down Fee <i>(upon management approval and staff availability)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A
<u>Rental Add-Ons</u> <i>(Additional miscellaneous items Facility Renter may rent from the District, including but not limited to coolers, vases, tablecloths, arch, popcorn machine, salt and pepper shakers, refrigerator, freezer, coffee pot(s), drink dispensers, television, sound system.)</i> <u>Facilitate Manager shall establish the rental add on rates for items within any the range set forth herein; provided the Board reserves the right to review and adjust such rates in their sole discretion.</u>	<u>Patrons & Non-Residents:</u> <u>Sound System: \$125 - \$175</u> <u>TV, Popcorn Machine, Arch: \$40 – 75</u> <u>All Other Items: \$1 - \$35</u>	
<u>Future Rate Adjustments</u>	<u>Board may adjust any of the Rates set forth in the Policies by not more than ten percent (10%) per year.</u> <u>Board and/or Facility Manager may authorize discounts, in its discretion.</u>	

*The Facility Manager has authority to adjust fees within any ranges set forth herein based on the anticipated size of the rental event.

Tennis Membership Rates							
	FY 2025-20 26	FY 2026-20 27	FY 2027-20 28	FY 2028-20 29	FY 2029-20 30	FY 2030-2031	Fee Maximum
Singles							
1 Month	\$84	\$87	\$89	\$92	\$95	\$97	\$111
3 Month	\$186	\$192	\$197	\$203	\$209	\$216	\$334
6 Month	\$360	\$371	\$382	\$393	\$405	\$417	\$790
12 Month	\$720	\$742	\$764	\$787	\$810	\$835	\$989
Family							
1 Month	\$169	\$174	\$179	\$185	\$190	\$196	\$1,004
3 Month	\$355	\$366	\$377	\$388	\$400	\$412	\$1,004
6 Month	\$709	\$730	\$752	\$775	\$798	\$822	\$1,101
12 Month	\$1,351	\$1,392	\$1,433	\$1,476	\$1,521	\$1,566	\$2,000
Daily Guest Pass	\$10	\$10	\$10	\$10	\$10	\$10	\$20
Tennis Pro Lesson Pass – Non-Resident	\$10	\$10	\$10	\$10	\$10	\$10	\$20

*Allots for an annual 3% increase effective October 1 each year shown; Board may revise rates in its discretion up to the Fee Maximum; Fee Maximum reflects maximum rate adopted by the Board on 1/21/2026.

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District's Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District's Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Unless otherwise provided herein, Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Rental Rates. Any individual and/or group renting portions of the Amenity Facilities ("**Facility Renter**") must pay the appropriate fee and submit a security deposit in the amounts set forth in the chart above and, in the Facility Manager's sole discretion, is required to enter into a rental agreement with the District. Non-Residents renting the Amenity Facilities are not required to pay the Non-Resident Annual User Fee. All required deposits shall be paid in advance of the event in accordance with the District's Amenity Facilities Policies. The Facility

Manager and Facility Renter shall coordinate and participate in pre- and post-event inspections of any rented Amenity Facility. The refunding of the Deposit, if any, shall not occur until the District representative has verified that the rented Amenity Facility is in the same or better condition than indicated on the pre-inspection checklist. All fees shall be non-refundable after receipt by the District except when notice of cancellation is received at least one (1) month in advance of the reserved date; provided however, exceptions to the refund policy may be made from time to time, in the Facilities Manager's sole discretion. The Board may adjust by resolution adopted at a duly noticed public meeting any of the rental fees set forth herein by not more than ten percent (10%) per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may in its discretion authorize discounts.

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

- i. Facility Renter must notify the Facility Manager in advance and receive approval for the service of alcoholic beverages at rental events, which the Facility Manager may approve in its sole discretion.
- ii. Facility Renters must adhere to all federal and state laws regulating the service of alcoholic beverages, including but not limited to any required licenses or other approvals necessary for the service of alcoholic beverages.
- iii. Facility Renters acknowledges and agrees it assumes the risk and holds the District, its supervisors, offices, agents, and staff harmless from any and all liability arising out of the use of alcohol at rental events.
- iv. Facility Renter shall provide (or cause a licensed bar service vendor) to provide liquor liability insurance in an amount no less than \$1,000,000 or event insurance acceptable to the District in an amount no less than \$1,000,000. The District shall be named as an additional insured party on any such policy. Facility Renter shall furnish a certificate to the District showing compliance prior to any rental event with alcohol.
- v. Rental event attendees must be at least twenty-one (21) years of age to be served alcohol and must present valid picture identification at the request of District staff.
- vi. The District reserves the right to ask intoxicated persons to leave the District's property or to require the suspension of service of alcohol at rental events at any time, in its sole discretion.

8. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, cleaning, security, or other service for any given event. If such additional services are provided through the District, the District may charge an additional fee for the event equal to the cost of such staffing, cleaning, security or service plus up to an additional 20%, as determined by the Facility Manager. Alternatively, the District may require Facility Renters directly contract for such services; provided the District must approve the

contracted vendor. Unless identified herein, no other amenities or facilities of the District may be rented.

9. Insurance for Rental Events. The District may in its sole discretion require Facility Renter obtain, at Facility Renter's cost, additional liability insurance coverage for any given rental event. The District shall be named on these policies as an additional insured party.

10. Rental by Homeowners Associations. Each Homeowners Association serving the community within the District may be allowed to reserve the Great Room or Multi-Purpose Room without payment of the applicable room rental rates up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding meetings of such Homeowners Association. The District may limit or terminate a Homeowners Association's right to use the Amenity Facilities at any time. Each Homeowners Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by the Homeowners Association.

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

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

obtained by the Community Club for any given Community Club Event at the Community Club's cost.

- vi. The District may limit or terminate a Community Club's right to use the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
- vii. Each Community Club shall execute any applicable rental forms and be responsible for, among other things, the cost of repairing any damage to the Amenity Facilities occurring during the Community Club Event.

12. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

13. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

14. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.

Summary report:	
Litera Compare for Word 11.12.0.83 Document comparison done on 3/11/2026 3:00:42 PM	
Style name: Default Style	
Intelligent Table Comparison: Active	
Original DMS: nd://4889-4928-7214/9/Amenity Facilities Policies - Final Adopted 1.21.26 - Lakeside Plantation.docx	
Modified DMS: nd://4889-4928-7214/10/Amenity Facilities Policies - Final Adopted 1.21.26 - Lakeside Plantation.docx	
Changes:	
Add	38
Delete	18
Move From	0
Move To	0
Table Insert	2
Table Delete	0
Table moves to	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	58

SECTION V

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
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

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 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, **February 18, 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:

Ken Saul	Chairman
Alan (Bud) Sabol	Vice Chairman
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 February 18, 2026 Lakeside Plantation Community Development District Board of Supervisors meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Pledge of Allegiance

The Pledge of Allegiance was recited.

THIRD ORDER OF BUSINESS

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

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

FOURTH ORDER OF BUSINESS

Direction of Operations

A. Report

Mr. Myers reported that for January of 2026, Clubhouse revenues were \$7,049 and expenses were \$827.50, for an increase of \$6,221.50. The expenses for the Back To The 80's and Valentines parties, would be included in the February report, which would reduce the sales for February, because they have not sold all of the tickets for the Back To The 80's party. Year to date 2024 through 2025, there were revenues of \$17,728. This year from October 1st until yesterday, there were revenues of \$24,893, with an increase of \$7,165 for the year. They were only in the fifth month. Regarding tennis, for the same periods, year to date 2024 through 2025, there were revenues of \$10,577. October 1st of this year until yesterday, was \$12,067. Mr. Poulos asked if the \$12,067 was out of the \$24,000. Mr. Myers replied affirmatively. The front entrance sign and all of the pavers were power washed, as well as the sidewalks from the Clubhouse to the entrance. The repair and grinding of the sidewalks, which was approved at the last meeting, was completed. It was a work in progress, getting plans together for the resurfacing of the parking lot, but all of the paperwork should be completed. Deep cleaning of the Clubhouse was completed. They did a good job. There was a shine to the floors, versus splotches like last month. It was pleasant coming in the mornings and having all of the bathrooms fresh smelling and clean. Preparations were still ongoing for the additional items that were approved, such as getting the sound system up to par. He should know by Friday whether all of the parts were in. Mr. Poulos asked requested a monthly Staffing Expense Report, so they could see if they had the right size staff, they needed more staff or to reduce staff. Mr. Myers would include it in the Manager's Report starting next month.

B. Discussion of Tree Replacement

Mr. Myers reported that in the front, there were 22 Palm trees and one Oak tree that got missed back when they did the Oak trees five or six months ago and received a quote from Getz Outdoors to trim all of the trees up front for \$2,400. However, Screen Top Tree Service, agreed to do all of them for \$1,300. Mr. Saul recalled discussing with Mr. Myers about whether they wanted to trim the trees now or obtain a quote for all of them and doing them in April. Mr.

Myers was thinking about having them requote the Clubhouse Palm trees and do the trimming in April. Mr. Poulos asked if they would be trimming behind the pergolas. Mr. Myers replied affirmatively. Mr. Poulos would like to see a landscaping re-design for the front entrance signs, as there was one Palm tree leaning on the right side of the gas station and agreed that they should not do the work until April. Mr. Myers pointed out that the next item for discussion, was regarding some of the Facebook posts about trees that were knocked down from Hurricane Ian, which were never replaced. Mr. Saul questioned whether the CDD owned the four Palms by the gas station. Mr. Sabol did not think that the CDD owned them. Mr. Poulos believed that the gas station paid CDD fees. Mr. Myers understood that this was the case. Mr. Sabol felt that it should be investigated more and someone should contact the gas station. Mr. Myers wanted to bring this up for discussion, as it was on Facebook. He also wanted to install additional Bougainvilleas at the pergolas.

Regarding the 53 Christmas Palm trees that were destroyed during the hurricane, Mr. Sabol did not want to replace the Palms with Oak trees, as they push the sidewalk up. Anything that they replaced should be in the 10-, 12- or 15-foot range, in order to save on maintenance. Ms. Ferguson agreed, as these trees break up the sidewalks. Mr. Sabol preferred to have flowering trees, such as a Calypso tree, which blooms two to three months out of the year. Mr. Myers had a Calypso tree in his yard, which blooms most of the year. Mr. Sabol wanted to put different trees in, so when one was blooming, the other ones could be dormant. Mr. Saul suggested staggering the plantings. Ms. Myers would have someone from MRT come out and perform an analysis on what type of plants to install. Mr. Poulos pointed out if they wanted to increase CDD fees by \$10 towards a landscape plan, they needed to inform people about it. Bougainvilleas were promised to the community a year and a half ago, when the pergolas were installed and at the last meeting, it was reported that the Bougainvilleas were purchased. Mr. Saul clarified that the Bougainvilleas were never purchased. It was discussed about putting this item on the agenda for the March meeting, as the color was only going to be available in April or May. Mr. Myers recalled discussing the Bougainvilleas in September, when it was too late to get the trees. They had to wait until it was closer to the Spring months. Mr. Sabol recommended discussing with the landscaper what should be removed and replaced, as the Bougainvilleas had roots and were old. Mr. Myers questioned how to proceed. Ms. Ferguson recommended confirming whether the CDD owned the four Palms by the gas station first and having the landscaper draw up a design

plan. Mr. Poulos did not want to trim the Palm trees up front, if everyone liked the landscape plan.

Mr. Sabol pointed out if they install the Christmas Palms they will dry out the ponds. They did not need to trim them and it would cut maintenance costs. Mr. Saul agreed. Mr. Poulos felt that this was a great point, as people chose trees based on beauty and no one was thinking long term, such as the Palm trees on the Boulevard, which were 20 years old and were starting to look hideous. They needed something that needed less maintenance. A resident, Ms. Pat Ware, always talked about garden projects and looking at Florida Friendly low watering plants, as at this point in time, they could only water once per week. Ms. Ware recommended sticking with natives. Ms. Ferguson would have staff bring something back to the Board at the next meeting. Mr. Sabol asked if Mr. Myers was in contact with Solitude, as they changed their powers of authority and the ponds were currently dry and it did not look like anything was going to happen. Mr. Myers last spoke to Solitude in December. He walked every pond in the community in October and the technician informed him that he was going to get a Supervisor onsite to perform an analysis of each pond. Mr. Myers had not received the analysis. Ms. Ferguson reported that when Solitude was coming out on Monday to discuss the mower issue, she would remind them about the analysis. A mower from Getz went into the pond and as a result, Solitude placed sandbags into the pond. She requested a cost from Solitude to bring the pond up to par, which she would bill Getz for and would call them tomorrow morning. Mr. Sabol reported that in Port Charlotte, there were thousands of black vultures. If there was a fish kill, the oxygen in the water would be gone and the vultures would be after the fish.

