



Lakeside Plantation

Community Development District

Ken Saul, Chairman

Bud Sabol, Vice Chairman

Patrick Lavoy, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

April 15, 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
 April 15, 2026
 5:00 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 Pages 12-13
- V. Continued Public Hearing
 - A. Consideration of Resolution 2026-06 Adopting the Amendments to the Amenity Facility Policies & Amenity Rates, Deposits & Fees Pages 15-42
- VI. Business Items
 - A. Consideration of Reserve Advisors Proposal to Provide an Updated Capital Reserve Study Report Pages 44-55
 - B. Consideration of J. William's Concrete Proposal for Sidewalk Replacement Page 57
 - C. Approval of Landscape RFP Bid Package Pages 59-134
 - D. Discussion of Holding a Budget Workshop on Wednesday, May 6th at 6:00 p.m.
 - E. Discussion of Pool Maintenance
- VII. Business Administration
 - A. Approval of the March 18, 2026 Meeting Minutes Pages 136-160
 - B. Approval of Check Register Pages 162-271

C. Balance Sheet & Income Statement

Pages 273-283

D. Special Assessment Receipts Schedule

Page 285

VIII. General Audience Comments

IX. Staff Reports

A. Attorney

B. District Engineer

C. District Manager

1. Discussion of Speed Limit Signs & Sidewalk Parking Enforcement

X. Supervisors Requests

XI. Next Regularly Scheduled Board Meeting is **Wednesday, May 20, 2026, at 6:00 p.m.** at the Lakeside Plantation Clubhouse

XII. Adjournment

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

SECTION IV

Subsection A

Lakeside Plantation
Community Development District

Director of Operations

April 15, 2026



HAROLD MYERS

DIRECTOR OF OPERATIONS LAKESIDE
PLANTATION
GMS, LLC



Director of Operations Management
Report
April 15, 2026

Clubhouse Revenues
March 1, 2026 \$3517.00
March1, 2025 \$2955.00
Year to Date 2026 \$31,343.00
Last Year 2025 \$22,578.00

Increase of \$8,765.00



Recent Updates to the Community

--Palm Trees have been trimmed and ready for the upcoming hurricane season.

--Per North Port Utilities Sewer Station #60 on Plantation has heavy growth of Pepper Trees intruding over the sewer districts equipment. Had tree trimmers trim back but need to look further into getting rid of these invasive plants.

--Last phase of the power wash on Plantation has been completed and invoice will be processed. Last phase was delayed do to vendor illness and equipment issues.



Work in Progress

- Discussions on current landscaping**
- Revisit JIH cleaning service for Amenities center**
- Revisit Clubhouse Rental Rates**
- Revisit Decision on Tennis Courts**
- With Board Approval Entrance Landscape Fees**

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Staff Requests

- Payroll Concerns**
- Original Rental thoughts**
- Conduct in Meetings**



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

3/06/2026

Friday:

- CDD Standard Maintenance Complete
- Pics and reports sent of conservation over growth
- (3) ant mounds treated
- Mulch brought for end cap by jonah

3/13/2026

Friday:

- Retention between boxwood and dixie 2nd tier mowed and line trimmed per Harold's request.
- herbicide applied to BLVD

3/20/2026

Friday:

- CDD standard maintenance
- Blanket herbicide treatment

3/27/2026

Friday:

- CDD standard maintenance complete
- Fallen debris removed
- Heavy blanket herbicide application performed
- hedging and pruning event scheduled

4/2/2026

Thursday:

- Front entrance de-weeded, sprayed, hedged
- Brazilian pepper removed from front monument
- Brazilian pepper removed from ROW between sycamore and jonah

-Progression of pruning event

4/3/2026

Friday:

- Continued pruning event and weed control
- Inspection revealed ant infestation still on medians and northside of BLVD
- scarlett AUX location pump station, death removed and hedged
- (4) more Brazilian peppers removed during pruning event down BLVD

SECTION V

Subsection A

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 April 15, 2026, the Board of Supervisors ("**Board**") adopted amendments to the Amenity 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 April 15, 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 15th day of April 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 deportment 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. ~~D.~~ 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 Members:² 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.~~

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 fob.
 - Permits unauthorized use of a fob.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the District’s rules or policies established for the use of District’s facilities, including the Amenity Facilities Policies.
 - Treats the District’s personnel or employees in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.

2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron’s family member or Guest:
 - a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.

 - b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.

 - c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board

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

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

AMENITIES RATES, DEPOSITS & FEES

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 Category	Adopted Fee Rate(s)*	Deposit
Standard Rental of Great Room <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$500 \$750 100/hour Non-Resident: \$750 \$1,000 150/hour	Patron: \$300.00 50/hour up to a maximum of \$300 Non-Resident: \$75/hour up to a maximum of \$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 50/hour Non-Resident: \$75/hour
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 (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)	Patron: \$500 Non-Resident: \$750	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 2025-2026	FY 2026-20 27	FY 2027-20 28	FY 2028-202 9	FY 2029-203 0	FY 2030-203 1	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 prevent 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.

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Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	62

SECTION VI

Subsection A



Property Wellness Reserve Study Program Proposal Level III Reserve Study

Michael Silvaes, Account Specialist
(813) 536-7198
michael@reserveadvisors.com

Lakeside Plantation Community Development
District
North Port, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.

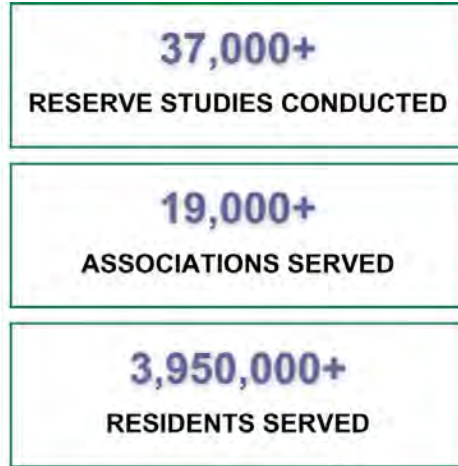


Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.



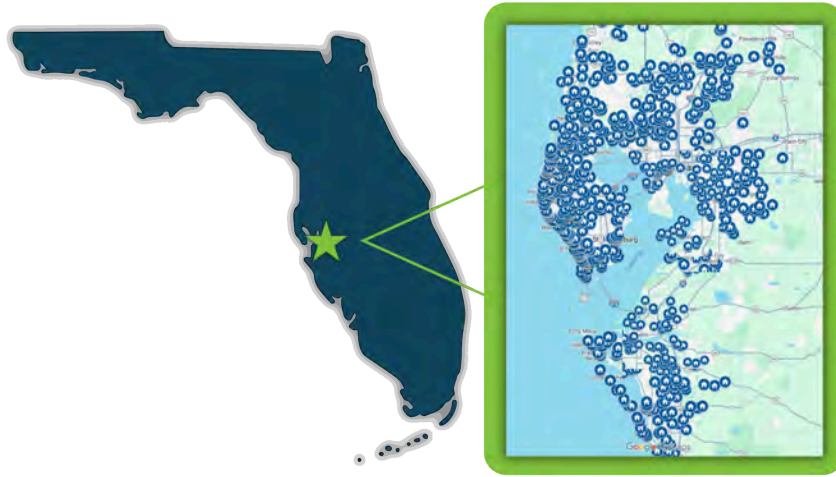
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"Tamara is very communicative and easy to talk to. She always answers my questions and continues to take my calls. She showed authentic empathy for our homeowners and worked with us to adjust the report due to the upcoming work we have going on at my property. Based on my experience with her alone, I would recommend Reserve Advisors."



Keanna Moss, General Manager
Ventana Condominium Association, Inc.
 Tampa, Florida



"This is our second reserve study (update) with Reserve Advisors. They are professional and very thorough. They helped the Association get on track with reserves and to develop a plan that covers the state mandated SIRS with realistic costs. We plan to continue to use them in future studies."

Lisa Duritsch, Board President
The Beacon on 3rd Street Condominium Association, Inc.
 St. Petersburg, Florida

Level III Reserve Study Update Without Site-Visit

 RESERVE™ ADVISORS Long-term thinking. Everyday commitment.	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/ Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
			 RECOMMENDED SERVICE LEVEL

We are proposing a Level III Reserve Study Update without Site Visit. With consideration of the limited time that has elapsed since our last study and the capital projects undertaken since our on-site visit, a site inspection is not necessary to update your schedule of expenditures and recommended funding plan. This service is the most cost effective way to take into account current economic conditions and prevailing costs. It ensures that your association is well-prepared for upcoming major projects and that funding remains on track long-term.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level III Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: A Level III Reserve Study Update Without Site-Visit does not include a physical inspection or visit to your property. The component inventory and related quantities reflects your prior study and condition assessments and useful life estimates will be based on the conditions you report to us as part of the update.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Lakeside Plantation Community Development District comprises 753 units.

The component inventory will reflect the latest reserve study conducted by Reserve Advisors. Before commencing the study, our engineer will review the component list with you to ensure the inclusion of any recently added items. You can find the list of reserve components in section 3 of the reserve study [linked here](#)

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)



Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)



Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)



Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)



Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

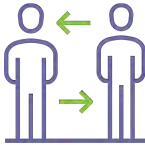
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study Update Without Site Visit (Level III)	\$1,900.00
Your Reserve Study Includes: <ul style="list-style-type: none"> • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps your team can implement right away. • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind. 	
We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

Total **\$1,900.00**

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Lakeside Plantation Community

Ref: 100133

Development District

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 4/1/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals. The purpose of our Milestone Phase I is to evaluate the structural integrity of the building on the subject property and provide an inspection report summarizing our findings related to structural issues, or lack thereof. The purpose of our Insurance Appraisal is to identify the reconstruction cost value to ensure appropriate property insurance coverage.

In each case, our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. Our Milestone Phase I inspections are limited to a visual examination of habitable and uninhabitable areas of the building, including the primary structural members and systems. The inspection aims to determine the presence of substantial structural deterioration, and unsafe or dangerous conditions with the structure. The reserve report, Milestone Phase I report, and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the subject property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide any invasive testing whatsoever (including, without limitation, on any mechanical systems that provide energy to the property), nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report may contain opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study or Milestone Phase I, as applicable, and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report and Your Name - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part **is not and cannot be** used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited to, any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report **to any party that conducts reserve studies without the written consent of RA.**

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - The retainer payment for any reserve study, Milestone Phase I inspection, and/or combined services is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law. We reserve the right to limit or decline refunds in our sole discretion. Refunds vary based on the applicable facts and circumstances.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

SECTION VI

Subsection B

QUOTE

John Williams

PO Box 510532
Punta Gorda, FL 33951

BILL TO

Lakeside Plantation CCD
2800 Plantation Blvd
North Port, FL 34289

QUOTE #

105

QUOTE DATE

04/07/2026

DESCRIPTION**AMOUNT**

Grind 18 pieces of sidewalk. Tear out and replace 3 sections of
Brookside Walk.

5,000.00

TOTAL**\$5,000.00**

SECTION VI

Subsection C

PROJECT MANUAL

FOR

**LANDSCAPE & IRRIGATION
MAINTENANCE SERVICES**

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
City of North Port, Florida

Date of Issue: May 1, 2026 at 9 a.m.

Due Date: June 8, 2026 at 10:30am.

PROJECT MANUAL
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PART II – PERSONNEL AND EQUIPMENT
PART III – EXPERIENCE
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I. PUBLIC NOTICE

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES REQUEST FOR PROPOSALS LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT City of North Port, Florida

Notice is hereby given that the Lakeside Plantation Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by sending an email to aferguson@gms-tampa.com and csmith@gmscfl.com. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida and hold all required state and federal licenses in good standing; and (2) have at least five (5) years of experience with landscape maintenance projects. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit a written proposal **AND** a PDF file on a flash-drive no later than June 8, 2026 at 10:30am. (EST) to Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Clayton Smith and Amanda Ferguson. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals will be publicly opened at the time and date stipulated above; those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours (excluding Saturdays, Sundays, and state holidays) after the day of the pre-proposal meeting. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District’s Rules of Procedure, which are available from the District Manager.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District

to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Clayton Smith at csmith@gmscfl.com and Amanda Ferguson at aferguson@gms-tampa.com.

All proposals will be publicly opened at a meeting of the District to be held at June 8, 2026 at 10:31am., at the offices of Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619. Proposals will be publicly opened at that time and place, with Proposer names and total pricing announced at that time, provided that Proposals may be maintained on a confidential basis to the extent permitted by Florida law. No decisions of the District's Board of Supervisors will be made at that time. A copy of the agenda for the meeting can be obtained from the District Office at Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, or by phone at 813-344-4844.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Board Supervisors or staff members will participate by telephone. At the above location will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in this meeting is asked to advise the District Office at 813-344-4844, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Lakeside Plantation Community Development District
Amanda Ferguson, District Manager

II. INSTRUCTIONS TO PROPOSERS

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Landscape & Irrigation Maintenance Services City of North Port, Florida

Instructions to Proposers

1. DUE DATE. Sealed proposals (“Proposals”) must be received from interested parties (“Proposer(s)”) no later than **June 8, 2026 at 10:30am.. (EST)**, at Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619, Attention: Clayton Smith and Amanda Ferguson.

2. SUMMARY OF SCHEDULE. The District anticipates the following RFP schedule, though certain dates may be subject to change:

DATE/TIME	EVENT
May 1, 2026	RFP Notice is issued.
May 1, 2026 at 9am.	RFP package available for pick-up or download (“Proposal Pick-Up Time”)
May 1, 2026 to June 8, 2026	Site inspections available.
May 7, 2026 at 10:30am.	Mandatory pre-proposal meeting. To be held Virtually via Google Meets
May 29th, 2026 at 2pm	Deadline for questions.
June 8, 2026 at 10:30am.	Proposals submittal deadline.
June 8, 2026 at 10:31am.	Public meeting to open bids.
June 17, 2026 at 6pm	Board Meeting to evaluation proposals received.

3. MANDATORY PRE-PROPOSAL MEETING. There will be a mandatory pre-proposal meeting beginning at **10:30 am on May 7, 2026**, to be held virtually via Google Meets. Proposers will be provided the meeting information upon requesting a packet. Proposers who do not attend the pre-proposal meeting may be disqualified, in the District’s sole discretion.

4. SIGNATURE ON PROPOSAL; CORRECTIONS. Each Proposer must correctly execute all forms, affidavits, and acknowledgments for which signature and notary blocks are provided. If the proposal is made by an individual, that person’s name and business address shall be shown. If made by a partnership, the name and business address of an authorized member of the firm or partnership shall be shown. If made by a corporation, the person signing the proposal shall show the name of the State under the laws of which the corporation was chartered. In addition, the proposal shall bear the seal of the corporation. Anyone signing the proposal as agent shall file with the proposal legal evidence of his/her authority to do so. All proposals must be completed in pen and ink or type written. No erasures are permitted. If a correction is necessary, draw a single line through the entered figure and enter the corrected figure above it. Corrections must be initialed by the person signing the proposal.

5. [RESERVED]

6. FAMILIARITY WITH THE PROJECT. The Proposer, by and through the submission of the Proposal, agrees that he shall be held responsible for having heretofore examined the project site, the location of all proposed work and for having satisfied himself from his own personal knowledge and experience or professional advice as to the character, conditions, and location of the site, the nature of the turf, shrubs, trees, palms, vegetation, weeds, sprinklers and irrigation systems, roads, sidewalks and paved paths, ground, surface and subsurface, and any other conditions surrounding and affecting the work, any obstruction, the nature of any existing construction, and all other physical characteristics of the job, in order that the Proposer may include in the prices which the Proposer proposes all costs pertaining to the work and thereby provide for the satisfactory landscape and irrigation maintenance thereof. The Proposer agrees to accept the site in an “as is” condition and hold its prices for the period set forth in this proposal package, regardless of any changes to the site that may occur from the time of Proposal submission and through the time of contract award and the start of any work under the contract. The Proposer, in preparing the Proposal, shall take into consideration that work by other contractors may be in progress at or near the site and that the Proposer shall not interfere with work done by such other contractors.