C. Grounds Maintenance Report

1. Getz Outdoor Monthly Report

Ms. Ferguson presented the monthly report from Getz Outdoor, which was included in the agenda package. Mr. Saul was disappointed in Getz Outdoor. This would be discussed under the District Manager's Report.

FIFTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the January 21, 2026 Meeting

Ms. Ferguson presented the minutes of the January 21, 2026 meeting, which were included in the agenda package. Mr. Saul pointed out on Page 19, "*Motor*" should be "*Mower*."

On MOTION by Mr. Saul seconded by Mr. Sabol with all in favor the Minutes of the January 21, 2026 Meeting were approved as amended.

B Approval of Check Register

Ms. Ferguson presented the January 1, 2026 to January 31, 2026 Check Register, in the amount of \$60,399, which was included in the agenda package.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the January 1, 2026 to January 31, 2026 Check Register in the amount of \$60,399 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. The District was 83% collected, as of January 31st. Mr. Poulos noted that the CDD was billed by the North Port PD for false alarms and questioned what those were for. Mr. Myers explained that the Police Department did not have a key fob to get into the gate. They just checked the front of the building, left and billed the District. Key fobs were placed into a lock box. Mr. Myers did not know when the last false alarm was, as he did not receive the report until the following month. Mr. Poulos asked if their alarm system notifies the Police Department. Mr. Myers indicated that there were two cameras at the pool, that would notify the alarm company if someone was there after hours. Mr. Poulos felt that they needed to negotiate with the alarm company, if the alarm company was making the call to the Police Department, as the District paid \$400 between December and January for false alarm calls. Mr. Myers believed that it was over several months. Ms. Ferguson pointed out in one of the communities that she managed, the alarm company would contact her and she would authorize the police to come out and suggested that this CDD do the same. Mr. Myers spoke to the alarm company about contacting him first, but not having the internet this week, he received four to five calls. Mr. Sabol questioned the amount in reserves. Ms. Ferguson reported that the current reserve amount was \$469,925; however, at the beginning of March, the accountant would transfer \$385,430 to reserves, for a total amount of \$855,355.

SIXTH ORDER OF BUSINESS**Business Items****A. Discussion of Sport Surfaces****1. Approval of Sport Surfaces Final Invoice**

Ms. Ferguson reported that there were two invoices from Sport Surfaces for the tennis courts. The Board approved one for the net post. Even though the courts were not up to par, Sport Surfaces did complete their proposal as suggested and therefore, staff recommended approval of their final invoice, which was included in the agenda package and in the amount of \$6,250. Mr. Sabol questioned what happens once this invoice was paid. Ms. Ferguson indicated that the CDD was done with Sport Surfaces.

On MOTION by Mr. Sabol seconded by Mr. Saul with all in favor the final invoice from Sport Surfaces in the amount of \$6,250 was approved.

Ms. Sandy recalled that the other two invoices were paid; one of which was the initial deposit that was in the same amount as the invoice that the Board just approved. The other was for additional work in the amount of approximately \$9,000. Staff looked at the invoices and what Sport Surfaces proposed, even though it was not sufficient for the quality of clay courts that they needed. However, once paid, there was nothing else to do under their agreement, but the Board needed to address the condition of the courts at some point. Ms. Ferguson indicated that it would be brought back to the Board at another meeting, but at this time, staff had nothing to present to the Board, as they were obtaining proposals.

B. Consideration of Traffic Logix Proposal for Flashing Speed Signs

Ms. Ferguson presented a proposal from Traffic Logix for flashing speed signs, which was included in the agenda package. In the last agenda package, this proposal was included; however, Mr. LaVoy requested that it be included in this agenda package, but he was on vacation. In another one of her communities, flashing speed signs were used, which utilized cloud services. She spoke to the Traffic Enforcement Department at the North Port Police Department. Tomorrow, they would provide some enforcement on Plantation Boulevard, for the remainder of the week, to see if there was a problem. Mr. Poulos did not think that all of the terrible drivers lived in Lakeside Plantation and it would be interesting to see how many speed,

as many use Plantation Boulevard as a raceway. Furthermore, if they were going to pay for services, the HOA should contribute. Mr. Saul asked if there was a charge for the Police Department to provide enforcement. Ms. Ferguson confirmed that it was a free service. They were doing it as a favor and would ask them to provide input next week. Mr. Poulos was not crazy about posting flashing signs up and down the Boulevard, as there were Do Not Park On The Grass signs throughout Jonah Drive. Statistically, 80% of people do not read signs. Mr. Saul was not 100% behind them, but they would flash and provide reports.

Mr. Ferguson requested that this item be placed on hold, until she spoke to the officer regarding the results of the speed enforcement and in the meantime, urged the Board to think about it and discuss at another meeting. Mr. Sabol suggested that they look at equipment that could catch these people. Mr. Poulos recalled that the Police Department were installing license plate reading cameras in school zones that would send tickets automatically to offenders. However, it was through a third-party vendor and did not recommend that the CDD get into this business. If the Police Department sees that there was a big enough need and they wanted to install a camera, they could approach the Board. Ms. Sandy did not think that it would be an option, as there was legislation that was specific for school zones allowing for those speed detection devices. Mr. Sabol believed if they approached the Police Department, they would inform the CDD that they did not have staff or time. Mr. Poulos agreed that patrolling Plantation Boulevard, was at the bottom of their list, but if they come out tomorrow, that was great. Ms. Ferguson recalled asking the Police Department if they had a sign that could be posted and they informed her that the sign was down and there were no funds in their budget to replace it. She would report back to the Board when she heard from the officer. This item was tabled.

C. Ratification of the J.I.H Care Solutions Agreement for Janitorial Services

Ms. Ferguson recalled that in the last agenda package, the Board approved the proposal from JIH Care Solutions (JIH) to perform janitorial services. District Council drafted the agreement and it was signed and executed. However, what was presented to the Board was for one day a week service and the Board requested three days a week service. Mr. Saul recalled during the season, there would be three days per week service and two days per week in the Summer months. Mr. Myers confirmed that it would for three days per week service during the season. Ms. Ferguson requested a motion to ratify the agreement. Mr. Poulos asked if it was in

the agreement to agree upon the price going up and down. Ms. Sandy indicated that they provided the price per service, with the ability of the Amenity Manager to change the number of services per week. It was brought back to the Board for ratification, because it was slightly different than the original proposal. Mr. Poulos did not want to approve this proposal, as he did not agree with it the first time that it was presented to the Board and did not see that one day or three days would make the Clubhouse look better. They needed a cleaning service but preferred that there be seven days per week service. However, it would cost \$58,000 for seven days per week service and they did not have the money in the budget. Mr. Sabol agreed, as budget time was coming up and felt that it should be cleaned every day, but at a lessor price. Mr. Poulos pointed out that for \$58,000, they could get two more part-time staff members, but asked if the Board did not ratify this, whether it goes back to once per week service. Ms. Sandy indicated that they would take Board direction and execute a new agreement. However, if the Board wanted to direct the Amenity Manager to reduce the cleanings to once per week, Mr. Myers had the ability to do that under the current agreement without terminating and drafting a new one.

Mr. Myers recalled at the last meeting, the Board discussed having a 30-day trial period with the cleaning service and spoke to them about doing a deep cleaning. Ms. Sandy confirmed that the termination notice under the agreement was 30 days, but in terms of changing from three times per week to once a week that was a Board decision and there was no obligation under the agreement to continue with the 3 cleanings per week for the 30-day trial period. Mr. Myers pointed out that the trial period was working out well, because in between, his employees did not have to clean as much. It was hard for the Board to see, because they were not at the Clubhouse five days per week. However, for the past couple of weeks, there were compliments about how much better it was, because they had someone coming in three days per week. Therefore, Mr. Myers was in favor of having three days per week service. Mr. Poulos recalled that the motion at last month's meeting, was made by Mr. LaVoy and seconded by Mr. Sabol, with Mr. Saul, Mr. LaVoy and Mr. Sabol in favor and Mr. Perry and Mr. Poulos dissenting for a one-time deep cleaning in the amount of \$160 per week. There was nothing in the motion for a 30-day trial period. Furthermore, Mr. Poulos understood where Mr. Myers was coming from, but this was not a budgeted item and he did not see the value of having a cleaning company one day per week. There should be enough staff or part-time staff, doing the cleaning. However, if the community wanted to pay \$60,000 to have someone come in and clean the Clubhouse, then someone should

present that item. Last year, there needed to be a vote to move money from reserves to the operating account, because the District overspent by \$72,000 or \$80,000. Ms. Sandy felt that the prudent thing to do, was for the Board to give direction to Mr. Myers on the number of cleanings per week.

Mr. Saul asked if there would be an opportunity for Mr. Myers to hire more staff, such as another part-time person. Ms. Ferguson replied affirmatively. Mr. Poulos pointed out if Mr. Myers had three staff members working 12 hours per week, they needed to look at all part-time staff working at least 25 hours per week and how that would affect the budget. Furthermore, if they brought in a part-time staff person, there needed to be revenue to tie to them, but instead of spending over \$30,000 on a cleaning company, they should hire a part-time staff member that would do something other than cleaning. Ms. Ferguson would look into that. Mr. Myers felt if they were only going to get 12 hours per week, they would not want the job. Fortunately, the staff that he had currently, were comfortable with the hours that they were working, which was 12 to 16 hours. Mr. Sabol questioned whether Mr. Myers asked any of the part-time employees, if they were willing to work 20 hours. Mr. Myers indicated that they did not want to do it all of the time. Mr. Poulos estimated if they paid someone \$20 an hour for 29 hours per week times 52 weeks, they would receive \$30,160. Ms. Sandy pointed out that the lowest hourly rate under the contract for amenity staff, with the employment costs and additional benefits for a part-time employee, was \$26 for someone working 16 hours per week. This was on a spreadsheet that GMS prepared when they proposed to have amenity payroll services under the CDD. Mr. Poulos wanted to make sure that they were looking at the staffing rates and what was built into it.

Mr. Poulos agreed with having a cleaning service, but felt that one, two or three days per week was not worth it, when the Clubhouse was open seven days per week and questioned who was cleaning when the company was not onsite. Mr. Myers confirmed that his employees were cleaning. Mr. Poulos questioned how big of a burden it was for staff to clean one day per week, instead of paying \$9,000 that was not budgeted. Furthermore, he found it disrespectful to be told that the Board was not there five days per week, but this Board pays that salary. The Board did not report to Mr. Myers. They reported to the residents and was informing residents that the Board would be spending money for cleaning services that was not budgeted. Mr. Saul estimated they would be onsite for a total of 12 hours, but if they went to seven days per week, it would be almost 30 hours. Ms. Ferguson would get back with the Board and provide more detail on the

GMS pricing and on the staffing cost. Mr. Saul asked if they would be hiring someone on a part-time basis for 28 hours per week. Ms. Ferguson indicated that they could hire someone to work 25 hours per week or two people could work 10 hours but suggested that the Board approve one day per week cleaning until they come back to the Board at the next meeting and provide better numbers, so the Board could make an educated decision. Mr. Sabol recommended giving Mr. Myers permission to hire someone to keep the Clubhouse clean, until this matter was resolved. Ms. Sandy pointed out if the majority of the Board approved of this, the action was to ratify the agreement. If not, what was previously approved was for one day per week cleaning. Mr. Sabol preferred having one day per week cleaning and seeing how it worked out.