7. FAMILIARITY WITH THE LAW. By submitting a Proposal, the Proposer is assumed to be familiar with all federal, state, and local laws, ordinances, rules and regulations that in any manner affect the work as well as the District’s operating rules and procedures. Ignorance on the part of the Proposer will in no way relieve it from responsibility to perform the work covered by the proposal in compliance with all such laws, ordinances and regulations.

Notwithstanding the foregoing, the Proposer is hereby specifically notified and informed that the following provisions of Florida law apply to this RFP, the Project Manual, and the contract to be executed in connection with the RFP:

- A. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
- B. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
- C. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
- D. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
- E. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
- F. Section 787.06, *Florida Statutes*, titled *Human trafficking*.

8. PROJECT MANUAL. The “Project Manual” and any addenda thereto, will be available from the District’s Manager by sending an email to aferguson@gms-tampa.com and csmith@gmscfl.com beginning **May 1, 2026 at 9am**. Proposers shall obtain a Project Manual prior to the mandatory pre-proposal meeting.

II. INSTRUCTIONS TO PROPOSERS

9. RESPONSIBLE VENDOR DETERMINATION. Proposer is hereby notified that Section 287.05701, *Florida Statutes*, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

10. QUALIFICATIONS OF PROPOSER. The contract, if awarded, will only be awarded to a responsible Proposer who is qualified by experience to do the work specified herein at the sole and absolute discretion of the District. The Proposer shall submit with its Proposal satisfactory evidence of experience in similar work and show that it is fully prepared with the necessary organization, capital, and equipment to provide the required work to the satisfaction of the District.

11. SUBMISSION OF ONLY ONE PROPOSAL. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, if the Proposer has defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

12. INTERPRETATIONS AND ADDENDA. All questions about the meaning or intent of the Project Manual are to be directed in writing, via e-mail only, to Clayton Smith at csmith@gmscfl.com and Amanda Ferguson at aferguson@gms-tampa.com. Additionally, the District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the Proposal opening. Interpretations or clarifications considered necessary in response to questions or in otherwise in order to clarify the requirements of the Project Manual will be issued by Addenda to all parties. Questions received after _____, 2026, at _____ a/p.m. will not be answered. Answers to all questions will be provided to all Proposers by e-mail. Only questions answered by formal written Addenda will be binding. No interpretations will be given verbally. No inquiries will be accepted from subcontractors; the Proposer shall be responsible for all queries.

13. SUBMISSION OF PROPOSAL. Submit one (1) hard copy and one (1) digital PDF copy (flash drive required), along with other requested attachments, at the time and place indicated herein, which shall be enclosed in an opaque sealed envelope, marked with the project title and name and address of the Proposer and accompanied by the required documents. If the Proposal is sent through the mail or other delivery system, the sealed envelope shall be enclosed in a separate envelope with a notation "RESPONSE TO REQUEST FOR PROPOSALS (Lakeside Plantation Community Development District – Landscape & Irrigation Maintenance) ENCLOSED" on the face of it. All costs to prepare and submit a response shall be borne by the Proposer. All proposals will be publicly opened **June 8, 2025 at 10:30am** at the offices of Governmental Management Services, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619.

14. MODIFICATION AND WITHDRAWAL. Proposals may be modified or withdrawn by an appropriate document duly executed and delivered to the place where Proposals are to be submitted at any time prior to the time and date the proposals are due. No Proposal may be withdrawn after opening for a period of ninety (90) days.

15. PROPOSAL FORMS. All blanks on the Proposal forms must be completed in ink or typewritten. The Proposal shall contain an acknowledgment of receipt of all Addenda. In making

II. INSTRUCTIONS TO PROPOSERS

its Proposal, each Proposer represents that it has read and understands the Project Manual and that the Proposal is made in accordance therewith, including verification of the contents of the Project Manual against the Table of Contents. Proposer shall provide in their Proposal a complete breakdown of both unit quantities and unit costs for each separate item associated with landscaping & irrigation maintenance plan and technical specifications. The quantities and unit costs for landscaping materials shall be provided by the Proposer in accordance with the Project Manual. Failure to supply any requested information and submit fully completed forms may result in disqualification. The District reserves the right to request additional information if clarification is necessary.

16. PROPOSAL INFORMATION. All Proposals should include the following information, among other things described herein:

- A. A completed and executed Proposal Form, with all of its parts and any attachments, as well as executed copies of the Affidavit Regarding Proposal, the Sworn Statement Regarding Public Entity Crimes, and the Sworn Statement Regarding Scrutinized Companies.
- B. A listing of the position / title and corporate responsibilities of key management or supervisory personnel (forms attached). Include resumes for each person listed, and list years of experience in present position for each party listed and years of related experience.
- C. Describe proposed staffing levels, including information on current operations, administrative, maintenance and management staffing of both a professional and technical nature, including resumes for staff at or above the project manager level.
- D. Information related to other projects of similar size and scope for which Proposer has provided, or is currently providing, landscape and irrigation maintenance services over the past three years (forms attached), including the scope of services provided, the name of the project owner, and a contact name and phone number.
- E. A list of the total annual dollar value of work completed for the last three (3) years.
- F. A list of all other contracts related to the provision of services by the Proposer in which the company is presently engaged.
- G. At least three references from projects of similar size and scope. The Proposer should include information relating to the work it conducted for each reference as well as a name, address and phone number of a contact person. The references may, but are not required to, overlap with the projects or current contracts as listed under items E. and F.
- H. A narrative description of the Proposer's approach to providing the services as described in the scope of services provided herein (limited to five (5) pages).

- I. Completed proposal pricing sheet. All responses must itemize the cost for each of the items described in the Project Manual and break out all costs, such as the number of mowings by month, dollar value by event, etc. Unit costs for mulch and annuals, including installation, should be provided but not included in the contract amount as these services shall be rendered at the discretion of the District's Board of Supervisors. If additional services are added during the term of the contract, compensation for such services shall be based on the unit prices provided.
- J. A current Certificate of Insurance and proof of financial capability, as specified herein.

17. INSURANCE. All Proposers shall include as part of their proposal a current Certificate of Insurance demonstrating the company's ability to meet the insurance coverage requirements set forth in the attached contract form provided herein. In the event the Proposer is notified of award, it shall provide proof of the insurance coverage identifying the District, its officers, employees and agents as additional insureds, as stated in the contract form provided herein, within fifteen (15) calendar days after notification, or within such approved extended period as the District may grant. Failure to provide proof of insurance coverage shall constitute a default.

18. FINANCIALS. In evaluating and scoring the proposals, the District will consider the financial capability of each Proposer, and as such each Proposer should submit relevant information regarding financial capability. In the event the Proposer is notified of award, the District may in its sole discretion require that the Proposer provide sufficient proof of financial capability, including, if requested, audited financial statements from the last three years.

19. BASIS OF AWARD/RIGHT TO REJECT. The District reserves the right to reject any and all proposals, in its sole and absolute discretion, make modifications to the work, and waive any informalities or irregularities in proposals as it is deemed in the best interests of the District.

20. CONTRACT AWARD; CHANGES. Within fifteen (15) days of receipt of the Notice of Award from the District or as otherwise extended by the District, the Proposer shall enter into and execute a contract in substantially the form included in the Project Manual. If a Proposer to whom a contract is awarded forfeits and fails to execute a contract agreement within the aforementioned timeframe, the contract award may be annulled at the District's option. If the award is annulled, the District may, at its sole discretion, award the contract to the next highest ranked Proposer for the contract work, re-advertise, perform the work by day/temporary labor, or through in-house operations. The successful Proposer ("**Contractor**") is expected to commence work on or about July 20th, 2026, or on such other date as may be specified by the district in a written Notice to Proceed. The contract shall be for a specified term and, upon expiration or termination, Contractor, if requested by the District, agrees to perform the services on a month-to-month basis until either party has provided the other party written notice of its election to renew or terminate the contract. Any work performed prior to issuance of a Notice to Proceed shall be at the Proposer's or Contractor's risk unless specifically agreed in writing. This RFP does not guarantee that a contract will be awarded. The District reserves the exclusive right to reject any and all Proposals and to award by items, groups of items, or total proposal.

II. INSTRUCTIONS TO PROPOSERS

The District reserves the right to order changes in its scope of work and resulting contract. The successful proposer has the right to request an equitable price adjustment in cases where modifications to the contract under the authority of this clause result in increased costs to the Contractor. Price adjustments will be based on the prices proposed by the Contractor in response to this solicitation. Any contract resulting from this solicitation may be modified upon written and mutual consent of both parties.

21. MANDATORY AND PERMISSIVE REQUIREMENTS. Notwithstanding anything else within the Project Manual, the only mandatory requirements of this Project Manual are that each Proposer must (1) be authorized to do business in Florida, (2) hold all required state and federal licenses in good standing; and (3) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; and (4) attend the Mandatory Pre-Proposal Meeting. All other requirements set forth in the Project Manual shall be deemed “permissive,” in that a Proposer’s failure to meet any requirement described in mandatory terms such as “shall,” “will,” “mandatory,” or similar language does not automatically disqualify the Proposer’s Proposal, but instead in the Board’s discretion may result in the disqualification of a Proposal or alternatively may be taken into account in the evaluation and scoring of the Proposal.

22. INDEMNIFICATION. The successful Proposer shall fully indemnify, defend and hold harmless the District and its officers, agents, and employees from and against all claims, damages, costs and losses arising, in whole or in part, from its negligence or breach of contract, as more fully set forth in the contract form, provided herein.

23. LIMITATION OF LIABILITY. Nothing herein shall be construed as or constitute a waiver of District’s limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

24. EVALUATION OF PROPOSALS. The proposals shall be ranked based on the criteria presented in the Evaluation Criteria sheets contained within the Project Manual. Price will be one factor used in determining the proposal that is in the District’s best interest, but the District explicitly reserves the right to make such award to other than the lowest priced proposal. The Board shall review and evaluate the Proposals in their individual discretion and make any final determination with respect to the award of a final contract that is in the best interests of the District. Proposals may be held by the District for a period not to exceed 90 days from the date of proposal opening for the purposes of reviewing the proposals and investigating the qualifications of the Proposers, prior to executing a contract agreement. During this time, all provisions of the submitted proposal must be in effect, including pricing. The District may visit the Proposer’s facilities as part of the evaluation process. The District also reserves the right to seek clarification from prospective firms on any issue in a response, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District’s best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

25. COLLUSION. Proposers shall be disqualified and their proposals rejected if the District has reason to believe that collusion may exist among the Proposers, the Proposer has

defaulted on any previous contract or is in arrears on any previous or existing contract, or for failure to demonstrate proper licensure and business organization.

26. BLACK OUT PERIOD/CONE OF SILENCE. The black out period is defined as between the time the Request for Proposals is issued by the District and the time the Board awards the contract. During this black out period, and except as otherwise expressly authorized herein, any attempt to communicate either directly or indirectly with District staff or officials related to this solicitation for goods or services, in person, by mail, by facsimile, by telephone, by electronic mail, or by any other means of communication, will result in disqualification of their award and/or contract. This does not apply to pre-solicitation conferences, contract negotiations, or communications with staff not concerning this solicitation.

27. PRICING. Proposers shall submit their price information on the supplied forms with all blank spaces completed. Proposers shall also sign the required form. Each line item shall be clearly stated and cover all charges including incidental expenses, applicable taxes, insurance, overhead and profit. Proposers will not be allowed to make any substitutions in materials, quantities or frequencies during the proposal process. Proposers shall guarantee that their pricing to the District shall not increase throughout the term of the contract agreement executed.

28. REFERENCE TERMS. Any headings in this document are for the purposes of reference only and shall not limit or otherwise affect the meaning thereof. Any reference to gender shall be construed to include all genders, firms, partnerships and corporations. References in the singular shall be construed to include the plural and references in the plural shall be construed to include the singular.

29. ADDITIONAL TERMS AND CONDITIONS. No additional terms and conditions included with the proposal response shall be evaluated or considered and any and all such additional terms and conditions shall have no force and effect and are inapplicable to this proposal. If submitted either purposefully through intent or design or inadvertently appearing separately in transmitting letters, specifications, literature, price lists or warranties, it is understood and agreed the general and special conditions in this solicitation are the only conditions applicable to this proposal and the Proposer's authorized signature affixed to the proposal attests to this.

30. PROTESTS. Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time, and any protest relating to a decision regarding a contract award or rejection of proposal(s) must be filed within seventy-two (72) hours (excluding Saturdays, Sundays, and official holidays of the State of Florida) after issuance of a notice of such a decision. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications, contract documents, or decision. Additional information and requirements regarding protests are set forth in the District's Rules of Procedure,

which are available from the District Manager. All protests must be filed to: District Manager, Amanda Ferguson at aferguson@gms-tampa.com and Clayton Smith at csmith@gmscfl.com.

31. PROTEST BOND. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars (\$10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars (\$10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the proposer afforded no relief.

If the person or firm protesting the award prevails, the bond shall be returned to the protestor; however, if, after completion of a formal protest hearing in which the District prevails, the bond shall be applied to payment of the costs and attorney fees incurred by the District relative to the protest. The entire amount of the bond shall be forfeited if the District determines that a protest was filed for a frivolous or improper purpose, including, but not limited to, the purpose of harassing, causing unnecessary delay, or causing needless cost for the District or other parties. No proposer shall be entitled to recover any costs of proposal preparation from the District, regardless of the outcome of any protest.

III. EVALUATION CRITERIA

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

EVALUATION CRITERIA

1. Personnel & Equipment (20 Points Possible) (____ Points Awarded)

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the property; present ability to manage this project; proposed staffing levels; capability of performing the work; geographic location; subcontractor listing; inventory of all equipment; etc. Skill set includes certification, technical training, and experience with similar projects. Please include resumes, certifications, etc., with proposal. Please also provide evidence of the proposer's ability to meet deadlines and be responsive to client needs.

2. Experience (20 Points Possible) (____ Points Awarded)

This category addresses past & current record and experience of the Proposer in similar projects; volume of work previously awarded to the firm; past performance in any other contracts; etc.

3. Understanding Scope of RFP (15 Points Possible) (____ Points Awarded)

This category addresses the following issues: Does the proposal demonstrate an understanding of the District's needs for the services requested? Does it provide all information as requested by the District including pricing, scheduling, staffing, etc.? Does it demonstrate clearly the ability to perform these services? Were any suggestions for "best practices" included? Does the proposal as a whole appear to be feasible, in light of the scope of work? Did the contractor use the forms provided from the Project Manual in responding to the proposal?

4. Financial Capacity (5 Points Possible) (____ Points Awarded)

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or similar information.

5. Price (25 Points Possible) (____ Points Awarded)

A full twenty-five (25) points will be awarded to the Proposer submitting the lowest bid for Parts 1 – 4 (the Contract Amount). AN AVERAGE OF ALL FIVE YEARS PRICING IS TO BE CONSIDERED WHEN AWARDING POINTS FOR PRICING - THE INITIAL TERM AND THE FOUR ANNUAL RENEWALS. All other proposers will receive a percentage of this amount

based upon a formula which divides the low bid by the proposer's bid and is then multiplied by the number of points possible in this part of the Price evaluation.

EXAMPLE: Contractor "A" turns in a bid of \$210,000 and is deemed to be low bid and will receive the full 25 points. Contractor "B" turns in a bid of \$265,000. Bid "A" is divided by Bid "B" then multiplied by the number of points possible (25). $(210,000/265,000) \times 25 = 19.81$, therefore, Contractor "B" will receive 19.81 of 25 possible points. Contractor "C" turns in a bid of \$425,000. Bid "A" is divided by Bid "C" then multiplied by the number of points possible (25). $(210,000/425,000) \times 25 = 12.35$, therefore, Contractor "C" will receive 12.35 of 25 points.