On MOTION by Mr. Poulos seconded by Mr. Saul with all in favor the J.I.H Care Solutions Agreement for Janitorial Services was ratified with direction to staff to reduce the cleaning service to once per week.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Ms. Donna Keller of 2395 Savannah Drive requested No Parking signs throughout the single-family homes, so that the HOA could enforce them. The lake that was behind Savannah Drive, was low, there was debris and it smelled terrible. She was not overly impressed with the job that the cleaning company did, as there was a vent in the Clubhouse that was disgusting and needed to be cleaned. The last time that there was a town hall meeting, a Commissioner showed up in place of the Mayor and they discussed the problem with parking, especially at the single-family homes. It was bad and wanted the police to come through and issue tickets. Enforcement was needed as there were four cars parked on the grass in front of the preserve. They were also having massive problems with people blocking sidewalks. Without having No Parking signs, there was nothing that they could do.

Mr. Saul pointed out that at the townhomes, there was no parking on the grass, but there were cars parking right in front of the No Parking sign. Ms. Sandy reported that the CDD has had

an agreement with the North Port Police Department since 2005. Mr. Poulos felt that there was a layer of less enforcement and in a community like this, the police were not patrolling it, but if residents call the Police Department, they will show up and enforce. Mr. Saul pointed out that they were just giving warnings, which did not mean anything. Ms. Keller indicated that the HOA could send the offender a violation and fine them, but it could not be enforced unless there were No Parking signs. Mr. Saul recalled that the signs at the townhomes were paid for by the townhomes and the HOA could install the signs in the single-family. Ms. Keller pointed out that the grass area where they would put the sign, was CDD property. Mr. Poulos felt that they could look into it, but people did not read signs. In addition, the signs were not cheap and after a while, they needed to be pressure washed. Ms. Ferguson requested that Ms. Keller meet with her after the meeting.

- Mr. Bob Six recalled that the vents were never cleaned and two years ago, someone mentioned hiding the wires behind the TV, which never occurred. He felt that they needed a full-time maintenance person, who could power wash the sidewalk around the Clubhouse, the gazebo and the signs. They could also drive up and down Plantation Boulevard in a golf cart to pick up trash. *Ms. Ferguson pointed out that GMS advertised on Indeed for a maintenance person. Four resumes were received.*
- Ms. Barbara Wendy of 1197 Jonah Drive, agreed with Mr. Six, as a maintenance person could keep the Clubhouse looking classy and to take care of the needs of the community. If she was renting the Clubhouse, she would want the wires behind the TV to be taken care of and to clean the vents. She requested that a priority be placed on keeping the area underneath the TV, as neat and orderly as it possible could be.
- Mr. Gary Ronald of 2608 Peach Circle reported that the Villas have parties at the Clubhouse and felt that they should not be charged to rent it, because everyone who lived in the community, paid taxes and a certain percentage pay the CDD fee, which was used to pay for the Clubhouse.

Mr. Poulos pointed out that it was not abnormal to live in a place and pay fees but still have to pay to rent the Clubhouse. However, if the HOA was doing something for HOA business, they should not be charged, but should be charged for having a party, as they would

have to close the Clubhouse to hold their event. The difference was that the Lakeside Plantation Social Planning Group (LPSPG) were doing events for the community that were open to the community. Mr. Saul recalled that the LPSPG were paying for their own insurance. Mr. Ronald believed that the Villas would pay for their insurance if asked. Mr. Poulos recalled when he had his graduation party in the Clubhouse, he had to pay to rent the room and did not think twice about it. However, he did not like the range of rates and an hourly rate was coming before the Board next month, as residents should pay a discounted rate. Mr. Ronald did not want residents to pay \$500 and an additional amount to use the kitchen. Mr. Saul recalled that the hourly rate to be considered by the Board was \$100. Mr. Poulos recalled that Mr. Myers was supposed to find out what other communities charge and bring back something reasonable. The Board could decide to charge non-residents, but expenses would increase. When he rented the Clubhouse, the cost was \$450, which was reasonable. Ms. Ferguson confirmed that the public hearing for the rules was advertised for the next meeting. Ms. Sandy pointed out that it was set at the maximum rate, but the Board could always approve a lower rate.

- Ms. Louise White of 1596 Scarlett Avenue pointed out that there were many nice events at the Clubhouse, but it was difficult to find parking, when the Clubhouse was at capacity and questioned what they could do when that happens. *Ms. Ferguson suggested carpooling with someone or taking an uber.*
- Mr. Roger Landwehr of 1947 Scarlett Avenue, Treasurer of the Carriage Homes, was informed that the CDD takes care of the sidewalks, roads, gutters and the Boulevard and asked if he needed to budget for the concrete, as the CDD was responsible for the street to the inside of the sidewalk. *Ms. Ferguson explained that the driveway aprons were the responsibility of each individual lot owner.* Mr. Landwehr asked who he could call to discuss CDD numbers so he could understand the P&L. *Ms. Ferguson provided Mr. Landwehr with her business card.*

Mr. Poulos asked if the section of sidewalk that cuts the driveway in half down to the street, was the responsibility of individual lot owners or the CDD. Ms. Sandy could not say definitively without looking at a map but believed that it was part of the driveway. Mr. Poulos understood that the entire driveway from the apron up to the garage door, was the responsibility of individual lot owners. Mr. Landwehr questioned who owns the grass in the Carriage Homes,

that goes into the street and gutter. Mr. Poulos indicated that where he lives in the townhomes, the landscape company manages that piece of the grass. However, the CDD was responsible for 15 feet from the edge of the preserve. Ms. Sandy believed that under the Declaration of Covenants, each lot owner was responsible for maintaining the grass area adjacent to their lot. Mr. Landwehr pointed out that the CDD would pay \$8,000 to \$12,000 to have the sidewalks power washed and suggested hiring a maintenance guy who could sell those services to the HOA. Mr. Saul felt that was a great idea. Ms. Ferguson agreed. There being no further comments, Ms. Ferguson closed the general audience comments period.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Sandy reported that she was working in the past month on the proposed rate hearing, which would be on the next agenda. They advertised the maximum rates, but Mr. Myers would have some recommendations in terms of how to adjust those rates and how to look at them moving forward. As eluded to earlier by Mr. Poulos, her firm had a legislative update coming out.

B. District Engineer

Ms. Ferguson spoke to the District Engineer, Ms. Amy Palmer and would be discussing that under her report.

C. District Manager

Ms. Ferguson recalled at the last Board meeting, a resident came to address the landscaping growing close to the back of 2446 Magnolia Circle. She spoke with Ms. Palmer and Mr. Brad Foran, the District Engineers. They checked with the Southwest Florida Water Management District (SWFWMD), who informed them that this area was a wetland area. Beside the house, there was a 25-foot buffer area and the homeowner was allowed to clear anything off of their property, just not past the property line. It would be up to the property owner to maintain that area. As mentioned earlier, Solitude was looking at the lake bank on Monday, February 23rd with the landscapers, where their mower went into the pond and damaged the lake bank. Previous erosion control was placed at that lake bank and in order to get this area back up to par, Solitude would look at it and provide a cost to repair it, which would be submitted to Getz

Outdoor. Mr. Saul questioned who was responsible for removing debris from lake banks. Ms. Ferguson indicated that Solitude should be doing that when the water was low and would inform them tomorrow to do so. In addition, she would ensure that going forward, a report from Solitude would be included in the agenda package.

Ms. Ferguson reported that she advertised on Indeed for a part-time maintenance person, suggesting that they have tennis court maintenance experience, as well as general maintenance services. Four resumes were received. Mr. Poulos questioned other than Frank, who was on the maintenance team. Mr. Myers confirmed that Frank was the only one, as John only worked two hours in the morning in the pool area and blowing the parking lot. Mr. Poulos wanted to ensure that the Clubhouse had the support that it needed. Staff worked for GMS but questioned whether it was more effective to hire one full-time person who could do the job, such as leaf blowing the road. Mr. Saul voiced concern if the guy gets sick or was off for a few days, as nothing would get done and felt that hiring someone part-time would be better than hiring someone full-time. Ms. Ferguson wanted to ensure that they had the qualifications to do the job. Mr. Poulos pointed out that they did not need to hire people because they had two feet and a heartbeat. They needed someone that could get things done, which was hard to find. They would either get someone who had two years left until retirement or someone who comes in for six months and would leave at the first opportunity. This was why Ms. Ferguson preferred to hire someone full-time, as they provide for longevity.

Ms. Ferguson reported that due to the high-water bills, the pool had a leak. She authorized a pool leak detection company to come and inspect the pool, provide a report and some proposals. Not only did accounting realize the excessive water, but the city also stopped by because so much water was being used. Mr. Saul pointed out that the bill quadrupled in size and they found the leak. Ms. Ferguson confirmed that they found the leak, but there was more than one. From October to November, the bill increased from \$673, \$948 in December and \$1,696 in January. Mr. Poulos noted that utility bills as of October 1st, increased by 10%. Ms. Ferguson reported that the pool leak detection company separated both leak areas to ensure that both were addressed in full. The repair would be completed by a separate company. They sent someone in who repaired a pipe and she requested a report from the repair company. Mr. Saul pointed out if the company caused the leak, the CDD could go after them for the increase in the water bill.

Mr. Poulos asked if there was a leak in the pipe or in the pool. Mr. Myers confirmed that they replaced the pipe on the backside of the new equipment area three weeks ago. They were supposed to provide leak detection, but no one came to see him and then all of a sudden on a Thursday, when they had a cold day and the windchill was down in the teens, they were out there working on it. He did not get much information, because they spoke another language. As a result, he called the pool company and asked for leak detection but was told that it was fixed. There was a puddle out there as of last Tuesday. On Monday, he spoke to the pool tech who referred him to the owner. Mr. Myers called and emailed the owner, but there was no response. That was when he asked Ms. Ferguson to get involved. Mr. Poulos did not know how they could prove it, but if the leak occurred in the same spot that they fixed, the company needed to compensate the CDD for the water loss. Mr. Saul understood that there was a leak in a different place. Mr. Myers pointed out that they never had leak problems before they put the new equipment in and now all of a sudden, they had broken pipes underground. Ms. Ferguson would report back to the Board. Mr. Sabol asked if the property that Ms. Ferguson discussed cutting back the landscaping, was 2446 Magnolia Circle. Ms. Ferguson replied affirmatively. Mr. Sabol asked if they were responsible for everything 15 feet into that brush behind the home, as the resident claimed that it was a fire hazard and it was up to the CDD to do something about it. Ms. Ferguson confirmed that it was not the CDD's problem and the homeowner must address it and would inform the homeowner where to cut back to. Mr. Saul recalled a similar situation on Scarlett Avenue.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Poulos reported that they were getting into the time of the year where they were going to start talking about budget and wanted to ensure that the residents understood it and say, to do A, B, C and D, was going to cost this amount of money. They had a Reserve Study that indicated how much money was needed to redo the paving, redo the roofs, etc. and wanted to make sure that everyone understood that. Mr. Myers and the team do a fantastic job and brought in numbers that they were happy to see. Their only revenue source was tennis and rentals. Everything else comes from tax dollars. He did not know how else to raise revenue but was surprised when he heard that they could not raise revenue, but they did not want rates to continue to increase. When he moved into Lakeside Plantation six years ago, he paid \$700 per year for

CDD fees and was now paying \$1,300 in the townhomes. They already paid off the debt in the townhomes and their assessments were never going to go down. He hoped over the next two or three meetings, residents attended and were engaged and inform Mr. Myers what was and was not a priority. On a positive note, he went into the pool for the first time on Monday and it was nice to see families at the pool and the tennis courts being fully utilized.

Mr. Sabol wanted to do something in the future for the tennis courts. He spoke to Mr. Myers, as they were using an excessive amount of clay on the courts, which was costly and in the next month, the Board must make a decision on who they were going to hire to take care of them. Welsh was a good company, but they were dismissed. However, they need their intelligence to fix their problem. Several people gave advice, but they need a professional company to take responsibility. Ms. Ferguson would speak to Welsh and ask the District Engineer for some recommendations. Mr. Sabol felt that Mr. Myers was doing a wonderful job. Mr. Myers reported that he ordered two more pallets of clay, but the shipping was \$225 per pallet and the clay was \$683. He ordered two, because they were ordering one pallet, every two weeks and it was ridiculous to pay those shipping fees. Hopefully, these two pallets should get them through the last match on March 27th. Mr. Sabol felt that speaking to Welch was the way to go. Mr. Myers pointed out that he emailed 11 companies in the last two weeks and did not receive any replies. Mr. Poulos felt that they needed companies to perform site visits and provide a quote. Ms. Ferguson recalled that Welsh was not inexpensive, but they produce a good product. Mr. Myers used them in the past and felt that they stand behind their work. If they had a problem, someone would be out there the next day.