6. Reasonableness of ALL Numbers (15 Points Possible) (____ Points Awarded)

Up to fifteen (15) points will be awarded as to the reasonableness of ALL numbers, quantities & costs (including, but not limited to fertilizer quantities, mulch quantities based on Contractor's field measurements) provided, including Parts 1, 2, 3, 4, 5 and 6, as well as unit costs from the additional schedules.

Proposer's Total Score (100 Points Possible) (____ Points Awarded)

Additional Information Regarding Evaluation

Once proposals are received, the District's Board of Supervisors will review each proposal and score each based on the evaluation criteria, information provided in response to reference checks, and any other information available to the District and permitted to be used under law. The District's award will be based on the proposal that is most advantageous to the District.

The District reserves the right to seek clarification from prospective firms on any issue in a response for the District, invite specific firms for site visits or oral presentations, or take any action it feels necessary to properly evaluate the submissions and construct a solution in the District's best interest. Failure to submit the requested information or required documentation may result in the lessening of the proposal score or the disqualification of the proposal response.

Do not attempt to contact any District Board member, staff member or any person other than the appointed staff for questions relating to this RFP. Anyone attempting to lobby District representatives will be disqualified.

It is anticipated that the District's Board of Supervisors will meet to evaluate the proposals on _____, 2026, at _____ a/p.m., but the District reserves the right to reschedule any such meeting.

IV. AFFIDAVIT REGARDING PROPOSAL

STATE OF _____
COUNTY OF _____

Before me, the undersigned authority, appeared the affiant, _____, and having taken an oath, affiant, based on personal knowledge, deposes and states:

1. I am over eighteen (18) years of age and competent to testify as to the matters contained herein. I serve in the capacity of _____ for _____ (“Proposer”), and am authorized to make this Affidavit Regarding Proposal on behalf of Proposer.

2. I assisted with the preparation of, and have reviewed, the Proposer’s proposal (“Proposal”) provided in response to the Lakeside Plantation Community Development District’s (“District”) request for proposals for landscape and irrigation maintenance services. All of the information provided therein is full and complete, and truthful and accurate. I understand that intentional inclusion of false, deceptive or fraudulent statements, or the intentional failure to include full and complete answers, may constitute fraud; and, that the District may consider such action on the part of the Proposer to constitute good cause for rejection of the proposal.

3. I do hereby certify that the Proposer has not, either directly or indirectly, participated in collusion or proposal rigging.

4. The Proposer agrees through submission of the Proposal to honor all pricing information for ninety (90) days from the opening of the proposals, and if awarded the contract on the basis of this Proposal to enter into and execute the contract in the form included in the Project Manual.

5. The Proposer acknowledges the receipt of the complete Project Manual as provided by the District and as described in the Project Manual’s Table of Contents, as well as the receipt of the following Addenda:

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

Addendum No. _____ dated _____

6. By signing below, the Proposer acknowledges that (i) the Proposer has read, understood, and accepted the Project Manual; (ii) the Proposer has had an opportunity to consult with legal counsel regarding the Project Manual; (iii) the Proposer has agreed to the terms of the Project Manual; (iv) this is an informal bid, and no protest rights or other procurement rights will be afforded to the Proposer; and (v) the Proposer has waived any right to challenge any matter

relating to the Project Manual, including but not limited to any protest relating to the proposal notice, proposal instructions, the proposal forms, the contract form, the scope of work, the maintenance map, the specifications, the evaluation criteria, the evaluation process, or any other issues or items relating to the Project Manual.

7. The Proposer authorizes and requests any person, firm or corporation to furnish any pertinent information requested by the District, or its authorized agents, deemed necessary to verify the statements made in the Proposal, or regarding the ability, standing, integrity, quality of performance, efficiency, and general reputation of the Proposer.

Under penalties of perjury under the laws of the State of Florida, I declare that I have read the foregoing Affidavit Regarding Proposal and that the foregoing is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____
By: _____
Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

V. PROPOSAL FORMS

**PROPOSAL FORM
FOR
LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES**

TO BE SUBMITTED TO:

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
c/o Governmental Management Services, LLC,
on or before _____, 2026 at _____ a/p.m. (EST)

TO: Lakeside Plantation Community Development District

FROM: _____
(Proposer)

In accordance with the Request for Proposals for Landscape and Irrigation Maintenance for Lakeside Plantation Community Development District, the undersigned proposes to provide all services as described in the detailed Scope and/or Specifications for the District.

All proposals shall be in accordance with the Project Manual.

Proposal Form Contents:

- Proposal Summary
- Part I – General Information
- Part II – Personnel and Equipment
- Part III – Experience
- Part IV – Pricing
- Signature Page

**PROPOSAL FORM
PROPOSAL SUMMARY SHEET**

I, _____ REPRESENTING _____
Company and/or Corporation (“Proposer”), agree to furnish the services required in the
scope/specifications at the following prices:

I. Contract Proposal Amount: \$ _____
*IMPORTANT: Please provide an average of all five years of pricing for Essential Services and
Extra Services. Extra Services should remain static all 5 years. Any rate changes will be
handled through addendum. Extra services and essential services are defined by components
in the scope and fee summary.*

Annual Total, Year 1: \$ _____

Annual Total, Year 2: \$ _____

Annual Total, Year 3: \$ _____

Annual Total, Year 4: \$ _____

Annual Total, Year 5: \$ _____

II. Proposer Information

NAME OF PROPOSER: _____

ADDRESS: _____

PHONE: _____ FAX: _____

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

PROPOSAL FORM
PART I – GENERAL INFORMATION

- *Proposer General Information:*

Proposer Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Parent Company Name (if any) _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Company Standing:*

Proposer's Corporate Form: _____
(e.g., individual, corporation, partnership, limited liability company, etc.)

In what State was the Proposer organized? _____ Date _____

Is the Proposer in good standing with that State? Yes ___ No ___

If no, please explain _____

Is the Proposer registered with the State of Florida, Division of Corporations and authorized to do business in Florida? Yes ___ No ___

If no, please explain _____

- *What are the Proposer's current insurance limits?*

General Liability \$ _____
Automobile Liability \$ _____
Workers Compensation \$ _____
Expiration Date _____

- *Licensure* – Please list all applicable state and federal licenses, and state whether such licenses are presently in good standing:

PROPOSAL FORM
PART II – PERSONNEL AND EQUIPMENT

- *List the location of the Proposer's office, which would perform work for the District.*

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

- *Proposed Staffing Levels - Landscape and irrigation maintenance staff will include the following:*

_____ Supervisors, who will be onsite ___ days per week;
 _____ Technical personnel, who will be onsite ___ days per ____; and
 _____ Laborers, who will be onsite ___ days per week.

- *Officers and Supervisory Personnel – Please complete the pages that follow at the end of this Part regarding the Proposer's Officers and Supervisory Personnel, and attach resumes for any individuals listed.*
- *Technical Personnel – Does the Proposer currently employ any other technical personnel who have expertise in pesticide application, herbicide application, arboriculture, horticulture, or other relevant fields of expertise? Yes ___ No ___ If yes, please provide the following information for each person (attach additional sheets if necessary):*

Name: _____

Position / Certifications: _____

Duties / Responsibilities: _____

% of Time to Be Dedicated to This Project: _____ %

Please describe the person's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Duties / Responsibilities: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Subcontractors – Does the Proposer intend to use any subcontractors in connection with the work? Yes ___ No ___ For each subcontractor, please provide the following information (attach additional sheets if necessary):*

Subcontractor Name _____

Street Address _____

P. O. Box (if any) _____

City _____ State _____ Zip Code _____

Telephone _____ Fax no. _____

1st Contact Name _____ Title _____

2nd Contact Name _____ Title _____

Proposed Duties / Responsibilities: _____

Please describe the subcontractor's role in other projects on behalf of the Proposer:

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Proposer's Scope of Services for Project: _____

Dates Serviced: _____

- *Security Measures - Please describe any background checks or other security measures that were taken with respect to the hiring and retention of the Proposer's personnel who will be involved with this project, and provide proof thereof to the extent permitted by law:*

- *Equipment – Please complete the pages that follow at the end of this Part regarding the Proposer's Equipment that will be used in connection with this project.*

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OFFICERS

PROPOSER: _____

DATE: _____

Provide the following information for key officers of the Proposer and parent company, if any.

NAME	POSITION OR TITLE	RESPONSIBILITIES	INDIVIDUAL'S RESIDENCE CITY, STATE
FOR PARENT COMPANY (if applicable)			

SUPERVISORY PERSONNEL

**PROPOSAL FORM
PART III – EXPERIENCE**

- *Has the Proposer performed work for a community development district previously?
Yes ___ No ___
If yes, please provide the following information for each project (attach additional sheets if necessary):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

- *List the Proposer’s total annual dollar value of landscape and irrigation services work completed for each of the last three (3) years:*

2025 = _____

2024 = _____

2023 = _____

- *Please provide the following information for each project that is similar to this project, currently undertaken, or undertaken in the past five years. The projects must include irrigation maintenance as well. Attach additional sheets if necessary.*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company’s Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company's Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company’s Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *(Information regarding similar projects – continued)*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

How was the project similar to this project? _____

Your Company’s Detailed Scope of Services for Project (i.e. fertilization, mowing, pest control, weed control, thatch removal, irrigation, etc.): _____

List of equipment used on site: _____

List of subcontractors used: _____

Is this a current contract? Yes ___ No ___

Duration of contract: _____

- *Has the Proposer, or any of its principals or supervisory personnel (e.g., owner, officer, or supervisor, etc.), been terminated from any landscape or irrigation installation or maintenance contract within the past 5 years? Yes ___ No ___ For each such incident, please provide the following information (attach additional sheets as needed):*

Project Name/Location: _____

Contact: _____ Contact Phone: _____

Project Type/Description: _____

Dollar Amount of Contract: _____

Scope of Services for Project: _____

Dates Serviced: _____

Reason for Termination: _____

- *Has the Proposer been cited by OSHA for any job site or company office/shop safety violations in the past five years? Yes ___ No ___*

If yes, please describe each violation, fine, and resolution _____

What is the Proposer's current worker compensation rating? _____

Has the Proposer experienced any worker injuries resulting in a worker losing more than ten (10) working days as a result of the injury in the past five years? Yes ___ No ___

If yes, please describe each incident _____

- *Please state whether or not the Proposer or any of its affiliates are presently barred or suspended from proposing or contracting on any state, local, or federal contracts? Yes ___ No ___ If yes, please provide:*

The names of the entities _____

The state(s) where barred or suspended _____

The period(s) of debarment or suspension _____

Also, please explain the basis for any bar or suspension:

- *List any and all governmental enforcement actions (e.g., any action taken to impose fines or penalties, licensure issues, permit violations, consent orders, etc.) taken against the Proposer or its principals, or relating to the work of the Proposer or its principals, in the last five (5) years. Please describe the nature of the action, the Proposer’s role in the action, and the status and/or resolution of the action.*

- *List any and all litigation to which the Proposer or its principals have been a party in the last five (5) years. Please describe the nature of the litigation, the Proposer’s role in the litigation, and the status and/or resolution of the litigation.*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer’s officers or principal members, shareholders or investors filed for bankruptcy, either voluntary or involuntary, within the past 10 years? Yes () No () If yes, provide the following:*

Identify the Case # and Tribunal: _____

Describe the Nature of the Action: _____

Describe the Proposer’s Role in the Action and Describe the Status and/or Resolution:

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer’s officers or principal members, shareholders or investors executed an assignment for the benefit of creditors within the past 10 years? Yes () No () If yes, please explain:*

- *Has the Proposer or any of its affiliates (parents or subsidiaries), or any of the Proposer's officers or principal members, shareholders or investors defaulted on a loan or other financial obligation (e.g., failing to pay subcontractors or materialmen) within the past 10 years? Yes () No () If yes, please explain:*

**PROPOSAL FORM
PART IV - PRICING**

NOTE: This pricing form is intended to cover pricing for the initial one-year term of the contract and any potential renewal terms. It is assumed that prices will remain the same through each of the four potential annual renewal terms unless Proposer provides otherwise in the pricing form.

Please complete the Pricing Form on the following page or, alternatively, in the Excel Pricing Form provided as part of the Project Manual package (collectively, the "Pricing Form"). The District reserves the right to reject any and all proposals, in its sole and absolute discretion, that make modifications to the Pricing Form, as it is deemed in the best interests of the District.

Lakeside Plantation Community Development District Landscape Fee Summary

Contractor:

Property: Lakeside Plantation CDD

Address:

Address: 4530 Eagles Falls Place
Tampa, FL 33619

Phone:

Phone: 407-201-1514

Fax:

Contact:

Contact: Clayton Smith

Email:

Email: csmith@qmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>													\$0.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>													\$0.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	1,150			1,150			1,150			1,150			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					400						600		\$0.00
PALM TRIMMING 1x Per Year (Component E.3) <i>Per Palm Price over 15ft:</i> <i>Palm counts:</i>					<i>Insert Count</i>								\$0.00
TOTAL FEE PER MONTH:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest / A, B, C, D	\$0.00
Extra Services Annual Changes, Palm Pruning, Mulch / E.1, E.2, E.3	\$0.00
TOTAL	\$0.00

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing	
YEAR 3 - Essential Services ONLY Annual Pricing	
YEAR 4 - Essential Services ONLY Annual Pricing	
YEAR 5 - Essential Services ONLY Annual Pricing	

OTC INJECTION Per Palm Price	
Estimated Quantity of Palms needing OTC	
Estimated Total Man Hours to fulfill Essential Services for Entire Year	

**PROPOSAL FORM
SIGNATURE PAGE**

Under penalties of perjury under the laws of the State of Florida, I represent that I have authority to sign this Proposal Form (including Parts I through IV) on behalf of _____ (“Proposer”) and declare that I have read the foregoing Proposal Form (including Parts I through IV) and that all of the questions are fully and completely answered, and all of the information provided is true and correct.

Dated this _____ day of _____, 2026.

Proposer: _____

By: _____

Title: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization this ____ day of _____, 2026, by _____ of _____, who is personally known to me or who has produced _____ as identification, and did or did not take the oath.

Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

VI. AFFIDAVIT FOR INTEGRITY IN PUBLIC CONTRACTING AND PURCHASING, E-VERIFY, AND NON-COLLUSION

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Name of Proposer: _____

I am authorized to make this affidavit on behalf of my firm and its owner, directors, and officers. I state that:

Chapter 287, Florida Statutes, on Integrity of Public Contracting and Purchasing

1. I have read and am familiar with Chapter 287, Florida Statutes, and specifically including the following Sections (“Public Integrity Laws”):
 - a. Section 287.133, *Florida Statutes*, titled *Public entity crime; denial or revocation of the right to transact business with public entities*;
 - b. Section 287.134, *Florida Statutes*, titled *Discrimination; denial or revocation of the right to transact business with public entities*;
 - c. Section 287.135, *Florida Statutes*, titled *Prohibition against contracting with scrutinized companies*;
 - d. Section 287.137, *Florida Statutes*, titled *Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits*; and
 - e. Section 287.138, *Florida Statutes*, titled *Contracting with entities of foreign countries of concern prohibited*.
2. I understand that the Public Integrity Laws, with limited exceptions, prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”).
3. I understand that the Public Integrity Laws apply to the bidding documents applicable to the District’s Request for Proposals for Landscape and Irrigation Maintenance Services Project (“Project”) and the contract to be executed in connection with the Project.
4. Based on information and belief, the statement which I have marked below is true in relation to the Proposer submitting this sworn statement. (Indicate which statement applies.)

_____ Neither the entity submitting this sworn statement, nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria. Thus, the entity is not prohibited from bidding on or entering into or renewing a contract with the District.

_____ The entity submitting this sworn statement, one of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity, meets one or more of the Prohibited Criteria.