Mr. Poulos questioned what Mr. Myers proposed as an increase to tennis memberships. Mr. Myers confirmed that it increased 3% to 5% for the next five years. Mr. Poulos asked if Mr. Myers questioned whether the increase covered the maintenance cost, as tennis was the only program that Lakeside Plantation offered that allowed non-residents to play or if they could raise the non-resident rate to cover that amount. Mr. Myers believed that it could, as the average life of clay courts were five to seven years, if they were done correctly the first time. Ms. Sandy recalled at the last meeting, the public hearing addressed a number of things in the Amenity Policies, but it set the tennis member rates for five years with an increase of 3%. Those were not included in the advertisement for the public hearing for the next meeting. Mr. Myers could take a look at the costs versus the rates being paid and report to the Board at the next meeting. Mr.

Sabol asked if over half of the tennis players were non-residents. Mr. Myers confirmed that this was the case. Mr. Sabol could see raising some of those rates to pay for the maintenance, as the reason that they were playing on their courts, was because Lakeside Plantation had the nicest courts. They had to maintain the courts, to keep up the influx of people coming in to play.

Mr. Saul recalled that there was a big deal over sidewalk repairs taking place on Sunday, which was the day that the contractor said that they could do it. A comment was raised by one resident about his car. The resident parked their car illegally and blocked the sidewalk. The contractor was there the day before looking at everything and informed the resident that they were going to work on the sidewalks the next day. Yet the resident still parked their car illegally and blocked the sidewalk. Then they went on Facebook and posted a comment, which residents responded to, saying that the contractor should not have been there on a Sunday. It did not make any difference, as everyday was Sunday to residents that were retired and questioned why residents were offended that the contractor was there on a Sunday. The contractor provided a good price and did a good job. If residents had a problem, it did not have to be for the world to know. They could speak to anyone in the office or email and call Board Members and staff. Mr. Myers pointed out that a mass email was sent to residents, informing them that the contractor would be onsite on Sundays. A Resident felt that an e-blast should have been sent by the office. Mr. Saul pointed out that Mr. Myers admitted that he should have sent an email.

TENTH ORDER OF BUSINESS

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

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

ELEVENTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VI

Subsection B

Lakeside Plantation
Community Development District

Summary of Invoices
February 1, 2026 to February 28, 2026

<i>Date</i>	<i>Check No.'s</i>	<i>Amount</i>
<i>General Fund</i>		
2/11/26	3911-3919	\$ 57,393.87
2/25/26	3920-3923	\$ 1,664.35
		\$ 59,058.22
<i>General Fund - Auto Pay</i>		
2/28/26	80039-80043	\$ 7,257.47
		\$ 7,257.47
<i>Capital Reserve Fund</i>		
2/11/26	202	\$ 2,129.51
2/25/26	203-204	\$ 13,736.39
		\$ 15,865.90
Total		\$ 82,182

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00415	2/06/26	26-00284	202602	310	51300	48000		BUSINESS OBSERVER	*	72.19	72.19	003911
2/11/26	00463	2/02/26	1318	202602	320	53800	46400		AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	11,815.24	003912
2/11/26	00417	1/30/26	47	202601	330	53800	12000		AMENITY PAYROLL	*	35,418.82		
		2/01/26	48	202602	310	51300	34000		MGMT FEES	*	4,560.42		
		2/01/26	48	202602	310	51300	35200		INFORMATION TECH	*	199.50		
		2/01/26	48	202602	310	51300	31300		DISS AGENT	*	87.50		
		2/01/26	48	202602	310	51300	42000		POSTAGE	*	111.74		
									GOVERNMENTAL MANAGEMENT SERVICES			40,377.98	003913
2/11/26	00444	2/02/26	JC020220	202602	330	53800	48000		FIT CORE CLASSES	*	577.50	577.50	003914
2/11/26	00488	2/10/26	1	202602	330	53800	48900		CLUBHOUSE DEEP CLEAN	*	750.00	750.00	003915
2/11/26	00467	2/01/26	2182	202602	330	53800	51000		POOL MAINT	*	1,900.00	1,900.00	003916
2/11/26	00272	2/01/26	PSI23581	202602	320	53800	46000		LAKE MAINT	*	1,350.96	1,350.96	003917
2/11/26	00487	2/10/26	1002	202602	330	53800	48000		BAND PERFORMANCE	*	400.00	400.00	003918
2/11/26	00431	2/01/26	48057	202602	310	51300	35200		WEBSITE MAINT	*	150.00	150.00	003919
2/11/26	00483	1/28/26	172883	202601	330	53800	52000		FLOAT VALVE	*	72.16		

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		2/03/26	172996	202602	330	53800	52000		HYDROBLEND BAGS	*	910.00		
									10-S TENNIS SUPPLY & DINKSHOT PICKL			982.16	003920
2/25/26	00200	2/18/26	AS021820	202602	310	51300	31500		BOS	*	200.00		
									ALAN SABOL			200.00	003921
2/25/26	00415	2/13/26	26-00304	202602	310	51300	48000		LEGAL ADVERTISING	*	282.19		
									BUSINESS OBSERVER			282.19	003922
2/25/26	00453	2/18/26	KS021820	202602	310	51300	11000		BOS	*	200.00		
									KENNETH SAUL			200.00	003923
TOTAL FOR BANK A											59,058.22		
TOTAL FOR REGISTER											59,058.22		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/28/26	00012	2/17/26	COMCAST FEB26	202602 330-53800-48600	COMCAST COMMUNICATIONS	*	197.32	197.32	080039
2/28/26	00071	2/03/26	NPUTIL FEB26	F 202602 320-53800-43400	GARBAGE	*	239.73		
		2/03/26	NPUTIL FEB26	F 202602 320-53800-43600	WATER-CLUBHOUSE	*	237.58		
		2/03/26	NPUTIL FEB25	F 202602 320-53800-43700	WATER-POOL	*	2,917.54		
					CITY OF NORTH PORT			3,394.85	080040
2/28/26	00470	2/04/26	FPL FEB26	202602 320-53800-43000	ELECTRIC-FOUTAIN	*	252.82		
		2/04/26	FPL FEB26	202602 320-53800-43200	ELECTRIC-CLUBHOUSE	*	672.34		
		2/04/26	FPL FEB26	202602 320-53800-43200	ELECTRIC-POOL	*	2,387.00		
					FPL			3,312.16	080041
2/28/26	00436	2/03/26	FRONT FEB26	FE 202602 330-53800-48600	INTERNET SVC	*	248.28		
					FRONTIER			248.28	080042
2/28/26	00384	2/06/26	MARLIN FEB26	F 202602 310-51300-49000	COPIER LEASE	*	104.86		
					MARLIN LEASING CORP			104.86	080043
					TOTAL FOR BANK Z		7,257.47		
					TOTAL FOR REGISTER		7,257.47		

Business⁹³Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00284S

Date 02/06/2026

Attn:
Lakeside Plantation CDD - GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00284S

\$72.19

Notice of Rule Development

RE: Proposed Rule Number 2026-01

Published: 2/6/2026

Important Message

Paid

()

Please include our Serial # on your check **Pay by credit card online:**
<https://legals.businessobserverfl.com/send-payment/>

Total

\$72.19

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

001 310 51300 48000

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

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Business⁹Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

NOTICE OF RULE DEVELOPMENT BY LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Lakeside Plantation Community Development District ("District") hereby gives notice of its intention to develop revisions to its Amenity Facility Policies, including revising certain rates, deposits, and fees related to use of the amenity facilities ("Policies & Rates"). The proposed rule number is 2026-01.

The proposed Policies & Rates will address, among other things, the establishment and/or amendment of certain amenity facility policies and related rates, deposits, and/or fees.

The purpose and effect of the revised Policies & Rates is to provide for efficient and effective District operations of the District's amenity facilities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed revised Policies & Rates includes Sections 190.011(5), 190.011(15), 190.012(3), and 190.035, Florida Statutes. The specific laws implemented in the proposed Policies & Rates revisions include, but are not limited to, Sections 120.54, 120.542, 120.5435, 120.69, 120.81, 190.011(5), 190.011(15), 190.012(3), 190.035 and 190.041, Florida Statutes.

A public hearing will be conducted by the District on Wednesday, March 18, 2026, at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida 34289.

A copy of the proposed revised Policies & Rates, the related incorporated documents, if any, and/pr additional information on the public hearing may be obtained by contacting the District Manager c/o Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, (813) 344-4844.

Amanda Ferguson, District Manager
Lakeside Plantation Community Development District
February 6, 2026

26-00284S

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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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.: 1318
 Terms: Net 30
 Invoice date: 02/02/2026
 Due date: 03/04/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly landscape and irrigation services	February 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 #: 48
Invoice Date: 2/1/2026
Due Date: 2/1/2026
Project:
P.O. Number:

Bill To:

Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- Feb 26		4,560.42	4,560.42
Information Tech- Feb 26		199.50	199.50
Dissemination Agent- Feb 26		87.50	87.50
Postage		111.74	111.74

Total \$4,959.16

Payments/Credits \$0.00

Balance Due \$4,959.16

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 47**Invoice Date:** 1/30/2026**Due Date:** 1/30/2026**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Payroll- Jan 26		35,418.82	35,418.82
Total			\$35,418.82
Payments/Credits			\$0.00
Balance Due			\$35,418.82

Check Request

District Lakeside Plantation Cdd

Date

2/2/26

Payable to

Jackie Bataillon

Amount Requested

577.50

Account Number

Requested By

Hold Myers

Description of Need

FIT TO CORE CLASSES

Approved By

[Signature]

Signature

Received By

Signature

January Sales \$770.00
CDD 25% 192.50

Check Request \$577.50





Gisella Villavicencio
J.I.H. Care Solutions LLC.

+1 (305) 904-8302

Invoice

BILL TO:

Invoice No.: 1

Lakeside Plantation
2800 Plantation BLVD.
North Port, FL

CLEANING SERVICE	PRICE	QTY	SUBTOTAL
One time deep cleaning service	\$750.00	1	\$750.00

*one time clubhouse Deep
clean Board Approved
work complete - please pay.*

\$750.00

Subtotal **\$750.00**

Discount **\$0.00**

Tax **\$0.00**

Total \$750.00

For Direct deposit payments:

Truist Bank
J.I.H. Care Solutions LLC
ABA: 061000104
Acct: 1000305603606

Gisella Villavicencio

02 / 10 / 2026

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 2182
DATE 02/01/2026
TERMS Due on receipt
DUE DATE 02/01/2026

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

BALANCE DUE

\$1,900.00

Ways to pay



[View and pay](#)



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: PSI235815
 Invoice Date: 2/1/2026

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 2/1/2026
 Due Date 3/3/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 2/1/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,350.96	1,350.96
February Billing					
2/1/2026 - 2/28/2026					
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

INVOICE

DATE:
Feb 10, 2026

TO: Harold
Lifestyle Manager
Lakeside Plantation
North Port FL
443-786-2829

INVOICE #
1002

CUSTOMER ID:
Lakeside Plantation North Port FL

SALESPERSON	TITLE	PAYMENT TERMS	DUE DATE
Paul Pavlakis	Business Manager	Due on or before 3/8/26	3/8/26

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Music Performance – 2 Hours on 3/8/2026	\$200/hour	\$400.00
2	Liability Performance for Event Date	INCL	\$0



TOTAL

\$400

MAKE ALL CHECKS PAYABLE TO:" THE AMBITIONS BAND"
Thank you for your business!

THE AMBITIONS BAND 2549 DAISY DRIVE, NORTH PORT, FL 34289

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
2/1/2026	48057

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
2/1/2026		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.