If this statement is marked, the Proposer may provide additional information regarding the same in the space provided directly below (or by attaching a separate sheet and indicating this method in the space provided directly below). Such additional information may be related to the Proposer's alleged basis for entitlement to an exception from the prohibition on bidding or contracting, to the extent one is permissible under Florida law.

5. If awarded the contract, the Proposer will immediately notify the District in writing if either the Proposer, any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or any affiliate of the entity, meets any of the Prohibited Criteria after award of the contract or during the term of the contract.

E-Verify

1. I understand that, pursuant to Section 448.095(2), Florida Statutes, we must comply with Florida's E-Verify law in order to enter into an agreement with a public employer.
2. Our firm is registered with and uses the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
3. No public employer has terminated a contract with our firm under Section 448.095(2)(c), Florida Statutes, within the year immediately preceding the date of our proposal.
4. Our firm is currently in compliance and will remain in compliance, for the duration of the agreement, with all requirements of Section 448.095(2), Florida Statutes.
5. I understand that, if there is a good faith belief that our firm has knowingly violated Section 448.09(1), Florida Statutes, there is an obligation to terminate the agreement pursuant to Section 448.095(2)(c), Florida Statutes.
6. I understand that, if there is a good faith belief that one of our subcontractor(s) has knowingly violated the Section 448.09(1), Florida Statutes, but our firm has otherwise complied with its obligations thereunder, then our firm will be required to immediately terminate its contract with the subcontractor in order to continue providing services to a public employer.

Non-Collusion

1. The price(s) and amount(s) of in our proposal have been arrived at independently and without consultation, communication, or agreement with any other proposer, potential proposer, proposal, or potential proposal.
2. Neither the price(s) nor the amount(s) in our proposal, have been disclosed to any other firm or person who is a proposer or potential proposer, and they will not be disclosed before opening of all proposals.
3. No attempt has been made or will be made to induce any firm or persons to refrain from submitting a proposal, or to submit a price(s) higher than the prices in our proposal, or to submit any intentionally high or noncompetitive price(s) or other form of complementary proposal.
4. Our proposal is made in good faith and not pursuant to any agreement or discussion with, or

inducement from, any firm or person to submit a complementary or other noncompetitive proposal.

5. Our firm, its affiliates, subsidiaries, officers, director, and employees are not currently under investigation, by any governmental agency and have not in the last 3 years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to any public contract, except as disclosed.

Anti-Human Trafficking Statement

1. In accordance with Section 787.06(14), Florida Statutes, on behalf of the Proposer, I hereby attests under penalty of perjury that, the Proposer does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, as amended, entitled “Human Trafficking.”

I state that I and the named firm understand and acknowledge that the above representations are material and important and will be relied on by the Lakeside Plantation Community Development District for which our proposal is submitted. I understand and my firm understands that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the District of the true facts relating to the submission of proposals for this work.

Signature of Authorized Signatory of Proposer

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

**VII. FORM OF LANDSCAPE AND IRRIGATION MAINTENANCE
SERVICES AGREEMENT**

LANDSCAPE AND IRRIGATION MAINTENANCE AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of _____ 2026, by and between:

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

_____, a Florida _____, with an address of _____ (“**Contractor**”).

RECITALS

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

WHEREAS, the District has a need to retain an independent contractor to provide landscape and irrigation maintenance services for certain lands within and around the District; and

WHEREAS, Contractor submitted a proposal and represents that it is qualified, willing and capable to serve as a landscape and irrigation maintenance contractor and provide such services to the District.

NOW, THEREFORE, in consideration of the mutual covenants contained in this Agreement, it is agreed that Contractor is hereby retained, authorized, and instructed by the District to perform in accordance with the following covenants and conditions, which both the District and Contractor have agreed upon:

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

2. CONTRACTOR OBLIGATIONS.

A. Scope of Services. Contractor shall provide the services described in the Scope of Services attached hereto as **Exhibit A (“Work”)**, for the areas identified in the Landscape Maintenance Map attached hereto as **Exhibit B (“Landscape Maintenance Area”)**, both of which are incorporated herein by this reference. Contractor acknowledges and agrees that the Landscape Maintenance Area may be reasonably adjusted, in the sole discretion of the District, to accurately reflect areas of the Work actually being performed, which adjustments shall not result in change in the price for the Work as reflected in

Contractor's fee summary attached hereto as **Exhibit C ("Fee Summary")** and incorporated herein by this reference. Should any work and/or services be required which are not specified in this Agreement or any amendments, addenda, or change orders but which are nevertheless necessary for the proper provision of services to the District, such work or services shall be fully performed by Contractor as if described and delineated in this Agreement.

B. *Acceptance of Site.* By executing this Agreement, the Contractor agrees that the Contractor was able to inspect the site prior to the execution of this Agreement, and that the Contractor agrees to be responsible for the care, health, maintenance, and replacement, if necessary, of the existing landscaping, in its current condition, and on an "as is" basis. The Contractor shall be strictly liable for the decline or death of any plant material, regardless of whether such decline or death is due to the negligence of the Contractor or a former contractor, except that the Contractor shall not be responsible for fire, cold, storm or wind damage, incurable or uncontrollable diseases, or damage due to vandalism. Upon the occurrence of any such exceptions, Contractor shall immediately notify the District. Contractor shall replace, at Contractor's expense, all plant material that, in the opinion of the District, fails to maintain a healthy, vigorous condition as a result of the Contractor's failure to perform the Work specified herein. No changes to the compensation set forth in this Agreement shall be made based on any claim that the existing landscaping was not in good condition or that the site was unsuitable for such landscaping.

C. *Manner of Contractor's Performance.* The Contractor agrees, as an independent contractor, to undertake the Work as specified in this Agreement or any Work Authorization (defined herein) issued in connection with this Agreement. All Work shall be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with all applicable industry standards, and as required by the Scope of Services. The performance of all Work and additional services by the Contractor under this Agreement and related to this Agreement shall conform to any written instructions issued by the District.

D. *Discipline, Employment, Uniforms.* Contractor shall maintain at all times strict discipline among its employees, subcontractors, agents and assigns and represents to the District that it has performed all necessary background checks of the same. Contractor shall not employ for work on the project any person unfit or without sufficient skills to perform the job for which such person is employed. All laborers and foremen of the Contractor shall perform all Work on the premises in a uniform to be designed by the Contractor. No shirtless attire, no torn or tattered attire or slang graphic T-shirts are permitted. No smoking in or around the buildings will be permitted. Rudeness or discourteous acts by Contractor employees will not be tolerated. No Contractor solicitation of any kind is permitted on property.

E. *Rain Days.* In the event that time is lost due to heavy rains ("**Rain Days**"), Contractor agrees to reschedule its employees and divide their time accordingly to complete all scheduled services during the same week as any Rain Days. Contractor shall provide services on Saturdays, if needed to make up Rain Days, with prior notification to and approval by the District Representative(s) (defined herein).

F. *Protection of Property.* Contractor shall use all due care to protect against any harm to persons or property while performing the Work. If Contractor's acts or omissions result in any damage to property within the District, including but not limited to damage to landscape lighting and irrigation system components, entry monuments, etc., the Contractor shall immediately notify the District and promptly repair all damage – and/or promptly replace damaged property – to the sole satisfaction of the District. If Contractor fails to do so, the District reserves the right to make such repairs and Contractor shall reimburse the costs of such repair or replacement.

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

i. The District hereby designates the District Manager or his or her designee, to act as the District Representative.

ii. The District shall have the right to change its designated Representative with written notice to Contractor.

iii. Contractor agrees to meet with the District's representative no less than bi-weekly to walk the property and discuss conditions, schedules, and items of concern regarding this Agreement and to provide a monthly written report summarizing, at minimum, the Work performed during the month, any issues and/or areas of concern and the schedule of Work to be performed for the upcoming month.

iv. Contractor agrees to attend the regularly scheduled meetings of the Board of Supervisors of the District, upon request.

H. *Deficiencies.* Contractor shall identify and promptly notify the District Representative of any deficient areas by written communication, including any explanations of proposed actions to remedy such deficiencies. Upon approval by the District Representative, the Contractor shall take such actions as are necessary to address the deficiencies within a reasonable time period specified by the District Representative, or if no time is specified by the District, within three (3) days and prior to submitting any invoices to the District. Contractor and the District recognize that time is of the essence with this Agreement and that the District will suffer financial loss if the deficiencies are not timely addressed. Should the Contractor fail to address any deficiencies within the time set forth by the District Representatives, the District shall have the rights to, among other remedies available at law or in equity, fine the Contractor one hundred dollars (\$100.00) per day; to withhold some or all of the Contractor's compensation under this Agreement; and to contract with outside sources to perform necessary work with all charges for such services to be reimbursed by Contractor or deducted from the Contractor's compensation.

I. *Compliance with Laws.* The Contractor shall keep, observe, and perform all requirements of applicable local, state and federal laws, rules, regulations, ordinances, permits, licenses, or other requirements or approvals. Further, the Contractor shall notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any act or omission of the Contractor or any of its agents, servants, employees, or material men, or appliances, or any other requirements applicable to provision of services. Additionally, the Contractor shall promptly comply with any requirement of such governmental entity after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation.

J. *Safety.* Contractor shall provide for and oversee all safety orders, precautions, and programs necessary for the Work. Contractor shall maintain an adequate safety program to ensure the safety of employees and any other individuals working under this Agreement. Contractor shall comply with all OSHA standards. Contractor shall take precautions at all times to protect any persons and property in performing the Work, utilizing safety equipment including but not limited to bright vests and traffic cones.

K. *Environmental Activities.* The Contractor agrees to use best management practices, consistent with presently accepted industry standards, with respect to the storage, handling and use of chemicals (e.g., fertilizers, pesticides, etc.) and fuels. The Contractor shall keep all equipment clean (e.g., chemical sprayers) and properly dispose of waste. Further, the Contractor shall immediately notify the District of any chemical or fuel spills. The Contractor shall be responsible for any environmental cleanup, replacement of any turf or plants harmed from chemical burns, and correcting any other harm resulting from the Work to be performed by Contractor.

L. *Payment of Taxes; Procurement of Licenses and Permits.* Contractor shall pay all taxes required by law in connection with the Work, including sales, use, and similar taxes, and shall secure all licenses and permits necessary for proper completion of the Work, paying the fees therefore and ascertaining that the permits meet all requirements of applicable federal, state and local laws or requirements.

M. *Subcontractors.* Contractor shall not assign any portion of the Work to subcontractors without prior, written approval of the District. In the event any portions of the Work are assigned to subcontractors, Contractor shall be responsible for the satisfactory performance of such work by subcontractors. Nothing in this Agreement shall be construed to create a contractual relationship between any subcontractor and the District.

N. *Independent Contractor Status.* In all matters relating to this Agreement, Contractor shall be acting as an independent contractor. Neither Contractor nor employees of Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of Contractor, if any, in the performance of this Agreement. Contractor shall not have any authority to assume or create any obligation,

express or implied, on behalf of the District and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

3. COMPENSATION; TERM.

A. Term. The term of this Agreement shall be from [] 1, 2026, to [], 2027 (“Year 1”), unless terminated earlier in accordance with the terms of this Agreement. Thereafter, this Agreement will automatically renew in additional, one (1) year terms, for up to four (4) additional annual renewals, unless terminated earlier in accordance with the terms of this Agreement.

B. Compensation. As compensation for the Work, the District agrees to pay Contractor an amount not-to-exceed _____ Dollars (\$ _____) per year for Year 1, all in accordance with the Fee Summary attached hereto as **Exhibit C**. Compensation for the Work in subsequent renewal years shall be in accordance with the with the Fee Summary attached hereto as **Exhibit C**.

C. Additional Work. Should the District desire that the Contractor provide additional work and/or services relating to the District’s landscaping and/or irrigation systems (e.g., additional services or services for other areas not specified in this Agreement), such additional work and/or services shall be fully performed by the Contractor after prior approval of a required Work Authorization. The Contractor agrees that the District shall not be liable for the payment of any additional work and/or services unless the District first authorizes the Contractor to perform such additional work and/or services through an authorized and fully executed Work Authorization, a form of which is attached hereto as **Exhibit D**. The Contractor shall be compensated for such agreed additional work and/or services based upon a payment amount derived from the prices set forth in the Contractor’s Fee Summary attached hereto as **Exhibit C**. If pricing for any such additional work or services is not specifically provided for in the exhibits hereto, Contractor agrees to negotiate in good faith on such pricing. Nothing herein shall be construed to require the District to use the Contractor for any such additional work and/or services, and the District reserves the right to retain a different contractor to perform any additional work and/or services.

D. Payments by the District. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render monthly invoices to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. Each monthly invoice shall contain, at a minimum, the District’s name, the Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on the invoice with a description of each sufficient for the District to approve each cost, the time frame within which the services were provided, and the address or bank information to which payment is to be remitted. Consistent with Florida’s Prompt Payment Act, section 218.70, et seq., *Florida Statutes*, these monthly invoices are due and payable within forty-five (45) days of receipt by the District.

E. *Payments by Contractor.* Subject to the terms herein, Contractor will promptly pay in cash for all costs of labor, materials, services and equipment used in the performance of the Work, and upon the request of the District, Contractor will provide proof of such payment. Contractor agrees that it shall comply with Section 218.735(6), *Florida Statutes*, requiring payments to subcontractors, material men, suppliers or laborers be made within ten (10) days of receipt of payment from the District. The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that, notwithstanding any other provision of this Agreement, and regardless of whether any of the procedural steps set forth in Section 2(H) of this Agreement are taken, the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Any termination by the District shall not result in liability for consequential damages, lost profits, or any other damages or liability. However, upon any termination of this Agreement by the District, the Contractor shall be entitled to payment for all Work and/or services rendered up until the effective termination of this Agreement, subject to whatever claims or off-sets the District may have against the Contractor. On a default by Contractor, the District may elect not to terminate the Agreement, and instead to demand that Contractor cure any failure constituting default and make appropriate deduction or revision to the payment to become due to Contractor. Furthermore, the District reserves the right to pursue any and all available remedies under the law, including but not limited to equitable and legal remedies and withhold payment pending outcome of such dispute.

5. INSURANCE.

A. *Insurance Required.* Before commencing any Work, the Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with the requirements of this section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be primary and written on forms acceptable to the District. Additionally, insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of A-VII. The procuring of required policies of insurance shall

not be construed to limit Contractor's liability or to fulfill the indemnification provisions and requirements of this Agreement.

B. *Types of Insurance Coverage Required.* Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:

i. Worker's Compensation Insurance in accordance with the laws of the State of Florida. In the event the Contractor has "leased" employees, the Contractor or the employee leasing company must provide evidence of a Minimum Premium Workers' Compensation policy, along with a Waiver of Subrogation in favor of the District. All documentation must be provided to the District at the address listed below. No contractor or sub-contractor operating under a worker's compensation exemption shall access or work on the site.

ii. Employer's Liability Coverage with limits of at least \$1,000,000 (one million dollars) per accident or disease.

iii. Commercial General Liability Insurance covering Contractor's legal liability for bodily injuries, property damage, contractual, products and completed operations, and personal injury, with limits of not less than \$2,000,000 per occurrence, and further, including, but not being limited to, Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.

iv. Automobile Liability Insurance for bodily injuries in limits of not less than \$2,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

v. Umbrella Excess Liability Insurance to cover any liability in excess of the limits of coverage already required and with limits of at least \$1,000,000 per occurrence and \$1,000,000 on aggregate.

C. *Additional Insured.* All policies required by this Agreement, with the exception of Workers' Compensation, or unless specific approval is given by the District, are to be written on an occurrence basis, and shall name the District, and its supervisors, officers, staff, agents, employees, and representatives as additional insured (with the exception of Workers' Compensation insurance) as their interest may appear under this Agreement. Insurer(s), with the exception of Workers' Compensation on non-leased employees, shall agree to waive all rights of subrogation against the District and its supervisors, officers, staff, agents, employees, and representatives.