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

#172883

Date: 1/28/2026

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	2/27/2026	Harold & Frank	Shannon Wilder	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
3	YG2006 Hydrogrid Float Valve			\$14.95	\$44.85

Subtotal	\$44.85
Shipping Costs (FedEx Ground®)	\$27.31
Tax (0%)	\$0.00
Total	\$72.16
Amount Paid	\$0.00
Amount Due	\$72.16



172883



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

#172996

Date: 2/3/2026

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	3/5/2026	Harold	Shannon Wilder	Ruskin Truck

Quantity	Item	Options	Customer Description	Rate	Amount
1	OHY5014-RS RS - Hydroblend 50# Bags - (1.4 Ton Skid / 56 Bags) - SM		***7 am - Harold @ 941-423-5500***	\$685.00	\$685.00

Subtotal	\$685.00
Shipping Costs (Ruskin Truck)	\$225.00
Tax (0%)	\$0.00
Total	\$910.00
Amount Paid	\$0.00
Amount Due	\$910.00





CLUBHOUSE

SCOPE

031-600-538-61000

BT and Sub Mix Inputs

- Install a Wall Mounted BT Audio Player for BGM Input
- Install a Wall Mounted RCA/XLR Sub Mix Input

pay deposit
2129.51

Pool CD Player

- Install a CD Player at the rack that will be used to play music through to the Pool Speakers as a separate zone for Aerobics

Main Room Speakers

- Upgrade the Main Room speakers to allow for cleaner and richer audio

Dance Room Speakers

- Upgrade the Main Room speakers to allow for cleaner and richer audio
- Add a 2nd Speaker to this room for better sound coverage

May need some paint work on the ceiling around current speaker location after replacement. This to be completed by Lakeside Plantation

ADD BT AND SUB MIX

QTY DESCRIPTION

- 1 In wall BT with front facing pairing button
- 1 In wall Sub mix Jack with RCA/XLR inputs
- 1 Labor and Misc Parts to install, Test and Train on System

ADD BT AND SUB MIX TOTAL

\$1,775.71

POOL CD PLAYER

QTY DESCRIPTION

- 1 Single 1U CD/MP3/USB Player, pitch control, loop, BPM/ID3 text, balanced XLR output with remote, RAM buffer Anti-Shock
- 1 Labor and Misc Parts to install, Test and Train on System

POOL CD PLAYER TOTAL

\$704.95

MAIN ROOM SPEAKERS

QTY DESCRIPTION

- 4 6.5" Two-way ceiling speaker, 70/100W transformer with 8Ω bypass, 110° conical coverage, includes C-ring and rails for blind mount installation. Priced individually, sold only in pairs.

**ro audio services**

LIVESTRONG TECHNOLOGY GROUP COMPANY

QTY DESCRIPTION

- 1 Labor and Misc Parts to Install, Test and Train on System

MAIN ROOM SPEAKERS TOTAL**\$1,012.00****DANCE ROOM SPEAKERS**

QTY DESCRIPTION

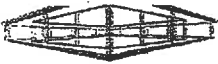
- 2 6.5" Two-way ceiling speaker, 70/100V transformer with 8 Ω bypass, 110° conical coverage, includes C-ring and rails for blind mount installation. Priced individually, sold only in pairs.

- 1 Attenuator 100W 70/25V

- 1 Labor and Misc Parts to Install, Test and Train on System

0.01 1P 14G STRD USHLD PVC JKT

DANCE ROOM SPEAKERS TOTAL**\$766.36**



pro audio services

COMMUNICATIONS TECHNOLOGIES GROUP COMPANY

ACCEPTANCE

FINANCIAL

PAYMENT SCHEDULE

Payment 1 - 50% of Proposal Total is due upon Acceptance
Payment 2 - Outstanding Proposal Balance due upon completion

SUBTOTAL	\$4,259.02
TOTAL TAX	\$0.00
PROJECT TOTAL	\$4,259.02

ACCEPTANCE

LAKESIDE PLANTATION

[Handwritten Signature]

SIGNED

1/22/26

DATE

Harold D. Myers

PRINT NAME

Director of Operations

TITLE

PRO AUDIO SERVICES

SIGNED

DATE

PRINT NAME

TITLE

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: February 18, 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

2/23/24
Date

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

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00304S

Date 02/13/2026

Attn:
Lakeside Plantation CDD - GMS
4530 EAGLE FALLS PLACE
TAMPA FL 33619

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00304S Notice of Rulemaking RE: Public Hearing on March 18, 2026 at 6:00pm Published: 2/13/2026	\$282.19
---	----------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$282.19

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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Attendance Confirmation for BOARD OF SUPERVISORS

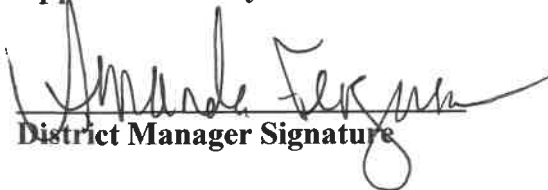
District Name: Lakeside Plantation CDD

Board Meeting Date: February 18, 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

2/23/26
Date

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



Electric Bill Statement

For: Dec 22, 2025 to Jan 23, 2026 (32 days)

Statement Date: Jan 23, 2026

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

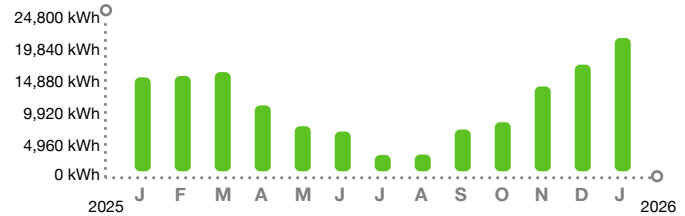
\$2,387.00

TOTAL AMOUNT YOU OWE

Feb 13, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,962.26
Payments received	-1,962.26
Balance before new charges	0.00
<hr/>	
Total new charges	2,387.00
Total amount you owe	\$2,387.00

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 15, 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 February 03, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

The Public Service Commission unanimously approved our four-year rate agreement, which begins this month, to support investments in reliable service and diversifying our energy mix while keeping bills as low as possible. **Visit [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)



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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

84595-15071
ACCOUNT NUMBER

\$2,387.00
TOTAL AMOUNT YOU OWE

Feb 13, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 113
84595-15071

BILL DETAILS

Amount of your last bill	1,962.26
Payment received - Thank you	-1,962.26
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$701.09
Fuel: (\$0.032010 per kWh)	\$721.38
Demand: (\$15.03 per KW)	\$736.47
Electric service amount	2,192.65
Gross receipts tax (State tax)	56.27
Franchise fee (Reqd local fee)	136.06
Taxes and charges	192.33
Regulatory fee (State fee)	2.02
Total new charges	\$2,387.00
Total amount you owe	\$2,387.00

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Feb 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	00093		77557		22536
Demand KW	49.17				49

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2026	Dec 22, 2025	Jan 24, 2025
kWh Used	22536	18038	15883
Service days	32	31	32
kWh/day	704	581	496
Amount	\$2,387.00	\$1,962.26	\$1,556.84

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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[FPL.com/Rates](#)

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



Electric Bill Statement

For: Dec 22, 2025 to Jan 23, 2026 (32 days)

Statement Date: Jan 23, 2026

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

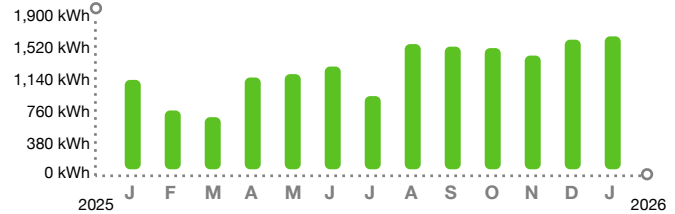
\$252.82

TOTAL AMOUNT YOU OWE

Feb 13, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	239.33
Payments received	-239.33
Balance before new charges	0.00

Total new charges	252.82
Total amount you owe	\$252.82

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after April 15, 2026 is considered LATE; a late payment charge of 1% will apply.
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Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

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



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

The amount enclosed includes the following donation:
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Make check payable to FPL in U.S. funds and mail along with this coupon to:

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

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GENERAL MAIL FACILITY
MIAMI FL 33188-0001

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

04126-05586
ACCOUNT NUMBER

\$252.82
TOTAL AMOUNT YOU OWE

Feb 13, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: Account Number: 115
 LAKESIDE PLANTATION 04126-05586
 COMMUNITY
 DEVELOPMENT DIST

BILL DETAILS

Amount of your last bill	239.33
Payment received - Thank you	-239.33
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$162.90
Fuel: (\$0.032020 per kWh)	\$55.14
Electric service amount	232.24
Gross receipts tax (State tax)	5.96
Franchise fee (Reqd local fee)	14.41
Taxes and charges	20.37
Regulatory fee (State fee)	0.21
Total new charges	\$252.82
Total amount you owe	\$252.82

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KJ00314. Next meter reading Feb 24, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	24775		23053		1722

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2026	Dec 22, 2025	Jan 24, 2025
kWh Used	1722	1679	1158
Service days	32	31	32
kWh/day	53	54	36
Amount	\$252.82	\$239.33	\$169.19

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: Dec 22, 2025 to Jan 23, 2026 (32 days)

Statement Date: Jan 23, 2026

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

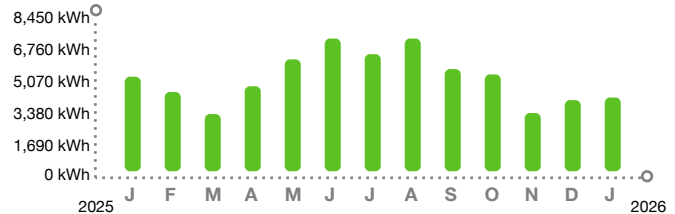
\$672.34

TOTAL AMOUNT YOU OWE

Feb 13, 2026

NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	656.08
Payments received	-656.08
Balance before new charges	0.00
<hr/>	
Total new charges	672.34
Total amount you owe	\$672.34

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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

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



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

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DEVELOPMENT DIST
ATTN LAKESIDE PLANTATION COMMUNITY
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ORLANDO FL 32827-5768

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MIAMI FL 33188-0001

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

57421-67439
ACCOUNT NUMBER

\$672.34
TOTAL AMOUNT YOU OWE

Feb 13, 2026
NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY
AMOUNT ENCLOSED



Customer Name: LAKESIDE PLANTATION
COMM DEVELOPMENT
DIST

Account Number: 117
57421-67439

BILL DETAILS

Amount of your last bill	656.08
Payment received - Thank you	-656.08
Balance before new charges	\$0.00

New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND	
Base charge:	\$33.71
Non-fuel: (\$0.031110 per kWh)	\$132.22
Fuel: (\$0.032010 per kWh)	\$136.04
Demand: (\$15.03 per KW)	\$315.63
Electric service amount	617.60
Gross receipts tax (State tax)	15.85
Franchise fee (Reqd local fee)	38.32
Taxes and charges	54.17
Regulatory fee (State fee)	0.57
Total new charges	\$672.34
Total amount you owe	\$672.34

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Feb 24, 2026.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	08535	08110	10	4250
Demand KW	2.12		10.00	21

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 23, 2026	Dec 22, 2025	Jan 24, 2025
kWh Used	4250	4100	5450
Service days	32	31	32
kWh/day	132	132	170
Amount	\$672.34	\$656.08	\$817.30

KEEP IN MIND

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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	01/27/2026	02/17/2026

Total Current Charges	\$2,917.54
Balance Forward	\$0.00
Total Amount Due	\$2,917.54



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

000043123000154656000002917548

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	01/27/2026	02/17/2026

Last Bill Amount	\$1,882.98
Payments	-\$1,882.98
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$1,882.98 01/20/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/17/2025 - 01/16/2026	30.0	80005382	1.0000	TGAL	446.00	304.00	142.00
Previous year Usage						01/25	6.00

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	42.00	\$1,357.86	
TOTAL WATER			\$2,917.54

Total Current Charges	\$2,917.54
Balance Forward	\$0.00
Total Amount Due	\$2,917.54



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	01/27/2026	02/17/2026

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	01/27/2026	02/17/2026

Last Bill Amount	\$237.58
Payments	-\$237.58
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL

Last payment amount/date: \$237.58 01/20/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
12/17/2025 - 01/16/2026	30.0	15464397	1.0000	TGAL	68.00	64.00	4.00
Previous year Usage						01/25	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

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance		
For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472		
Previous balance		\$197.32
EFT Payment - thank you	Jan 13	-\$197.32
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 Feb 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

Account number **8535 10 055 0624394**
 Automatic payment **Feb 12, 2026**
Please pay \$197.32

Electronic payment will be applied Feb 12, 2026


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

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	Jan 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.