D. *Sub-Contractors.* Insurance requirements itemized in this Agreement and required of the Contractor shall be provided on behalf of all sub-contractors, if any and if approved, to cover their operations performed under this Agreement. The Contractor shall

be held responsible for any modifications, deviations, or omissions in these insurance requirements as they apply to sub-contractors.

E. *Payment of Premiums.* The Contractor shall be solely responsible for payment of all premiums for insurance contributing to the satisfaction of this Agreement and shall be solely responsible for the payment of all deductibles and retentions to which such policies are subject, whether or not the District is an insured under the policy.

F. *Notice of Claims.* Notices of accidents (occurrences) and notices of claims associated with work being performed under this Agreement shall be provided to the Contractor's insurance company and to the District as soon as practicable after notice to the insured.

G. *Failure to Provide Insurance.* The District shall retain the right to review, at any time, coverage, form, and amount of insurance. If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance to the District and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance. If Contractor fails to pay such cost to the District, the District may deduct such amount from any payment due the Contractor.

6. INDEMNIFICATION.

A. The Contractor shall indemnify, defend, and hold harmless, the District, the District's Board of Supervisors, District staff and the District's agents, officers, employees, contractors, and representatives from and against any and all liability, actions, claims, demands, loss, damage, injury, or harm of any nature whatsoever, arising from the acts or omissions of Contractor, or the Contractor's officers, directors, agents, assigns, employees, subcontractors, or representatives.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, fines, forfeitures, back pay, awards, court costs, mediation costs, litigation expenses, attorney fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), or other amounts of any kind.

C. The Contractor agrees that nothing in this Agreement shall serve as or be construed as a waiver of the District's or its staff, supervisors or consultant's limitations on liability contained in section 768.28, *Florida Statutes*, or other law. Any subcontractor retained by the Contractor shall acknowledge the same in writing, and it shall be Contractor's responsibility to secure such acknowledgments. Further, nothing herein shall be construed to limit or restrict the District's rights against the Contractor under applicable law.

D. In any and all claims against the District or any of its agents or employees by any employee of the Contractor, any subcontractor, anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be liable, the indemnification obligation under this Agreement shall not be limited in any way as to the amount or type of

damages, compensation or benefits payable by or for the Contractor or any subcontractor under Workmen's compensation acts, disability benefit acts, or other employee benefit acts.

E. It is understood and agreed that this Agreement is not a construction contract as that term is referenced in Section 725.06, *Florida Statutes*, and that said statutory provision does not govern, restrict or control this Agreement

7. MISCELLANEOUS PROVISIONS

A. ***Default and Protection Against Third-party Interference.*** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

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

C. ***Successors.*** This Agreement shall inure to the benefit of and be binding upon the heirs, executors, administrators, successors, and assigns of the parties to this Agreement, except as expressly limited in this Agreement.

D. ***Assignment.*** Neither the District nor Contractor may assign this Agreement without the prior written approval of the other, which approval shall not be unreasonably withheld. Any purported assignment without such written approval shall be void.

E. ***Headings for Convenience Only.*** The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

F. ***Attorneys' Fees.*** In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and costs for trial, alternative dispute resolution, or appellate proceedings.

G. ***Agreement.*** This instrument, together with its Exhibits, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. All prior agreements regarding the matters provided herein are hereby superseded and replaced by this Agreement. The Exhibits

attached herein are incorporated to the extent that it clarifies certain terms of the Agreement, and to the extent there are any inconsistencies or conflict between this instrument and the Exhibits, this instrument shall control.

H. Amendments. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

I. Authorization. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this instrument.

J. Notices. All notices, requests, consents and other communications under this Agreement (“Notices”) shall be in writing and shall be delivered via hand delivery, mailed by United States certified mail, or by overnight delivery service, to the parties, as follows:

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

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

B. If to Contractor: _____

 Attn: _____

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

K. *Third Party Beneficiaries.* This Agreement is solely for the benefit of the District and Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and Contractor and their respective Representative, successors, and assigns.

L. *Controlling Law; Venue.* This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Parties consent to and agree that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction in and for Sarasota County, Florida.

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

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT AFERGUSON@GMS-TAMPA.COM, (813) 344-4844 EXT. 102, AND 4530 EAGLE FALLS PLACE, TAMPA, FLORIDA 33619.

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

O. Arm's Length Transaction. This Agreement has been negotiated fully between the District and Contractor as an arm's length transaction. The District and Contractor participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

P. Counterparts. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

Q. E-Verify. The Contractor agrees that it shall bear the responsibility for verifying the employment status of all persons it employs or subcontracts in the performance of this Agreement and agrees to otherwise comply with all applicable federal and Florida law, including but not limited to the Immigration Reform and Control Act of 1986, as amended, and Section 448.095, Florida Statutes. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

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

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

Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District ("**Prohibited Criteria**"). Contractor certifies that in entering into this Contract, neither it nor any of its officers, directors, executives, partners,

shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District.

S. *Compliance with section 20.055, Florida Statutes.* The Contractor agrees to comply with section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with section 20.055(5), *Florida Statutes*.

T. *Anti-Human Trafficking Statement.* The Contractor does not use coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, *Florida Statutes*.

[Remainder of this page intentionally left blank]

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

ATTEST:

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
 Secretary
 Assistant Secretary

By: _____
 Chairperson
 Vice Chairperson

WITNESS:

[CONTRACTOR]

By: _____
Its: _____

By: _____
Its: _____

- Exhibit A:** Scope of Services
- Exhibit B:** Landscape Maintenance Map
- Exhibit C:** Fee Summary
- Exhibit D:** Form of Work Authorization

Exhibit A: Scope of Services

[INSERT FROM GMS]

Lakeside Plantation CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances and Amenity/clubhouse areas will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day. Contractor will take special care to prevent

damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Pond Disking

Mechanically disk dry pond bottoms to improve aesthetics and control invasive vegetation while preserving the percolation of the pond bottoms. Work will be performed using a tractor-mounted disk. Disking will be done in multiple passes to achieve thorough soil disturbance. Care will be taken to avoid sensitive areas. Ponds will be disked 6 times per year. The schedule is typically every other month but can adjusted based on need after discussions with CDD management.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

*Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.***

The branching height of trees shall be raised only for the following reasons:

1. **Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
2. **Maintain clearance from shrubs in bed areas.**
3. **Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
4. **Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
5. **Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post-emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians, around amenity areas, and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the

upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within three weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bahia – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Sports Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization

- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for

fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or amenity areas or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from

negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that

sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½” individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9” O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6” in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6” prior to the installation of new plants.

Create a 2” trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1” layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. “Pinching” of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent “pinching” will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor’s expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

Exhibit B: Landscape Maintenance Map

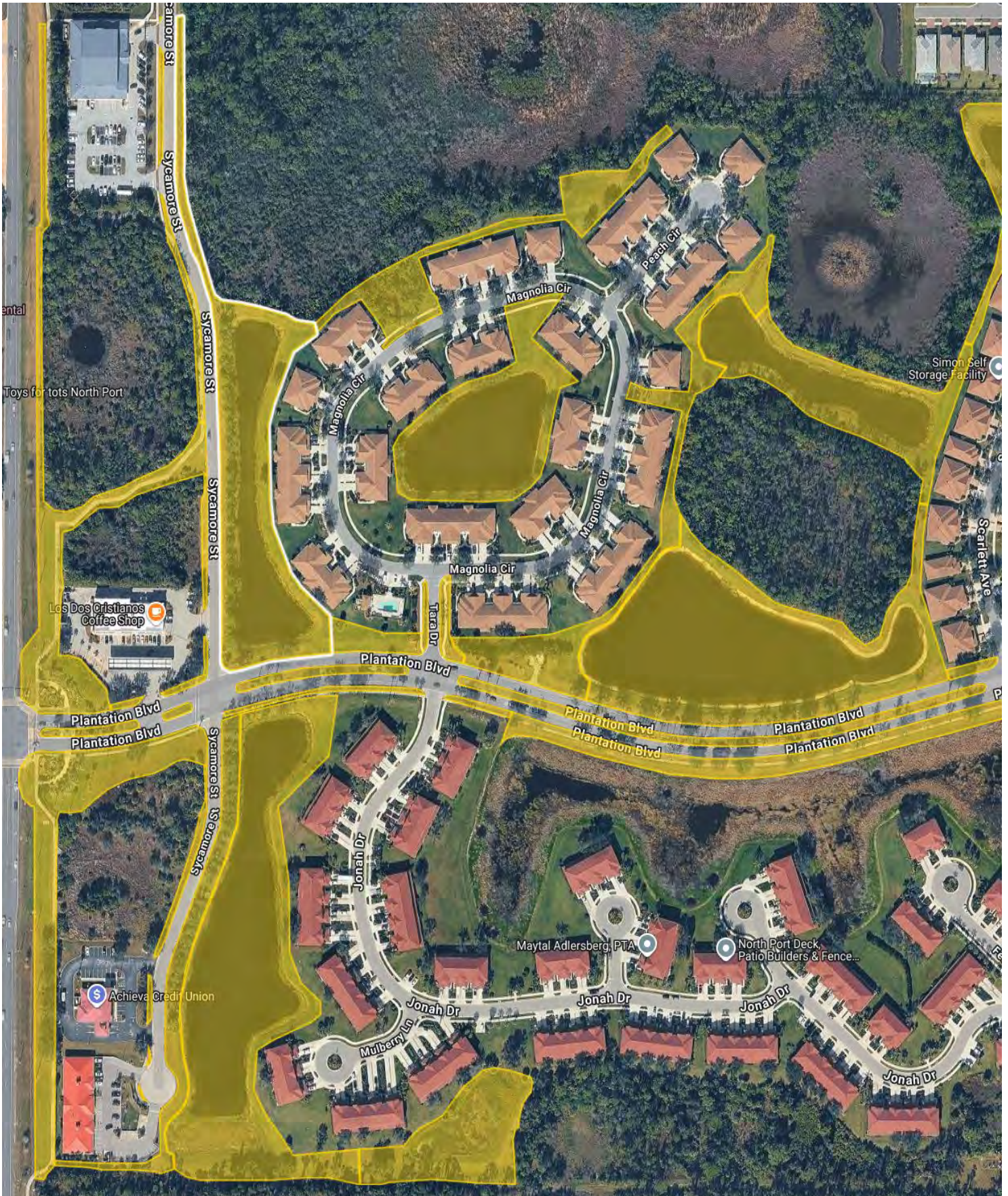
[INSERT FROM GMS]

Lakeside Plantation CDD – OVERALL Landscape Map



Yellow Highlighted Areas Reflect CDD Maintenance Areas – Magenta Highlighted Area Reflects CDD Maintained Amenity

Lakeside Plantation CDD – Landscape Maintenance Map 1



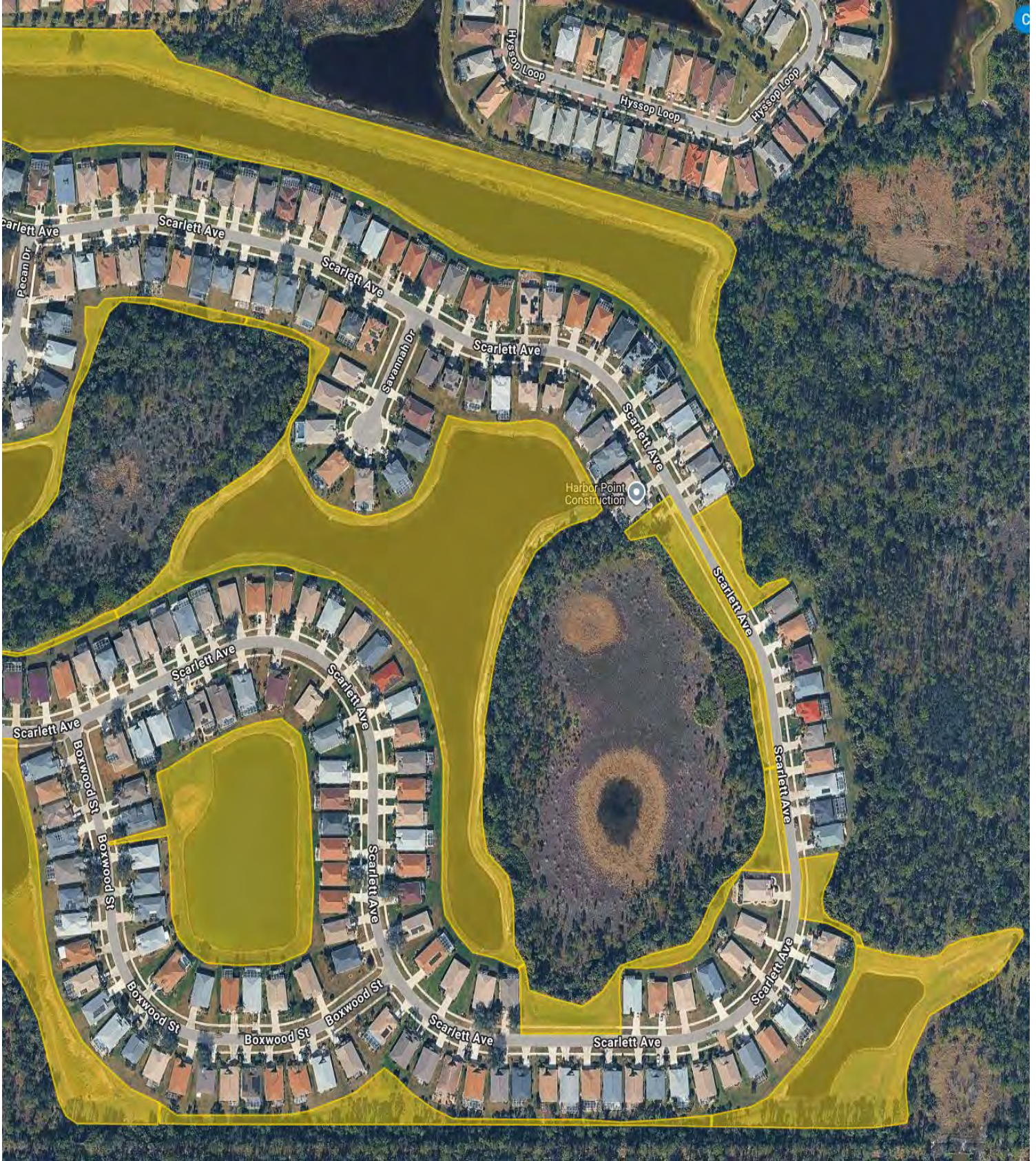
Yellow Areas Reflect Maintenance Areas

Lakeside Plantation CDD – Landscape Maintenance Map 2



Yellow Areas Reflect CDD Maintenance – Magenta Area Reflects CDD Maintained Amenity

Lakeside Plantation CDD – Landscape Maintenance Map 3



Yellow Areas Reflect CDD Maintenance Areas

Exhibit C: Fee Summary

Lakeside Plantation Community Development District Landscape Fee Summary

Contractor:

Property: Lakeside Plantation CDD

Address:

Address: 4530 Eagles Falls Place
Tampa, FL 33619

Phone:

Phone: 407-201-1514

Fax:

Contact:

Contact: Clayton Smith

Email:

Email: csmith@qmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing (Component A) - <i>Turf Maintenance/Detailing/Communication/Staffing</i>													\$0.00
TURF CARE (Component B) <i>Bahia/St Augustine/Zoysia</i>													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable (Component C) <i>Tree/Shrub Fert/OTC/Drenching</i>													\$0.00
IRRIGATION MAINT. (Component D) <i>Irrigation Inspections</i>													\$0.00
ANNUAL CHANGES - (Component E.1) <i>Per Annual Pricing:</i>	1,150			1,150			1,150			1,150			\$0.00
BED DRESSING - Estimate mulch yds (Component E.2) <i>[Mulch Type] Per Yard Pricing:</i>					400						600		\$0.00
PALM TRIMMING 1x Per Year (Component E.3) <i>Per Palm Price over 15ft:</i> <i>Palm counts:</i>					<i>Insert Count</i>								\$0.00
TOTAL FEE PER MONTH:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest / A, B, C, D	\$0.00
Extra Services Annual Changes, Palm Pruning, Mulch / E.1, E.2, E.3	\$0.00
TOTAL	\$0.00

Additional Year Pricing	
YEAR 2 - Essential Services ONLY Annual Pricing	
YEAR 3 - Essential Services ONLY Annual Pricing	
YEAR 4 - Essential Services ONLY Annual Pricing	
YEAR 5 - Essential Services ONLY Annual Pricing	

OTC INJECTION Per Palm Price	
Estimated Quantity of Palms needing OTC	
Estimated Total Man Hours to fulfill Essential Services for Entire Year	

Additional Services Pricing Summary

Lakeside Plantation CDD

<u>Material</u>	<u>Description</u>	<u>Price</u>
Mulch	Price/yard installed for quantities <u>over</u> 100 cubic yards Cocoa Brown.	\$
	Price/yard installed for quantities <u>under</u> 100 cubic yards Cocoa Brown Cypress	\$
	Price per 3 cubic foot bag of Mulch Cocoa Brown	\$
Hard Materials	Price per bag for Seminole Chips	\$
	Price per Cubic Yard for Seminole Chips	\$
	Price per Cubic Yard for 3"-5" River Jack	\$
	Price per cubic yard for Crushed and washed Shell	\$
Seasonal Color	<i>Annual flower installed prices include bed preparation by removing and disposing of old flowers, hand or mechanically turning the beds and amending soil as necessary.</i>	
	Bed preparation and installation per 4.5" pot	\$
	Bed preparation and installation per 1 gallon pot	\$
	Supply and install 8" to 10" hanging basket	\$
	Assemble 20" to 36" diameter floral pot with centerpiece plant	\$
Sod (St. Augustine)	<i>Turf reparation includes removal and disposal of old material and re-grading affected area prior to installation of new sod.</i>	
	Square foot price for quantities less than 1,000 square feet	\$
	Square foot price for quantities between 1,000 and 3,000 square feet	\$
	Square foot price for quantities between 3,000 and 10,000 square feet	\$
	Square foot for price quantities greater than 10,000 square feet	\$
Irrigation	<i>Irrigation services, which fall outside of the contract, will be provided on a per hour basis. Parts will be provided at list, less a discount.</i>	
	Irrigation Technician per hour	\$
	Irrigation Laborer per hour	\$
General Labor	Foreman per hour	\$
	Labor per hour	\$
Arbor Care	Production day (8 hour) Truck, Chipper, 3 man crew	\$
Miscellaneous	Bush hogging per acre @:	\$
	500 Gallon Water Truck per hours	\$

Exhibit D: Form of Work Authorization

**WORK AUTHORIZATION NUMBER _____
FOR ADDITIONAL SERVICES**

THIS WORK AUTHORIZATION (“Work Authorization”), dated _____, ____ 202__, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Agreement*, effective _____, 2026 (the “**Agreement**”), by and between:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of North Port, Florida (the “**District**”), and

_____, a Florida _____, with an address of _____ (“**Contractor**”).

SECTION 1. SCOPE OF SERVICES. in addition to the services described in the Agreement and any exhibits, amendments and addenda thereto, Contractor shall provide additional _____ services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”). To the extent that the terms of **Exhibit A** conflict with terms of this Work Authorization or the Agreement, the Work Authorization and the Agreement shall control.

SECTION 2. COMPENSATION. As compensation for the Additional Services, the District agrees to pay Contractor _____ Dollars (\$ _____). Contractor shall invoice the District for Additional Services upon completion of the same and the District shall pay Contractor in accordance with the terms of the Agreement.

SECTION 3. ACCEPTANCE. Acceptance of this Work Authorization authorizes Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and Contractor. Contractor shall commence the aforesaid Additional Services upon the full execution of this Work Authorization and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remains in full force and effect.

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

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
 Secretary
 Assistant Secretary

By: _____
 Chairperson
 Vice Chairperson

[CONTRACTOR]

By: _____
Its: _____

Exhibit A Proposal for Additional Services

SECTION VII

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, **March 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
Pat LaVoy	Assistant Secretary
Devon Poulos	Assistant Secretary
Ron Perry	Assistant Secretary

Also present:

Amanda Ferguson	GMS
Sarah Sandy <i>by Zoom</i>	Kutak Rock, LLP
Harold Myers	Clubhouse Office Manager
Sebastian Willis	Solitude
Gerry Montavani <i>by Zoom</i>	Welch Tennis
Jeffrey McClure <i>by Zoom</i>	Welch Tennis
Residents	

The following is a summary of the discussions and actions taken at the March 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 6:00 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 public comment period. The following residents addressed the Board:

- Mr. Mark Wende of 1197 Jonah Drive felt that people did not have their facts straight regarding use of the Clubhouse by the bible study group and questioned whether it was approved by a vote of the Board.

Ms. Ferguson pointed out that it was a CDD sponsored event and would be directed by amenity staff. Mr. Wende asked if this was the normal procedure for space being used and how this was different from the Lakeside Plantation Social Planning Group (LPSPG). Ms. Sandy recalled that the LPSPG were approved as a community club but were hosting events on their own behalf. Mr. Wende felt that this was vague and there should be a stringent review of the entire situation. Furthermore, the LPSPG only paid a \$200 one-time donation and did not pay anything else for the use of the Clubhouse. Ms. Ferguson confirmed that this was accurate, but it was a CDD sponsored event. Mr. Wende felt that the Board was not doing what was in the best interest of their constituents, the people who pay a CDD fee, as they take up the entire parking lot and deny use of the facility by residents. Ms. Ferguson pointed out that Mr. Wende's three minutes were up. Mr. Poulos authorized Mr. Wende to continue, but the Board could not respond to his comments during an audience comment period. However, he explained that this was a CDD sponsored event, as the LPSPG did not want to give up control of planning their own events and programs. Mr. Saul recalled that the Board made an agreement with the LPSPG. Ms. Sandy could not recall if the Board took a vote on the bible study group but recalled that there was a long discussion regarding this group and the LPSPG as a community club. There was no Board direction to not have the bible study group as part of the community programming moving forward and would continue as it was set up.

- Ms. Fran Dobler of 1707 Scarlett Avenue indicated that there were three or four preserve areas where high grass was being allowed to grow, which looked unsightly and was a haven for snakes. It was a concern as people were walking their dogs in the preserve.
- Mr. Rich Maltese of 2410 Magnolia Circle recalled discussion at the January meeting about charging the HOA to hold parties in the Clubhouse; however, it

was tabled until the March meeting and questioned whether there was going to be discussion or a vote by the Board on the fees. *Ms. Ferguson confirmed that the public hearing was advertised to discuss the Amenity Policies and the rates.*

- Mr. Gary Ronald of 2608 Peach Circle thanked Mr. Myers and his staff for the 80's dance and hamburgers and hot dogs.
- Mr. Cipriano of 2510 Magnolia Circle asked if residents had to comment after the fees were discussed. Ms. Ferguson indicated that the floor would be opened for public comments during the public hearing.
- Mr. Don Peacock of 2494 Magnolia Circle questioned the agenda item for the tennis court resurfacing, as he spoke with a tennis players who felt that the tennis courts were the best that they had ever been and requested that the Board take this into account.
- Ms. Mary Cox of 2640 Cottonwood Lane thanked the Board for including on the agenda, the flashing speed limit signs and asked if the Board would consider evaluating the crosswalk in the middle of a green area on Scarlett Avenue. There was only half of a crosswalk on one side.
- Ms. Terri Maltese of 2486 Magnolia Circle did not feel that the company that was cleaning the pool was doing a good job. They only do scrubbing here and there and left the other side of the pool filthy.
- Mr. Joseph Ferro of 2510 Magnolia Circle agreed that there were issues with the pool and questioned why there was always a problem. There needed to be a permanent fix. *Mr. Saul pointed out that the pool would be discussed later in the meeting.*

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

- **Consideration of Proposals for Tennis Court Resurfacing (Item 4B)**
 1. **U.S. Tennis & Recreation - \$18,600**
 2. **Welch Tennis - \$32,995**

Ms. Ferguson requested that consideration of the proposals for the tennis court resurfacing be discussed at this time and presented proposals from U.S. Tennis & Recreation (U.S. Tennis) in the amount of \$18,600 and Welch Tennis (Welch) in the amount of \$32,995. A representative from Welch Tennis was present via Zoom to answer any questions. Mr. Poulos

recalled that Mr. Don Peacock of 2494 Magnolia Circle spoke to a couple of tennis players and questioned what he was hearing. Mr. Myers heard that the courts in the last few weeks, have been in good shape, but it was due to adding extra clay. However, there was still not enough clay on the courts and it needed to be done in the correct way. Approximately 1.4 tons of clay was added to each court and according to the experts, they should have 5 tons per court. In addition, to add new clay, they must re-line the courts. Every morning, they were adding new clay because there was not enough clay. Mr. Don Peacock of 2494 Magnolia Circle appreciated Mr. Myers doing that, but the tennis players were commenting on the condition of the courts. Mr. Myers indicated if he goes two weeks without adding clay, they were not going to say the same thing. Mr. Saul questioned the amount spent on clay thus far, to keep it in good condition. Mr. Myers estimated that he spent \$500 or \$600 per pallet and \$250 per shipping for four pallets of clay in the last four weeks, for a total of \$3,500. This was in order to get them through the last match on March 27th.

Mr. Perry pointed out that they learned an extremely expensive lesson with Sports Surfaces, by spending \$12,000 to \$13,000, taking them at their word, but they could not trust vendors, as their job was to sell something and make money. However,, no one here had the expertise to determine if there was an issue with these courts and suggested finding a third-party vendor to perform an independent analysis on the courts. Ms. Ferguson provided a tennis court resurfacing proposal comparison to the Board, comparing both vendors and noted that in their proposal, Welch included 5 tons of material, compared to U.S. Tennis, which included 2 tons. Mr. Poulos felt that it was highly inappropriate to have only one of the two vendors present to answer questions and requested that Welch remove themselves from the meeting and keep this between the Board. Ms. Sandy pointed out that since this was a public meeting, they could not ask anyone to leave but asked if both vendors were invited. Ms. Ferguson confirmed that U.S. Tennis submitted a proposal but could not attend. Mr. Perry requested that U.S. Tennis attend the next meeting. Mr. Poulos pointed out that both vendors were given the opportunity to attend and one could not make it.

Mr. Gerry Montavani with Welch Tennis introduced himself. They were not here to sell anything or go through the proposal but were simply in attendance to provide their expertise. Mr. Jeffrey McClure, Vice President of Welch Tennis was also present to provide his expertise, as he was ASBA certified in court construction and design. Mr. Sabol questioned Welch's opinion of

their courts. Mr. Montavani confirmed that he inspected the courts and did not dispute that the playing conditions were good, but when he looked at the depth, the courts were half an inch on 75% of the courts, meaning that it was not sustainable for one maintenance person to keep that going and requested that Mr. McClure explain why a resurface was needed. Mr. McClure pointed out that Welch and Fast Dry Courts were the only certified court builder in the State. If the Board wanted a third-party opinion, he offered to provide contact information for Har True, the manufacturer of the clay material. However, regardless of the court builder, when a court was initially built, it was built with 1 inch thickness of clay material. Once below that depth, how the court was irrigated may vary. The court does weather and the material migrates based upon weathering and maintenance. Part of maintaining a court, was moving that clay material around, so it did not get hard or grow algae and mildew. It should be leveled, so there was a nice smooth playing surface.

Mr. McClure further explained when Mr. Montavani took clay depths across different areas of the court, he was only measuring approximately half an inch of the clay and once he was below that, he hit the screenings. With weathering and play, that material would continue to wear and get closer to those screenings, causing complications with the court and the playability. Therefore, Mr. Montavani's recommendation of 5 tons per court, was based off of the clay measurement. The 1.3 tons that staff applied, was considered a dusting, which was why there was no difference when they performed that work. For a 1-inch thickness to cover 7,200 square feet (60 feet by 120 inches) of a single tennis court, 40 tons of clay material was needed. A quarter inch would equate to 10 tons of material. The reason why Mr. Montavani did not recommend putting that much material down, was because three years ago, these courts were resurfaced and recently Sports Surfaces tried to top dress these courts. Mr. Montavani was trying to provide a more reasonable price point, to at least keep the courts in a decent playing condition. Mr. Sabol asked if the recommendation was to have 1 inch of clay at all times on that court. Mr. McClure confirmed that this was the manufacturers recommendation, for a pristine playing condition. The courts were groomed nicely, based on the pictures that he viewed and what Mr. Montavani told him and the fact that a second maintenance guy was added to help and they were adding bags of clay to help with the wearing of the courts, as many communities did not have on-site or daily maintenance and their courts looked terrible.

Mr. Sabol questioned the cost to put down 40 more tons of clay. Mr. McClure clarified that Welch was not recommending putting down 40 more tons, as there was still clay material on those courts. However, to get back to the full 40 tons, they were recommending 15 tons per court; however, they could get away with 5 tons per court, to keep the courts in a good playable condition. Mr. Perry assumed that Mr. McClure did not recommend taking out the existing clay. Mr. McClure confirmed that this was the case. Usually when they do a resurface, they would scrape and remove any algae or dead material, but maintenance staff was doing a great job of keeping those courts clean and the 95% to 100% of the 5 tons, would be in addition to what was already there. Mr. Perry questioned what the court surface would look like when they get down into the half to three-quarter inch depth. Mr. McClure indicated that was the current depth, but during play and maintenance, as material continues to migrate and move around, the green would get thinner and they would get less of that initial inch and it would go down to the sand screenings, which was a brown or whitish color. Those migrate up to the top through the clay material, which messes up the entire system. Mr. Perry questioned with a clay court, whether they would continually be adding clay. Mr. McClure replied affirmatively, depending upon the time of year and the amount of clay that the courts receive, as some areas would wear more than others. These were areas that maintenance was addressing, to prevent any puddling or ponding.

Mr. Poulos questioned where the \$32,995 would be paid out of. Ms. Ferguson confirmed that it would come from reserves. Currently, in the capital reserves, there was \$455,718, but it did not include the transfer that would take place in March. Therefore, there would be \$841,118 in capital reserves. Mr. Poulos pointed out that tennis was the only amenity that non-residents were involved in and would like to shift the tennis burden to the tennis memberships to pay for these courts, moving into the next budget, as the CDD spent close to \$100,000 on the tennis courts. Mr. Perry pointed out that tennis was not making much money, as they only generated \$14,000. Mr. Myers felt that an increase would be justified, if their courts were the best in the area. Mr. Saul questioned the last time that the rates were increased. Mr. Myers recalled that they just increased by 3%, but there could be a bigger increase. Mr. Poulos pointed out if they raised the rates, maintenance costs should decrease, because less people would be using them. Mr. Saul noted that less usage would have less wear and tear, but the rain would not stop coming down to wash them out.

Mr. Myers asked if they had the correct amount of clay from the start, whether one pallet of clay would last them a year. Mr. McClure confirmed that was the case; however, adding more and more material was not sustainable and their goal as court specialists, was not just do a resurfacing, but to be a long-term partner. In order to do it the right way and ultimately save costs long-term, the courts needed to be done correctly and not just top dressing, which was what U.S. Tennis would do. They would bring in material, level it and it would look brand new, but this was not what Welch was recommending. What they were recommending would save the community long-term trouble, money and problems. It was a long-term strategic plan. In addition, Mr. McClure recommended a 3- to 4-inch-deep trench around the entire perimeter, to help the drainage, before the rainy season. Mr. Sabol asked if they did not do anything, whether the courts would start to deteriorate. Mr. McClure replied affirmatively but wanted to better understand the usage of their courts and resident attendance. Mr. Myers indicated that this time of year, they were close to 100%, but in another month, they would be at 75%. They just had a Summer sizzler program, which 50 ladies participated in and the normal players that get together in the Summer months.