Revisions have been made to the Comcast Business Services Customer Terms and Conditions. To review them, visit Comcast Business Small Business Terms and Conditions: 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.



LAKESIDE PLANTATION CDD

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

Billing Date:
Jan 08, 2026

PIN:

Billing Period:
Jan 08 - Feb 07, 2026

Hi LAKESIDE PLANTATION CDD,

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

Total balance
\$248.28
 Auto Pay is scheduled
Feb 02

Bill history

Previous balance	\$248.74
Payment received by Jan 08, thank you	-\$248.74

Service summary

	Previous month	Current month
Bundle	\$204.96	\$204.96
Other	\$4.50	\$4.50
One-Time Charges	\$0.12	↓\$0.00
Taxes and Fees	\$39.16	↓\$38.82
Total services	\$248.74	\$248.28
Total balance		\$248.28

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



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

6790 0107 DY RP 08 01092026 NNNNNNNN 01 001162 0004

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



7800069414235500040824000000000000000248285



PIN:

Billing Period:
Jan 08 - Feb 07, 2026

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



Bundle

Monthly Charges

01.08-02.07	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 \$248.28 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

01.08-02.07	Printed Bill Fee	\$4.50
-------------	------------------	--------

Other Charges Total **\$4.50**



Taxes and Fees

	Federal USF Recovery Charge	\$21.96
--	-----------------------------	---------

Federal Taxes **\$21.96**

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

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

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

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

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

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

State Taxes **\$16.86**

Taxes and Fees Total **\$38.82**

Total current month charges **\$248.28**





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

Billing Date: Jan 08, 2026
Billing Period: Jan 08 - Feb 07, 2026

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	76	57	\$0.00
Total	76	57	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	2	2	\$0.00
Interstate	17	33	\$0.00
Intrastate	57	21	\$0.00
Total	76	57	\$0.00



Remittance Section

ELECTRONIC SERVICE REQUESTED

INVOICE

Customer Account Number: 1833219
Invoice Number: 41481192
Invoice Date: 01/14/2026
Invoice Due Date: 02/05/2026
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



01001004148119270000001048696

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!

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Visit today at leaseservices.com!

**some restrictions apply and processing fee incurred*

CUSTOMER ACCOUNT NUMBER	INVOICE DATE	INVOICE NUMBER	DUE DATE				LAST PAYMENT RECEIVED	
1833219	01/14/2026	41481192	02/05/2026				01/05/2026	
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

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00087	2/11/26	DEPOSIT	202602 600-53800-61000	DEPOSIT	*	2,129.51		
								2,129.51	000202
----- PRO AUDIO SERVICES -----									
2/25/26	00085	1/05/26	2619	202601 600-53800-61000	50% UPON COMPLETION	*	7,486.39		
								7,486.39	000203
----- LIAISON TECHNOLOGY COMMERCIAL SERVI -----									
2/25/26	00083	12/12/25	20829	202512 600-53800-61000	TENNIS LINES	*	6,250.00		
								6,250.00	000204
----- SPORT SURFACES LLC -----									
							TOTAL FOR BANK C	15,865.90	
							TOTAL FOR REGISTER	15,865.90	

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

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

Invoice

Date: 1/5/2026
Invoice Ref: 2619
Rep: Samuel Smith
Terms: Due on receipt
Sales Order: Lakeside Plantation,

001 or 031?
Prop element

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

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

Item	Description	Quantity	Unit Price	Amount
RFP-Liability	50% Due Upon Completion Invoice for Sales Order #19826 - Lakeside Plantation, 2800_Plantation_Bld, Audio System Updates, FL-C_#19826- Revision: 0	1	\$7,486.39	\$7,486.39

50% Due Upon Completion Invoice for Sales Order #19826 - Lakeside Plantation, 2800_Plantation_Bld, Audio System Updates, FL-C_#19826- Revision: 0 - RFP 7486.39
Contact Liaison Technology Commercial Services LLC
Mail Payments to: Liaison Commercial Technology Services LLC, 288 N Park, Decatur, IL 62523
Thank you for choosing
Liaison Technology Commercial Services, LLC.
DBA Pro Audio Services.

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

Parts Total:	\$7,486.39
Labor Total:	
Subtotal:	\$7,486.39
0%:	\$0.00
<hr/>	
Total:	\$7,486.39
Payments:	
Balance Due:	\$7,486.39

INVOICE

SPORT SURFACES
7011 Wilson Rd
West Palm Beach, FL 33413

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



*good 2 pay?
001 or 031?*

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

Sales Rep: Nick

Invoice no.: 20829
Invoice date: 12/12/2025
Due date: 12/12/2025

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

Total **\$6,250.00**

Ways to pay

BANK

[View and pay](#)

031 - Prop. elements

DEBIT CARD RECONCILIATION

Feb-26

Amount	Vendor	GL Code
\$ 236.60	Sams Club	001.330.53800.48101
\$ 45.07	Amazon	001.330.53800.52000
\$ 39.05	Amazon	001.330.53800.48000
\$ 5.21	Amazon	001.330.53800.48101
\$ 79.19	Amazon	001.330.53800.48101
\$ 258.77	Walmart	001.330.53800.48101
\$ 10.43	Dollar Tree	001.330.53800.48102
\$ 106.98	Home Depot	001.330.53800.48900
\$ 10.64	Home Depot	001.330.53800.48200
\$ 62.01	Home Depot	001.330.53800.52000
\$ 48.95	Amazon	001.330.53800.48101
\$ 8.95	Batteries Plus	001.330.53800.48102
\$ 52.92	Amazon	001.330.53800.48900
\$ 108.25	Culligan Water	001.330.53800.48101
\$ 299.00	Mindbody	001.330.53800.48100
\$ 99.00	Constant Contact	001.330.53800.48100
\$ 14.67	Spotify	001.330.53800.48100
\$ 280.26	Dex Imaging	001.330.53800.48200
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		
\$ -		

\$ 1,765.95



Feb 2, 2026

Order 10392816062



Shipping items(2)

HAROLD MYERS
2200 PLANTATION BLVD
NORTH PORT, FL 34289

*Gym wipes
330-53800-48101
General Supplies*

2XL Professional Gym Wipes, Unscented (700 wipes/pk., 4 pk.) Qty 2 \$221.12

Subtotal \$221.12

Shipping Free

Sales tax \$15.48

Total **\$236.60**

VISA *0709

\$236.60

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

Order Summary *Paid on Feb 6/26*

Order placed February 4, 2026 | Order # 113-1729981-1938666

Ship to

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

Payment method

Visa ending in 0709

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$45.07
Shipping & Handling:	\$0.00
Total before tax:	\$45.07
Estimated tax to be collected:	\$0.00
Grand Total:	\$45.07

Placed by

Lakeside Plantation

Arriving Saturday



ZAOBAS Pickleball Paddle Rack, Wall or Fence Mounted Organizer Holds 4/8/12 Paddles, Expandable Design for Indoor/Outdoor (2 SET)

Sold by: USXFY

Supplied by: Other

\$45.07

Replace Pickleball PADDLERACKS NEVER replaced since Jan.

*330-53800-52000
Tennis courts Maint.*

[Back to top](#)



English



United States



Details for Order #113-0317673-5725867

Order Placed: February 10, 2026
 Amazon.com order number: 113-0317673-5725867
 Order Total: \$44.26

330-530800-48000
 Activities

Not Yet Shipped

Items Ordered	Price
1 Of: FolkArt Enamel Glass & Ceramic Paint in Assorted Colors (2 oz), 4036, Evergreen Sold by: Amazon (seller profile) Business Price Condition: New	\$2.79
1 Of: FolkArt Enamel Acrylic Craft Paint, Classic Mint Green 2 fl oz Premium Matte Finish Paint, Perfect For Easy To Apply DIY Arts And Crafts, 11952 Sold by: Amazon.com Condition: New	\$2.27
1 Of: FolkArt Gloss Finish Acrylic Enamel Craft Set Designed for Beginners and Artists, Non-Toxic Formula Perfect for Glass and Ceramic Painting, , 32 Ounce, 16 Count (Pack of 1) Sold by: Amazon (seller profile) Business Price Condition: New	\$33.99
1 Of: PKUNIN 23A 12 Volt Battery Alkaline A23 Battery for Ceiling Fan Remotes Garage Door Openers Batteries 5 Pack Sold by: PKUNIN Official (seller profile) Business Price Condition: New	\$5.21

SIP/PAINT

SIP/PAINT

SIP/PAINT

Batteries multi-purpose fans ceiling fans

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

Shipping Speed:
 FREE Prime Delivery

330-53800-48101
 General Supplies

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$44.26
	Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$44.26
	Estimated Tax: \$0.00
	Grand Total: \$44.26

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



Final Details for Order #113-3696994-6692207

330-53800-48101
General Supplies

Order Placed: February 10, 2026
Amazon.com order number: 113-3696994-6692207
Order Total: \$79.19

Shipped on February 10, 2026	
Items Ordered	Price
1 of: HolidayIdeas 6 Pack Red Spandex Table Skirt for 60 Inch Round Tables, Fitted Stretch Tablecloth for 5 Ft Circular Tables, Wrinkle Resistant Ruffle Design for Valentine's Day, Mother's Day, Weddings Sold by: holidayideas storefront (seller profile) Condition: New	\$79.19
<i>Tablecloths Red Round For Valentine's Day</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$79.19 Shipping & Handling: \$0.00 ----- Total before tax: \$79.19 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$79.19 -----

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$79.19 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$79.19 Estimated Tax: \$0.00 ----- Grand Total: \$79.19
Credit Card transactions	Visa ending in 0709: February 10, 2026: \$79.19

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

Give us feedback @ survey.walmart.com
Thank you! ID #:7WQWRS7TOTB

2/12/26 *



WM Supercenter
941-625-2399 Mgr. SCOTT
19100 MURDOCK CIR
PORT CHARLOTTE FL 33948
ST# 00721 OP# 002649 TE# 10 TR# 00207

Valentine
Dinner
Dance

\$258.77

ITEMS SOLD 58

TC# 4520 1480 4886 6354 5889 5



330-53800-48000
Clubhouse Activities

GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
GV TEXAS TST 605388187820 F	1.97 N
SAUSAGE 011193132140 F	4.27 N
SAUSAGE 011193132140 F	4.27 N
GVMOZSHRD32Z 078742374750 F	6.92 N
85 SADDLE 194346135540 F	19.97 N
CHOC 034000140580 F	5.97 X
GRAPE TOMATO 033383655850 F	2.27 N
GRAPE TOMATO 033383655850 F	2.27 N
GRAPE TOMATO 033383655850 F	2.27 N
GRAPE TOMATO 033383655850 F	2.27 N
GRAPE TOMATO 033383655850 F	2.27 N
FG CUPCAKE 194346218310 F	3.98 N
VAL COOKIES 194346513380 F	4.97 N
COOKWARE 070485908150	3.84 X
CUPCAKE 299725000000 F	19.94 N
CUPCAKE 299725000000 F	19.94 N
CUPCAKE 299725000000 F	19.94 N
CRD TOM BSL 078742128500 F	2.12 N
CRD TOM BSL 078742128500 F	2.12 N
CRD TOM BSL 078742128500 F	2.12 N
GV PARMROM 078742233130 F	2.98 N
GV PARMROM 078742233130 F	2.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
GV ZITI 16OZ 078742230530 F	0.98 N
RAD MAR 40 747479000400 F	9.98 N
RAD MAR 40 747479000400 F	9.98 N
GVD MARINARA 078742141400 F	2.36 N
GVD MARINARA 078742141400 F	2.36 N
GVD MARINARA 078742141400 F	2.36 N