Mr. McClure appreciated that information, as it helped him to understand the amount of play these courts were getting and the amount of deterioration and recommended every two years, having the courts top dressed by a court specialist, with between 1.5 to 3 tons of material and new playing lines. There should also be a laser grade resurface with a larger amount of material (approximately 5 tons per court) every five to seven years. Based upon having four courts and the usage of those courts, Mr. McClure further recommended four to six bags of clay per court every two to three months. Mr. Myers pointed out that they should not have to do so, if they have the 1 inch of clay from the start. Mr. McClure indicated that there would be wear from play and weather, as the material would migrate when it rains and the court drains and must be put back. Furthermore, to help aid in the proper drainage of the courts, they must ensure that the outside perimeter of the court was at least 2 inches below the grade of the court, as it would allow the water to run off. Any landscaping that was higher than the court surface, would impede the water from running off of the court, causing water ponding on the court, leading to wear and tear, algae and mildew build up, resulting in more clay material, as they must scrape off the bad material. There being no further questions, Ms. Ferguson thanked Welch for attending this meeting and educating the Board. Mr. Perry questioned how many paying members use the

tennis court. Mr. Myers would provide this information. Ms. Ferguson asked if the Board wanted to consider the proposals or reach out to Har Tru for further information. *There was Board consensus for Ms. Ferguson to obtain further information from Har Tru and invite U.S. Tennis to the next meeting.*

- **Aquatics Manager – Report (Item 4F)**

Ms. Ferguson requested that the Board hear the Aquatics Manager Report at this time, as a representative of Solitude was in attendance. Mr. Sebastian Willis, the Field Operations Manager for Solitude, presented the Aquatic Inspection Report, which was completed by his Field Systems Manager. Ms. Ferguson pointed out that a copy was included in the agenda package and posted on the CDD website. Mr. Poulos questioned whether Lake 4, behind the townhomes, was supposed to look this way or whether there was something that they could do to clean it up. Mr. Willis indicated that to his knowledge, the lake was supposed to look this way. Mr. Poulos felt that it was an eyesore and requested that it be addressed. Mr. Willis would find out why the lake needed to be this way. Mr. Perry asked if Solitude performed the aquatic inspection on their own or if it was requested. Mr. Willis indicated that it was a result of a request and they would provide this report quarterly. Ms. Ferguson confirmed that Solitude was under contract to provide this report. Mr. Saul recalled at a prior meeting, someone mentioned that there was debris in the ponds and questioned whether it was removed. Mr. Willis indicated that they removed at least six bags of garbage, as well as tree limbs, branches, palm fronds and anything that was along the shoreline.

Mr. Sabol questioned the general condition of the ponds. Mr. Willis reported that the ponds were exceeding expectations. The technician was doing a fantastic job. He expressed to Mr. Myers, how beautiful the ponds were. Mr. Sabol recalled that the District Engineer recommended spending in the future, \$1.5 million to redo their lakes and asked if this was necessary. Mr. Willis believed that the engineer was referring to erosion. There was nothing significant at this time and this was precautionary. He recommended an assessment at the end of his report. Ms. Ferguson questioned the cost for an Erosion Assessment Report. Mr. Willis would waive the fee. *There was Board consensus for Solitude to perform an Erosion Assessment Report.* Ms. Ferguson presented a proposal for shoreline restoration in a pond behind 1655 Scarlett Avenue, to repair a pond bank that was damaged by a mower, in the amount of \$9,042.

March 18, 2026

Lakeside Plantation CDD

She was informed by Mr. Myers on January 8th, of an incident that occurred with Getz Outdoor (Getz), when a mower went into the pond. She then emailed Getz, letting them know that they had to get the pond bank back to its original condition. As a result, they placed sandbags, which was not a sufficient repair. Not only did the pond bank needed to be repaired, but there was erosion control on the pond bank that needed to be repaired. A copy of this proposal was provided to Getz, with a request to pay the District within 15 days. Getz requested three proposals, but she informed them that the District was not required to obtain three bids. The email was sent this morning and there was no reply.

Mr. Saul asked if this amount could be deducted from their monthly payment. Ms. Ferguson did not recommend doing so, due to auditing reasons. Mr. Perry preferred for the CDD to pay it and seek reimbursement from Getz. Mr. Saul recalled receiving an email from Mr. Austin Getz, indicating that they would make it right. Ms. Ferguson pointed out that they wanted three proposals, but the CDD preferred to use their aquatic vendor, which was Solitude. Mr. Sabol questioned why Getz wanted three proposals. Ms. Ferguson believed that Mr. Getz wanted a lower amount but felt that Getz should have repaired the pond banks on their own, as they had two and a half months. Mr. Poulos agreed with Mr. Perry that the CDD should pay for it, because if they did not do something, the problem could become worse, as they enter into rainy season. Ms. Ferguson questioned what would happen to the pond bank if the CDD did nothing. Mr. Willis believed with the current state and the sandbags, with one rain, could erode back as far as 3 feet. Mr. Saul preferred to get it taken care of but did not see an issue with getting the money. Mr. Myers agreed, as the main drain box was not too far from where the pond bank was damaged. Mr. Saul questioned how soon the repair could be made, if the Board approves it tonight. Mr. Willis would have his Operations Manager get on top of it.

Mr. Saul MOVED to approve the proposal from Solitude for shoreline restoration repair in the amount of \$9,042 and Mr. Poulos seconded the motion.
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Mr. Perry asked if it could be submitted to the District's insurance company. Mr. Saul felt that the District should not take the risk of increasing their insurance rates and Mr. Getz should submit it to their insurance company.

On VOICE VOTE with Mr. LaVoy, Mr. Saul and Mr. Poulos in favor and Mr. Perry and Mr. Sabol dissenting, the proposal from Solitude for shoreline restoration repair in the amount of \$9,042 was approved. (Motion Passed 3-2)

FOURTH ORDER OF BUSINESS

Direction of Operations

A. Report

Mr. Myers reported that year to date, from October 1st to present, there was at \$29,765 in sales, versus the prior year October 24th to March 18th, sales were \$21,687.50, for an increase of \$8,077.50 or 24%. The front parking lot of the Clubhouse has been cleaned, seal coated and the new parking bumpers and striping were installed. The last phase of power washing the sidewalks on Plantation Boulevard, was being completed yesterday. The office Clubhouse Internet has been switched from Frontier to Xfinity, as there was no Internet in the office for two weeks. For anyone using the Internet, they just needed to click on, “*Clubhouse*” and it would be connected without a password. He obtained quotes for the Palm tree trimming for the upcoming hurricane season. At the last meeting, Mr. Poulos requested that he get with MRT, which he did, but they were five or six weeks out in getting a representative out here to do an analysis on the front entrance and would call them again. Mr. Myers apologized for not having the sales information on the agenda, as it did not print out.

B. Grounds Maintenance Report

1. Getz Outdoor Monthly Report

Ms. Ferguson presented the monthly report from Getz Outdoor, which was included in the agenda package.

C. Discussion of Proposals for Tree Trimming

1. Getz Outdoors

2. Greentopps Landscape Maintenance & Tree Services

Mr. Myers presented proposals for Palm tree timing from Getz Outdoors in the amount of \$5,200 and from Greentopps (Greentopps) Landscape Maintenance & Tree Services in the amount of \$7,340. However, the proposal from Greentopps included an administrative fee, which would be removed, as the District would pay with a check versus ACH debit. Mr. Myers pointed out that he obtained pricing from Greentopps on the Palm trees, because they did a great job on their Oaks and finished them in a day in a half, which amazed him. They assured him that they

could do the Palm tree trimming in one day. Getz' proposal was less, but he did not have any confidence in Getz right now. Mr. Saul agreed. Mr. Sabol concurred, as the proposal from Greentopps was detailed and the one from Getz was minimal.

Mr. Saul MOVED to approve the proposal from Greentopps Landscape Maintenance & Tree Services for Palm tree trimming in the amount of \$7,340, minus \$226.20 administrative cost and Mr. Poulos seconded the motion.

Mr. Perry asked if it could be submitted to the District's insurance company. Mr. Saul felt that the District should not take the risk of increasing their insurance rates and Mr. Getz should submit it to their insurance company.

On VOICE VOTE with all in favor the proposal from Greentopps Landscape Maintenance & Tree Services for Palm tree trimming in the amount of \$7,340, minus \$226.20 administrative cost was approved. (Motion Passed 3-2)

Mr. Perry agreed with hiring Greentopps, as the Greentopps proposal was detailed and Getz just provided numbers. Mr. Myers was leaning towards Greentopps, as they described each area that they were going to do in detail and Getz just counted trees. However, they counted 16 trees at the front entrance, but he counted 22. Ms. Ferguson liked that they would be in and out.

D. Discussion of Pool Leak

Ms. Ferguson reported that the pool leak was fixed and provided to the Board Members, a utility schedule from GMS' Accounting Department, as well as a handout of different emails with Rockstar Pools from January 28th. The Accounting Department and the county, notified her that there was a problem with the pool water usage, resulting in the email to Rockstar Pools. In October, the pool water bill was \$136, in November it was \$830, in December it was \$1,141, in January it was \$1,882, in February it was \$2,917 and in March it was \$4,404. There would not be a full cost analysis until the next month's statement was received, but based on the averages, they would ask the pool maintenance vendor to reimburse the District \$10,000 for water usage. Ms. Sandy questioned whether they needed to talk to the District Engineer about whether there would be any damage to District property from the water leak. Ms. Ferguson noted that a representative

from Rockstar Pool was onsite with Mr. Myers and admitted that he did not hook up a pipe. Mr. Saul explained that there was a pipe tee that ended up being underneath one of the boxes. As a result, there was an open end of this pipe. The representative claimed that mud was packed in the pipe, keeping the pipe from leaking, but eventually the mud broke free, resulting in thousands of gallons of water gushing out. He has not been out there since and asked if the contractor cut a section of the concrete out, filled it up and leveled it or if it was still a mess. Mr. Myers indicated that they filled it with dirt. Mr. Saul questioned whether this needed to be addressed, as it was a trip hazard.

Mr. Sabol believed that the CDD should be reimbursed for the water but also reimbursed for what was dug up. Ms. Sandy indicated that it must be put back to the original condition and if it has not happened, that would be an additional item that they would need to pay for. Mr. Poulos questioned whether anyone spoke with the city Utilities Department about doing an adjustment on the bill. Mr. Myers confirmed that he spoke with them. Mr. Poulos pointed out that the city would look at the previous bill and do a one-time adjustment. If the CDD provided the pool contractor with a quote for \$10,000, the CDD better have a quote from a new pool company. Mr. Saul recalled that before the meeting started, they discussed the condition of the pool. Ms. Ferguson asked if Ms. Sandy recommended reaching out to the District Engineer to review the work that was performed on the pool leak. Ms. Sandy felt that it was worth having a conversation with them. Ms. Ferguson would speak with them. Mr. Perry was told by a subsidiary of this pool company that the filters have not been replaced. Mr. Myers confirmed that the pool heaters quit working, which he discussed with the pool company. He also had some cleaning issues with them. Mr. Saul received pictures from residents showing film in the water. There was also an odor in the hot tub.

Mr. Poulos pointed out that he runs a facility that has a pool with a million gallons of chlorinated water in it every single day and if a storm comes in and dumps 30 minutes of rain into the pool, the chemicals would go out of whack. Therefore, there needed to be someone back there immediately. There was film on the water, because there was too much water in the pool and it could not be guttered out. They needed to bring it in-house and have certified staff members take care of the equipment. Hot tubs, in his opinion, were disgusting. They were human soup kitchens. Regarding the filter to the geo-thermals, he did not know what they were talking about and if they were referring to the strainer basket from the pool that restricted the flow. Mr.

Myers confirmed that it restricted the flow. Mr. Poulos pointed out that it was basic maintenance to change those out every single day. He did not care if they changed pool companies, because they would have the same problems. A Resident asked if they had someone every morning looking at these things. Mr. Myers confirmed that the water was tested every morning when the pool company was not onsite. They come on Mondays, Wednesdays and Fridays, which was a problem, because they needed to be there during the weekend. Mr. Sabol agreed with Mr. Poulos that they needed to have the proper people running it, because if there was an influx of water after a storm, the chemicals needed to be adjusted, unless there was a self-adjusting system. Ms. Ferguson pointed out that they were still collecting information and would send an email to the pool contractor to discuss where to go from here and contact the city Utility Department.

E. Consideration of Proposals for Tennis Court Resurfacing

- 1. U.S. Tennis & Recreation - \$18,600
- 2. Welch Tennis - \$32,995

This item was discussed.

F. Aquatics Manager

- 1. Report

This item was discussed.

FIFTH ORDER OF BUSINESS

Business Items

A. Public Hearing

- 1. **Consideration of Resolution 2026-06 Adopting the Amendments to the Amenity Facility Policies & Amenity Rates, Deposits & Fees**

Ms. Ferguson presented Resolution 2026-06, Adopting the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees. At the last Board meeting, there was discussion from Harold that he wanted to change the rental rates to hourly, which caused the public hearing to be re-advertised. Staff also worked with Ms. Sandy to amend some of the policies. Ms. Sandy discussed the changes, which were in a redlined version that was included in the agenda package. The primary change was to the Rate Schedule, which was in the back of the Amenity Policies, but there were a few other items that needed some clarification, according to staff and feedback that they received, which were the following:

- On Page 5, under the non-resident annual user fee, it was clarified to reflect those that paid the non-resident annual user fee were non-resident members.
- On Page 13, under the General Facility Reservation Policy, included in the list of those that could rent the facility, non-residents were added, since non-residents were allowed to rent the facilities, subject to paying a fee.
- On Page 15, under the Tennis Program for Non-Residents, there was confusion about who were tennis members versus non-resident members. As a result, additional language was added referring back to the original definition of a non-resident member, an individual that did not own property in the District who was paying the non-resident annual user fee. In addition, a tennis member, was defined as an individual not owning property in the District who was paying the tennis member annual user fee.
- Under the Tennis Guest Policy, for residents, non-resident members, renters and tennis members, it was clarified that the daily guest pass was applied on a per tennis guest basis and they would pay \$10. There was confusion about whether residents, renters and non-resident members would only pay \$10 for all of their tennis guests at one time.

Ms. Sandy pointed out that Item 4 under the Tennis Guest Policy, regarding long term house guests, indicated that daily guest passes and limitations on tennis guests, did not apply to registered guests staying in a resident or renter's home located within the District. This language was added at the Board's direction and District staff was looking for clarification from the Board on whether it was the Board's intention to have a separate policy for houseguests versus residents bringing guests and having to pay the daily rate. Ms. Ferguson felt that this would be hard for staff to track and therefore it should be changed back. *There was Board consensus to remove Item 4 under the Tennis Guest Policy.* Ms. Sandy noted the following changes to the rates, which was on Page 60:

- Under Item 3, the last line of the chart was deleted, due to it appearing in a subsequent chart.
- On Page 61, the great room now has an hourly rental rate of \$100 per hour for patrons and \$150 for non-residents. The deposit was the same amount. They could reduce amounts but not increase amounts.

- On Page 61, the Board requested a reduction in the additional fee for events with alcoholic beverages. It was reduced to \$100 for patrons and \$150 for non-residents and the additional deposit was removed.