330-53800-48102
general supplies
Clubhouse
Use
Ice

DOLLAR TREE

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

(941) 257-3628

DESCRIPTION	QTY	PRICE	TOTAL
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
BAGGED ICE 10LB	1	2.00	2.00T
DSTY NFL BEANIE BEAR PREM RICE	1	1.75	1.75T
Sub Total			\$9.75
SALES TAX			\$0.68
Total			\$10.43
US DEBIT			\$10.43
*****0709			Approved
Purchase			Chip
Auth/Trace Number: 080521/026143			
Chip Card AID: A000000980840			

error
Cashier
wring
this
as ice
he said to
leave it
and pay
\$1.75

NOW SHOP ON-LINE AT DOLLARTREE.COM
Please provide your feedback at
www.dollartreefeedback.com
4497 07947 02 022 27735943 2/13/26 15:04
Sales Associate:joe



**How doers
get more done.**

*trash bags
water hose
paper towels*

136

*330-53800-48900
Janitorial Supplies*

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00034 47687 02/17/26 11:30 AM
SALE CASHIER LIZA

012587226339	GLAD50CT HD <A>	19.97
	GLAD 33G HEAVY DUTY BLACK BAG 50CT	
613796244925	HDX12RPT <A>	15.06
	HDX PREMIUM PAPER TOWEL 12R	
810136720112	33G TRASHBAG <A>	14.97
	33GAL 50 COUNT OUTDOOR RODENT REPEL	
097298070112	17825 <A>	49.98
	POCKET HOSE 3/4' X 100FT GARDEN HOSE	

SUBTOTAL	99.98
SALES TAX	7.00
TOTAL	\$106.98

XXXXXXXXXXXX0709 VISA USD\$ 106.98
 AUTH CODE 036263/8341658 TA
 Chip Read
 AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5500 SUMMARY
THIS RECEIPT PO/JOB NAME: SUPPLIES

2026 PRO XTRA SPEND 02/16: \$9.94

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

0201 02/17/26 11:30 AM



0201 34 47687 02/17/2026 4782

RETURN POLICY DEFINITIONS		
POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	05/18/2026

[Handwritten mark]

*Keys copies for
Cleaning svce.
330-53800-48200
office supplies*



**How doers
get more done™**

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00051 52624 02/17/26 08:28 AM
SALE SELF CHECKOUT

736511500660 66KWIKSETKEY <A>
BRASS 66 KEY KWIKSET 9.94
2@4.97

SUBTOTAL 9.94
SALES TAX 0.70
TOTAL \$10.64

XXXXXXXXXXXX0709 VISA

USD\$ 10.64

AUTH CODE 018433/8516866
Chip Read
AID A0000000980840

TA
US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5500 SUMMARY
THIS RECEIPT PO/JOB NAME: KEY

2026 PRO XTRA SPEND 02/16: \$0.00

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

0201 02/17/26 08:28 AM



0201 51 52624 02/17/2026 9897

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/18/2026

*Wheel for
Wheel Barrow
Tennis Courts*

*330-53800-52000
Tennis courts -
Maintenance*



**How doers
get more done.**

19690 COCHRAN BLVD.
PORT CHARLOTTE, FL 33948 (941)6250783

0201 00027 21504 02/19/26 10:22 AM
SALE CASHIER LAURA

813117202607 TIRE <A> 39.97
MARATHON PNEUMATIC WHEELBARROW TIRE
857617004644 KIT <A> 17.98
1/2 ROUND CORD CHANNEL KIT - WHITE

SUBTOTAL 57.95
SALES TAX 4.06
TOTAL \$62.01

XXXXXXXXXXXX0709 VISA

USD\$ 62.01

AUTH CODE 060099/6270206 TA
Chip Read
AID A0000000980840 US DEBIT

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-5500 SUMMARY
THIS RECEIPT PO/JOB NAME: TENNIS

2026 PRO XTRA SPEND 02/18: \$109.92

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

0201 02/19/26 10:22 AM



0201 27 21504 02/19/2026 0293

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 05/20/2026



amazon.com

Final Details for Order #114-8011968-2444233

Order Placed: February 23, 2026

Amazon.com order number: 114-8011968-2444233

Order Total: \$48.95

330-53800-48101
general supplies

Shipped on February 23, 2026

Items Ordered	Price
1 of: Zogics Wall Mounted Dispenser for Gym Wipes - No-Touch Sanitizing Wipes Dispenser, Mounts Easily to Wall for Quick Access to Disinfecting Wet Wipes (1 Unit) Sold by: Zogics, LLC (seller profile) Business Price Condition: New	\$48.95

New gym wipes to replace
Broken one (Dispenser)

Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$48.95 Shipping & Handling: \$0.00 ----- Total before tax: \$48.95 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$48.95 -----

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$48.95 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$48.95 Estimated Tax: \$0.00 ----- Grand Total: \$48.95
Credit Card transactions	Visa ending in 0709: February 23, 2026: \$48.95

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



Final Details for Order #114-6651452-8166664

Order Placed: February 24, 2026
Amazon.com order number: 114-6651452-8166664
Order Total: \$52.92

Shipped on February 25, 2026																	
Items Ordered	Price																
3 Of: <i>Glade Automatic Spray Refill, Air Freshener for Home and Bathroom, Coastal Sunshine Citrus, 6.2 Oz, 3 Count</i>	\$17.64																
Sold by: Amazon.com Condition: New																	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<div style="font-family: cursive; font-size: 1.2em; margin-bottom: 10px;"> Restroom Air Fresheners 330-53800-48900 Janitorial Supplies </div> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Item(s) Subtotal:</td> <td style="text-align: right;">\$52.92</td> </tr> <tr> <td>Shipping & Handling:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$52.92</td> </tr> <tr> <td>Sales Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total for This Shipment:</td> <td style="text-align: right;">\$52.92</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> </table>	Item(s) Subtotal:	\$52.92	Shipping & Handling:	\$0.00	-----		Total before tax:	\$52.92	Sales Tax:	\$0.00	-----		Total for This Shipment:	\$52.92	-----	
Item(s) Subtotal:	\$52.92																
Shipping & Handling:	\$0.00																

Total before tax:	\$52.92																
Sales Tax:	\$0.00																

Total for This Shipment:	\$52.92																

Shipping Speed: FREE Prime Delivery																	

Payment information															
Payment Method: Visa Last digits: 0709	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 70%;">Item(s) Subtotal:</td> <td style="text-align: right;">\$52.92</td> </tr> <tr> <td>Shipping & Handling:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Total before tax:</td> <td style="text-align: right;">\$52.92</td> </tr> <tr> <td>Estimated Tax:</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">-----</td> </tr> <tr> <td>Grand Total:</td> <td style="text-align: right;">\$52.92</td> </tr> </table>	Item(s) Subtotal:	\$52.92	Shipping & Handling:	\$0.00	-----		Total before tax:	\$52.92	Estimated Tax:	\$0.00	-----		Grand Total:	\$52.92
Item(s) Subtotal:	\$52.92														
Shipping & Handling:	\$0.00														

Total before tax:	\$52.92														
Estimated Tax:	\$0.00														

Grand Total:	\$52.92														
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States															
Credit Card transactions	Visa ending in 0709: February 25, 2026: \$52.92														

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

SECTION VI

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Capital Reserve</u>
5	<u>Capital Reserve Check Register</u>
6	<u>Debt Service Series 1999</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>
11	<u>Utility Schedule and Comparisons</u>

Lakeside Plantation
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 250,542	\$ -	\$ -	\$ 250,542
Debit Card Account	4,250	-	-	4,250
Money Market Account	733,651	-	-	733,651
Capital Reserve Account	-	198,388	-	198,388
Due from General Fund	-	-	35,791	35,791
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	268,634	-	320,739
Reserve	-	-	88,719	88,719
Revenue	-	-	142,540	142,540
Prepayment	-	-	27	27
Total Assets	\$ 1,066,587	\$ 467,022	\$ 267,077	\$ 1,800,686
Liabilities:				
Accounts Payable	\$ 24,563	\$ -	\$ -	\$ 24,563
Accrued Expenses	200	-	-	200
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	35,791	-	-	35,791
Total Liabilities	\$ 60,554	\$ 11,304	\$ -	\$ 71,858
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	267,077	267,077
Assigned for:				
Capital Reserves	-	455,718	-	455,718
Unassigned	991,297	-	-	991,297
Total Fund Balances	\$ 1,006,033	\$ 455,718	\$ 267,077	\$ 1,728,828
Total Liabilities & Fund Balance	\$ 1,066,587	\$ 467,022	\$ 267,077	\$ 1,800,686

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,025,553	\$ 1,025,553	\$ -
Tennis Club	25,000	10,417	14,159	3,742
Activities	10,000	4,167	7,669	3,502
Clubhouse Rentals	15,000	6,250	4,556	(1,694)
Miscellaneous	1,500	625	2,545	1,920
Interest Earnings	5,000	2,083	754	(1,329)
Total Revenues	\$ 1,256,340	\$ 1,049,095	\$ 1,055,236	\$ 6,142
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 4,167	\$ 2,800	\$ 1,367
District Manager	54,725	22,802	22,802	(0)
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	438	-
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	831	502
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	292	1,032	(740)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,250	1,228	22
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	608	998	(389)
Website Administration	934	389	30	359
Website Hosting	1,800	750	950	(200)
Total General & Administrative	\$ 178,100	\$ 109,460	\$ 89,684	\$ 19,776
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	59,076	1,053
Landscape Maintenance - Other	25,000	10,417	2,723	7,694
Lake Maintenance	17,000	7,083	6,755	329
Electric Utility Services - Entrance Feature	1,700	708	1,156	(447)
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	\$ 77,166	\$ 25,129

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 125,000	\$ 130,941	\$ (5,941)
Activities	15,000	6,250	7,539	(1,289)
License/Fees	8,800	3,667	3,838	(171)
General Supplies	15,000	6,250	5,069	1,181
Maintenance	20,000	8,333	3,126	5,207
Office Supplies	3,500	1,458	579	879
Clubhouse Furniture	-	-	738	(738)
Security	12,000	5,000	5,735	(735)
AED	500	208	-	208
Telephone & Internet Services	6,000	2,500	2,223	277
Janitorial Supplies	2,500	1,042	1,489	(447)
Electric Utility Services - Clubhouse	12,000	5,000	3,406	1,594
Garbage Collection	2,700	1,125	1,186	(61)
Water Utility Services - Clubhouse	5,000	2,083	1,861	222
Electric Utility Services - Tennis Courts/Pool	17,500	7,292	8,453	(1,161)
Pool Cleaning	22,800	9,500	9,500	-
Pool Maintenance - Other	1,000	417	2,059	(1,642)
Pool Furniture	-	-	539	(539)
Tennis Courts - Maintenance	-	-	6,905	(6,905)
Water Utility Services - Tennis Courts/Pool	3,000	1,250	6,909	(5,659)
Subtotal Amenity Expenditures	\$ 447,300	\$ 186,375	\$ 202,095	\$ (15,720)
Total Operations & Maintenance	\$ 692,810	\$ 288,671	\$ 279,261	\$ 9,409
Total Expenditures	\$ 870,910	\$ 398,131	\$ 368,945	\$ 29,185
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 686,291	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out)	\$ (385,430)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 686,291	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 1,006,033	

Lakeside Plantation
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues				
Interest	\$ 1,000	\$ 417	\$ 4,435	\$ 4,018
Total Revenues	\$ 1,000	\$ 417	\$ 4,435	\$ 4,018
Expenditures:				
Pond Erosion	\$ 127,934	\$ -	\$ -	\$ -
Clubhouse and Pool Furniture	\$ 25,000	\$ 11,963	\$ 11,963	\$ -
AV System	\$ 15,000	\$ -	\$ 9,616	\$ (9,616)
Road Paving & Milling	\$ 68,170	\$ -	\$ 6,250	\$ (6,250)
Fencing	\$ -	\$ -	\$ 7,167	\$ (7,167)
Tennis Court	\$ -	\$ -	\$ 16,050	\$ (16,050)
Contingency	\$ -	\$ -	\$ 84,569	\$ (84,569)
Bank Fees	\$ 1,000	\$ 417	\$ 45	\$ 372
Total Expenditures	\$ 237,104	\$ 12,379	\$ 135,659	\$ (123,280)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (131,224)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 385,430	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 149,326		\$ (131,224)	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 455,718	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending February 28, 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	Damaged Ashphalt Repair Deposit	\$ 1,240.00
2/11/26 Pro Audio Services	Audio System	\$ 2,129.51
2/25/26 Liasion Technology Comm	50% Audio System	\$ 7,486.39
2/25/26 Sports Surfaces	Asphalt Repair	\$ 6,250.00
Total		<u><u>\$ 135,614.20</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 February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 148,237	\$ 148,237	\$ -
Assessments - Direct Bill	8,842	4,421	4,421	-
Interest	1,000	417	2,294	1,877
Total Revenues	\$ 183,660	\$ 153,075	\$ 154,952	\$ 1,877
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)		\$ 119,198	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 119,198	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 267,077	

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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	\$ 27,584	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,025,553
Tennis Club	5,270	3,267	1,178	2,745	1,699	-	-	-	-	-	-	-	14,159
Activities	2,746	2,042	440	1,351	1,090	-	-	-	-	-	-	-	7,669
Clubhouse Rentals	-	650	-	1,801	2,105	-	-	-	-	-	-	-	4,556
Miscellaneous	525	328	810	571	311	-	-	-	-	-	-	-	2,545
Interest Earnings	381	177	182	8	6	-	-	-	-	-	-	-	754
Total Revenues	\$ 8,922	\$ 228,938	\$ 760,345	\$ 24,237	\$ 32,795	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,055,236

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
District Manager	4,560	4,560	4,560	4,560	4,560	-	-	-	-	-	-	-	22,802
District Counsel	2,582	7,836	-	-	-	-	-	-	-	-	-	-	10,418
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	88	88	-	-	-	-	-	-	-	438
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage, Phone, Faxes, Copies	183	230	210	97	112	-	-	-	-	-	-	-	831
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	678	-	354	-	-	-	-	-	-	-	1,032
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	253	217	128	114	-	-	-	-	-	-	-	1,228
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	200	200	-	-	-	-	-	-	-	998
Website Administration	-	-	30	-	-	-	-	-	-	-	-	-	30
Website Hosting	150	150	150	150	350	-	-	-	-	-	-	-	950
Total General & Administrative	\$ 57,236	\$ 14,117	\$ 6,132	\$ 6,022	\$ 6,177	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,684

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	11,815	-	-	-	-	-	-	-	59,076
Landscape Maintenance - Other	2,723	-	-	-	-	-	-	-	-	-	-	-	2,723
Lake Maintenance	1,351	1,351	1,351	1,351	1,351	-	-	-	-	-	-	-	6,755
Electric Utility Services - Entrance Feature	227	225	212	239	253	-	-	-	-	-	-	-	1,156
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	\$ 13,419	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,166

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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	\$ 23,668	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 130,941
Activities	1,433	1,060	1,673	1,957	1,417	-	-	-	-	-	-	-	7,539
License/Fees	1,543	283	562	1,038	413	-	-	-	-	-	-	-	3,838
General Supplies	1,339	1,825	535	633	737	-	-	-	-	-	-	-	5,069
Maintenance	1,137	1,588	362	19	19	-	-	-	-	-	-	-	3,126
Office Supplies	204	39	16	28	291	-	-	-	-	-	-	-	579
Clubhouse Furniture	275	-	-	463	-	-	-	-	-	-	-	-	738
Security	514	2,504	685	1,109	923	-	-	-	-	-	-	-	5,735
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	616	446	-	-	-	-	-	-	-	2,223
Janitorial Supplies	-	-	121	459	910	-	-	-	-	-	-	-	1,489
Electric Utility Services - Clubhouse	746	769	563	656	672	-	-	-	-	-	-	-	3,406
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	248	240	-	-	-	-	-	-	-	1,186
Water Utility Services - Clubhouse	202	885	300	238	238	-	-	-	-	-	-	-	1,861
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	1,962	2,387	-	-	-	-	-	-	-	8,453
Pool Cleaning	1,900	1,900	1,900	1,900	1,900	-	-	-	-	-	-	-	9,500
Pool Maintenance - Other	1,134	-	870	55	-	-	-	-	-	-	-	-	2,059
Pool Furniture	-	-	539	-	-	-	-	-	-	-	-	-	539
Tennis Courts - Maintenance	237	1,192	1,277	1,586	2,612	-	-	-	-	-	-	-	6,905
Water Utility Services - Tennis Courts/Pool	137	830	1,141	1,883	2,918	-	-	-	-	-	-	-	6,909
Subtotal Amenity Expenditures	\$ 34,480	\$ 39,192	\$ 38,322	\$ 50,311	\$ 39,790	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 202,095
Total Operations & Maintenance	\$ 51,433	\$ 53,303	\$ 57,600	\$ 63,717	\$ 53,209	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279,261
Total Expenditures	\$ 108,669	\$ 67,419	\$ 63,732	\$ 69,739	\$ 59,386	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 368,945
Excess (Deficiency) of Revenues over Expenditures	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (45,502)	\$ (26,591)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686,291
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)	\$ (26,591)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 686,291

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	\$ 88,719
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 VI

Subsection D

SECTION VIII

Subsection C-1

GMS-TAMPA -Lakeside Plantation CDD Amenity Staff Calculator - Effective 2026-03-17

Anticipated Hours Per Week **40.0** **24.0**

Anticipated Hours Per Year **2,080** **1,248**
Anticipated Hourly Rate **\$ 20.00** **\$ 20.00**

Full Time Janitorial **Part Time Janitorial**

	Rates	Annual	Annual
A) Salary/Wages *		\$41,600	\$24,960 <i>Recruiting Dependent Salary/Wage Estimates</i>

Employment Cost:

Social Security (6.20%)	6.20%	\$2,579	\$1,548
Medicare (1.45%)	1.45%	\$603	\$362
Workers' Compensation Rate By Class	Maintenance Amenity		
	\$4.00 \$0.86	\$358	\$215
State Unemployment (2.70% - \$8,000)	2.70%	\$216	\$216
Federal Unemployment (0.6% - \$8,000)	0.60%	\$48	\$48
Employer Liability Insurance	Monthly	\$20.83	\$250
Payroll Processing (Paycor)	Monthly	\$34.65	\$416
Health Insurance (Includes Telemedicine)	Monthly	\$874.40	\$10,493
Short-Term/Long-Term Disability Insurance	Monthly	\$32.60	\$391
Dental/Vision/GAP/Life Insurance/Critical Illness	Monthly	\$121.39	\$1,457
401K	4.00%	\$1,664	\$0
Phone (\$75 per month)	\$ -	\$75.00	\$0
Computer and Software	Monthly	\$41.67	\$0
Uniforms-Golf Shirts	Annual	\$250.00	\$0
Bonus (<i>GMS Evaluates Annually In October</i>)	Annual	TBD	\$0
Vehicle:			
Insurance		\$0	\$0
Gas/mileage - 15,000 miles per year @ \$0.70 per mile		\$0	\$0
Burden - Employment Cost		\$18,475	\$3,054
Burden - Employment Cost %		44%	12%

B) Total Employment Cost	\$60,075	\$28,014	Salary/Wages plus Benefits, Bonus, Processing Expenses
C) Staff Burden - Liability and Overhead %	25.0%	25.0%	GMS will Charge 25% of <u>Actual</u> Total Employment Costs
D) Burden - Liability and Overhead \$	\$15,019	\$7,003	Estimated GMS Service Fees For Amenity Management
E) Total Employment Cost	\$75,093	\$35,017	Estimated Amenity Center Staffing Expenses
Hourly Rate	\$36.10	\$28.06	

* The GMS Fee basis in this chart is illustrative. GMS recruiting will occur as close as possible to these market salary/wage figure estimates for each approved position. Any material staffing expense changes will be discussed with the Board during Monthly Board Meetings. GMS will charge 25% of the actual "B) Total Employment Costs" as our service fee.

Janitorial Service Proposal:

\$160 per service

Estimated schedule:

- Busy season: 3 times per week
- Off-season: 2 times per week (Harold noted that the current season is busy due to snowbirds, then mid-summer through year-end would be off-season)

Annual Costs if Janitorial Service Provides Cleaning:

3 times/week all year: \$480 × 52 weeks
= **\$24,960/year (\$2,080/month)**

2 times/week all year: \$320 × 52 weeks
= **\$16,640/year (\$1,386/month)**

SECTION VIII

Subsection C-2



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

"Providing for a Safe Community"

March 9, 2026

Dear residents of Lakeside Plantation Community,

As many of you may be aware, there is considerable frustration being expressed by residents in the Lakeside Planation Community regarding parking. More specifically, the single-family home areas. I have been in communication with your HOA President Frank Wilmer and also Amanda Ferguson so that I fully understand the community issue.

I wanted to provide a warning to any residents that are in violation of our city code so that they may adjust their current parking methods, if in violation of city code, so that they can avoid receiving a city code violation. I call your attention to item (a)(9).

Per North Port city code Section 74-85:

(a) It shall be unlawful to permit any vehicle to stand, stop and/or park in any of the following places, except in compliance with the direction of a police officer:

- (1) In any intersection or crosswalk.
- (2) Upon any bridge or viaduct or the approach thereto.
- (3) Between a safety zone and the adjacent curb.
- (4) Within 30 feet (9.15 meters) of a traffic signal, beacon or sign on the approaching side.
- (5) Within 20 feet (6.10 meters) of any intersection or crosswalk.
- (6) Within 15 feet (4.57 meters) of a fire hydrant.
- (7) Anyplace where a vehicle would block the use of any driveway.
- (8) Within 20 feet (6.10 meters) of the driveway entrance to any fire department station nor on the side of the street opposite the entrance to any fire department station.
- (9) On and/or across any sidewalk.
- (10) At any place where official signs prohibit parking.
- (11) Any area clearly marked "fire zone" and/or "safety zone."
- (12) On a median.
- (13) On the area in the center or unpaved portion of a cul-de-sac.

(b) Parallel parking of motor vehicles, as defined in subsection 59-16(a) of this code, is permitted on the berm, shoulder and or swale right-of-way area adjacent to any residential lot as follows, provided that on-coming traffic and pedestrians can be safely observed and that any obstruction of visibility from adjacent driveways or roadways does not cause a safety hazard. In no case shall any vehicle or boat parked on a residential lot interfere with the use of any sidewalk. No motor vehicle as defined in subsection 59-16(a) of this code, shall be parked on the berm, shoulder and or swale right-of-way area adjacent to any residential lot where the owner of the vehicle is not also lawfully residing at the property, or without receiving the



Florida Law Enforcement Accredited Agency



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

"Providing for a Safe Community"

express permission of the property owner: except to be in compliance with the lawful direction of a law enforcement officer. In no instance shall parking be permitted where doing so may cause damage to the drainage swale. The vehicle must be parked on the right-hand side of the roadway (headed in the same direction as the flow of traffic) except where official traffic control devices designate otherwise.

(c) It shall be unlawful for any person to park or leave standing any vehicle in a space designated for physically handicapped persons. Parking spaces designated for the physically handicapped shall be posted with a sign known as the "international wheelchair symbol," consisting of a profile view of a stylized wheelchair with occupant, in white on a blue background. All such handicapped persons shall obtain the proper license plate insignia indicating such disability.

(d) Double parking on any roadway is prohibited.

(e) No vehicle shall be parked with the left side (driver's side) of such vehicle next to the curb, except on a one-way roadway. No person shall be permitted to stand and/or park any vehicle off the roadway pavement other than by parallel parking, with the left two wheels (driver's side) off the roadway pavement, except where official traffic control devices designate otherwise.

(f) The city commission shall have the authority to designate, by resolution, additional areas as no-parking areas upon a finding that the designation of such areas is necessary for the health, safety and general welfare of the citizens of the city. Upon the adoption of such a resolution, the road and drainage district shall post appropriate official traffic control devices at the designated areas.

Based upon my personal observations in the community, there are numerous residences that have vehicles parked in their driveways in violation of this city code. The police department wishes to partner with residents to gain compliance with our city code versus resorting to punitive action.

We will begin enforcement in your community for vehicles parked in violation of the city code. I look forward to partnering with each of you to maintain compliance with this city code.

Respectfully,


Brian Gregory
Captain Patrol Bureau



Florida Law Enforcement Accredited Agency