Mr. Myers preferred to eliminate the alcohol fee, because they were now requesting daily event insurance with the rider fee. Mr. Poulos was fine removing it, if they were required to purchase event insurance. Mr. Saul agreed. *There was Board consensus to remove the fee for events with alcoholic beverages but requiring insurance and removing the deposit.* Mr. Poulos felt that a \$300 deposit was high, especially if someone was coming in for an hour and paying \$100 to reserve the room. Mr. Saul felt that there needed to be a deposit, especially if someone else wanted to rent the facility for four hours. Ms. Ferguson believed that the purpose of the deposit was to cover damages. Mr. Myers recommended adding that it was a damage deposit. Ms. Sandy pointed out that it was discussed in the policy. Mr. Poulos indicated that 25% of the rental fee was typically assessed for a damage deposit, but it could not be applied to hold the room. Ms. Sandy could see it being used for both, especially if someone cancelled after a certain period of time, as the District could keep that deposit, because it lost the ability to rent it to someone else. However, at the same time, it could be applied if there damage, but if there was no damage, it could be applied to the fee owed. Mr. Poulos felt that they either needed to collect the full rental amount plus the deposit and refunding the deposit or the deposit goes towards the total. Ms. Ferguson felt that there needed to be a rental fee and a separate deposit. Mr. Poulos reiterated that \$300 was high.

Ms. Sandy pointed out that Item 6 under the Rental Policy refers to the deposit and stated, *“Any individual and/or group renting portions of the Amenity Facilities must pay the appropriate fee and submit a security deposit in the amount set forth in the chart above and 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. 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 must be made from time to time, in the Facility Manager's sole discretion." Mr. Saul asked if anyone ever said anything in reference to the deposit. Mr. Myers never heard anything as he always applied it to their balance, but they needed to put in the Rental Agreement that it was a separate damage deposit, which would be returned after the event was over. Mr. Poulos disagreed with this, as they were asking people to pay \$900 upfront. Mr. Myers pointed out that he received \$905 for a Sweet 16 yesterday and did not charge an extra \$300 for a damage deposit. Ms. Ferguson asked if they were paying by credit cards or check. Mr. Myers confirmed that he received checks and cash.

Ms. Sandy indicated that what they were looking for in this case, was Board direction on whether there should be a damage deposit and if so, what that amount should be. Mr. Myers preferred that it be listed separately. Ms. Sandy pointed out that the deposit was listed and what it was intended to be and they had not listed two separate deposits. Therefore, they could not create two separate deposits at this time. Mr. Myers suggested having a booking/damage deposit, so people understood what it was for. Mr. Poulos pointed out that in order to rent the water park, they needed to rent it the day of the event and pay \$900 per hour and 25% for staff, but if they did not damage the facility, \$300 would be returned, but voiced concern that staff was not doing that. If the rental was \$600, they were telling residents to pay \$300 today and the other \$300 at a later date. Mr. Myers indicated that they needed to pay it 30 days prior. Mr. Poulos suggested requiring event insurance, as \$300 on top of the rental was too high. Mr. Saul pointed out that event insurance was only needed if alcohol was being served. Ms. Ferguson recalled in her prior years in amenity management, they always took two payments at the same time and a rental application, to secure rentals. Most of the time they took checks and people wrote one check for the rental fee and one check for the security deposit, filled their rental paperwork out and staff confirmed the booking on the calendar. The check for the rental fee would go to the bank for deposit and the security check would be stapled to the back of the paperwork. After the party, staff would review everything and either shred the check or give it back to the homeowner.

Mr. Poulos felt that if they charged \$100 to rent the facility and a \$300 deposit, no one would rent the facility. Mr. Saul pointed out if a chair was broken, the cost to replace the chairs would be over \$100. Mr. Poulos voiced concern about no revenue coming in, because the Board made it difficult for people to rent the facility and did not want to hear about it in September. Ms.

Ferguson pointed out that they would not take \$300 if a chair or two were broken. They could take the amount of the replacement and refund the rest of it back. Mr. Saul noted if they do what Ms. Ferguson was saying, they were not cashing a \$300 check. Mr. Poulos felt that it was terrible accounting to not cash the check. Ms. Sandy questioned what deposit would normally be charged for an hourly rental. Mr. Myers indicated that if they were coming for an hour, they normally pay \$100 and not \$300 on top of that. Ms. Sandy wondered if it made sense to charge a certain percentage or amount per hour. Ms. Ferguson suggested making it equal to the hourly rate, for example, if the hourly rate was \$100, their security deposit would be \$100. Ms. Sandy pointed out that the maximum that they could charge was \$300 and suggested charging a resident \$50 per hour for the deposit for a maximum of \$300 and a non-resident \$75 per hour. Mr. Saul felt that made sense. *There was Board consensus.*

On MOTION by Mr. Saul seconded by Mr. Poulos with all in favor the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees was opened.

Mr. Gary Ronald of 2608 Peach Circle did not think it was fair to charge a resident \$50 less per hour than a non-resident, as residents were already paying \$1,600 in assessments to the CDD that goes towards the amenities. If the CDD wanted to make money, they should remove the clay from the tennis courts and put gravel and asphalt over it. As long as there was clay, it was going to cost thousands of dollars per year, which was wasteful spending. Mr. Saul liked what Mr. Poulos stated at the last meeting and asked him to repeat it. Mr. Poulos agreed with Mr. Ronald's point of view, but the CDD had no revenue coming in. He had friends who lived in Heron Creek Golf and Country Club that had to pay golf dues every year and pay a percentage at the Clubhouse every month. Mr. Ronald pointed out that golf and country clubs were different. Mr. Poulos suggested putting out a survey to residents asking if they wanted to rent the Clubhouse and if they say no, the Board could take action to not have rates, but the rates help keep CDD assessments at its current amount and it was not fair for a resident to close down the Clubhouse to the rest of the community without charging them. Mr. Cipriano of 2510 Magnolia Circle agreed with Mr. Ronald that residents should not be charged to use the Clubhouse and did not like for the CDD Board to have discussion for three hours, open it up to residents to speak

and nothing gets done. Mr. Rich Maltese of 2486 Magnolia Circle agreed with Mr. Ronald but noted that CDD assessments increased every year that he lived in the community. Mr. Saul recalled that they did not increase last year. A Resident understood that there was a kitchen fee as well and did not think that a fee would keep CDD fees down, as the CDD was spending too much money.

Ms. Ann Tyler of 1988 Scarlett Avenue lived in the community for 20 years and recalled that there was always a fee for private parties, but what the CDD wanted to charge was ridiculous. However, the HOA was never charged and should not be charged. Ms. Terri Maltese of 2486 Magnolia Circle agreed that residents should not be charged to rent the facility, but non-residents should be charged. Ms. Josie Cipriano of 2510 Magnolia Circle felt that residents should not be charged to have a community event. Mr. Poulos clarified that the rate that was being charged was for individuals to have a party. The CDD was paying GMS \$300,000 to staff the Clubhouse, but if residents wanted to lower their assessments, there should be discussion during the budget about reducing this expenditure by staffing this facility Monday through Friday. The Board did not know that the Carriage Homes were renting this facility for free, until the LPSPG informed the Board. His goal was to keep assessments the same or lower them. Mr. Perry felt that Mr. Poulos was misleading people, as the \$300,000 was for personnel and not GMS. Ms. Cipriano could not afford to pay \$200 or \$300 to have fun with her community, but if she wanted to have a private party, she would gladly pay for it. Mr. Perry pointed out that the HOA could use the facility for free for 12 meetings per year and if they had 10 meetings, they could use the extra two meetings for parties. He was not going to vote for this proposal, as they were charging HOA Members for something that they were already paying for.

Mr. Don Peacock of 2494 Magnolia Circle pointed out that many of the residents were seniors who had fixed incomes. When the CDD assessment was increased by \$500 after Hurricane Ian, residents were led to believe that it was a one-time assessment and was used to maintain the tennis courts. He further recalled that a resident who was a real estate agent, informed the Board that this CDD was paying the highest assessment and HOA fees in the area and questioned whether this now compared to surrounding communities. Mr. Perry pointed out that budget season was coming up, where this would be addressed. Mr. Peacock felt that residents should have an opinion on what should and should not be funded, since it was the residents money. In addition, residents were not receiving a response to their questions when

asked during a meeting. It was nice to improve the tennis area but questioned whether it was a necessity. Mr. Peacock requested a copy of the rental agreement, so he could see a breakdown. Regarding Mr. Perry's comment about the HOA having 12 meetings per year, Mr. Myers recalled that the Carriage Homes had two extra meetings due to their landscaping project but did not charge them anything. Mr. Peacock asked if there was an additional cost for the kitchen or for using a microphone. Ms. Ferguson pointed out that according to the rental rate chart in the Amenity Facility Policies, there was a kitchen use fee and additional rental fees, but Mr. Myers had a more specified list on what has been charged for various items, including the popcorn machine, the TV and other items. Mr. Myers indicated that the kitchen was a separate charge of \$150. Ms. Ferguson further clarified that if the HOA had additional events, they were charged.

On MOTION by Mr. LaVoy seconded by Mr. Poulos with all in favor the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees was closed.

Mr. Poulos proposed charging no fees to residents for the great room and multipurpose room/library and charging non-residents and requested a full assessment of their current amenities contract at the budget meeting and a report from Mr. Myers on how many non-residents versus residents rent the facility. It was mentioned that charging \$50 was not enough, but the Board could not go higher than what was advertised. He was only interested in lowering the actual room rental charge. Mr. Saul voiced concern about losing the rental income. Mr. Poulos offered to hear, individually from residents to get insight, but if they lowered the rental income, he would take a hard look at the personnel contract during the budget cycle, as personnel was the largest expense in their budget. Mr. Perry recalled that Clubhouse rentals through February 28th was \$4,556. Mr. Sabol pointed out that they were all in the same boat, as a loaf of bread used to cost 50 cents, but was now \$5.00. A gallon of gas used to cost 75 cents and was now going up to \$5.00. They could not control inflation. Ms. Ferguson requested direction from the Board on whether the Board wanted to approve the rates as presented or make changes. Mr. Perry proposed treating all HOAs the same as the community clubs and not charge them for the rental of this facility for non-HOA meeting events.

Ms. Sandy pointed out that Section 10 of Amenity Facility Policies stated, *“HOAs 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 the sole discretion of the Facilities Manager, up to 12 months in advance, for the purpose of holding meetings of the HOA. Community clubs may be allowed to reserve the great room or multi-purpose room without payment of the applicable rental rates, up to four times per calendar year, for the purpose of holding community events hosted by a community club.”* Mr. LaVoy asked if they could not allow the HOAs to have two separate events per year. Mr. Saul recalled that this was originally discussed, but it was not approved. Mr. LaVoy requested that it be discussed again. Ms. Ferguson confirmed that they could allow it. Mr. LaVoy suggested allowing the HOA to have a come home party and going away party. Mr. Peacock felt that it should be granted at no fee. A Resident pointed out that none of the residents clean the Clubhouse and take out the trash nor were they going to pay the electric bill and felt that paying \$50 to rent the facility was reasonable.

Ms. Ferguson asked if the Board wanted to consider Mr. LaVoy’s suggestion. Mr. Poulos was in support of charging no fees to residents for the great room and multipurpose room/library and dealing with it during the budget cycle. Mr. Perry concurred. Mr. Poulos pointed out that even if the CDD charged \$20 an hour, there was still going to be an uproar. However, if there was no fee, it was going to be a nightmare. During the discussion, a derogatory comment was made, which he did not appreciate, as he had three kids at home that he did not get to kiss goodnight to, because he had to deal with all of this. He did this because he loved this community and was proud of it. For three years, no one was defending this and the rates kept increasing. He paid \$735 in assessments for two years; it increased to \$1,000 for two years and he was now paying \$1,300 in assessments. As such, he was willing to go down to zero for residents and let it play out. Mr. Peacock appreciated Mr. Poulos’ service and noted that residents tried to form a committee to help out the community. Mr. Perry pointed out that they had two proposals, one from Mr. Poulos to not charge residents and the other from Mr. LaVoy, to allow the HOA to have two social events per year at no charge. Mr. Saul questioned whether Mr. Poulos wanted to charge no fee or charge a fee to break even. Mr. Poulos felt that there needed to be a fee. If they went to zero, they must cut the personnel budget but would look at having a fee less than \$100, because if it was zero, the Clubhouse would be rented out every

single day. Ms. Ferguson pointed out that a fee was charged, because the person renting it was taking an asset away from someone else and suggested continuing this public hearing for the next meeting.

Mr. Poulos felt that they needed to look at what was a necessity, what was nice to have and what they could do without and was willing to sit down with anyone to discuss this, but the only real line item that was going to move, was personnel services. The prior District Manager informed the Board that assessments would decrease by \$400 in two years, but it did not happen after Hurricane Ian. They were looking at another flat rate of assessments for another year, but the question was how to keep up with rising costs, when the only income that the CDD could collect, they were being asked to lower it. If they tabled the public hearing to the next meeting, he asked if this was the budget meeting. Ms. Ferguson indicated that the budget would be presented in May. Mr. Poulos proposed limiting the agenda to five items. Ms. Ferguson requested a motion to re-open the public hearing and then a motion to continue the public hearing to the next meeting. Mr. Perry suggested discussing the items that they need to address at this meeting and tabling to the next meeting. Ms. Ferguson felt that they needed to address the business administration items.

On MOTION by Mr. Poulos seconded by Mr. Perry with all in favor the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees was reopened.

On MOTION by Mr. Poulos seconded by Mr. Saul with all in favor continuing the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees to April 15, 2026 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida was approved.

Ms. Ferguson requested that Board Members email her individually with their thoughts and concerns by April 3, 2026 and would work with Ms. Sandy and Mr. Myers on the policies.

- B. Consideration of Traffic Logix Proposal for Flashing Speed Signs**
- C. Consideration of Community XS Proposal to Provide Search Engine Organization** *(To Be Provided Under Separate Cover)*

These items were tabled.

D. Discussion of Landscape Maintenance Services

Mr. Perry requested tabling this matter. Mr. Poulos questioned when this process could start, if the Board wanted to change landscape companies and if April 15th was too late to start. Ms. Ferguson confirmed that it was not too late to start the process and provided a proposal from GMS, if the Board was interested in issuing a Request for Proposal (RFP). The earlier they started the process, the better, as they would have a better chance of getting budget numbers. The GMS proposal was for the Direction of Field Operations to develop a scope of services, specifications, map and go through the entire RFP process. It would be a formal bid. Mr. Myers solicited a bid that was over the threshold and therefore, the CDD must go through the formal process. Mr. Saul pointed out that the GMS proposal was \$2,500 and felt that it was in the best interest of the District. He no longer wanted to contract with Getz, as they were claiming that they did not know about a pond and residents were seeing palm fronds down Plantation Boulevard.

On MOTION by Mr. Saul seconded by Mr. Perry with all in favor going out for Request for Proposal for landscape services was approved.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor the proposal from GMS to develop a scope of services, specifications and maps for the landscape Request for Proposal process in the amount of \$2,500 was approved.

SIXTH ORDER OF BUSINESS

Business Administration

A. Approval of Minutes of the February 18, 2026 Meeting

Ms. Ferguson presented the minutes of the February 18, 2026 meeting, which were included in the agenda package. There were no corrections.

On MOTION by Mr. Saul seconded by Mr. Sabol with all in favor the Minutes of the February 18, 2026 Meeting were approved as presented.

- B. Approval of Check Register**
- C. Balance Sheet & Income Statement**
- D. Special Assessment Receipts Schedule**

Ms. Ferguson presented the February 1, 2026 to February 28, 2026 Check Register, in the amount of \$82,182, Unaudited Financial Statements and Special Assessment Receipts Schedule, which were included in the agenda package.

On MOTION by Mr. Sabol seconded by Mr. Poulos with all in favor the February 1, 2026 to February 28, 2026 Check Register in the amount of \$82,182 was approved as presented.

SEVENTH ORDER OF BUSINESS

General Audience Comments

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

- Mr. Don Peacock of 2494 Magnolia Circle asked if the Villas would be charged for a party that they were having on March 28th.

Ms. Ferguson indicated that the current policies require the Villas to pay for an event. Mr. Poulos was under the impression that even if the Board approved the rates two or three months ago, the Board would allow the HOAs to finish out the year, based on what was previously approved. Mr. Peacock pointed out that the Villas never paid for an event. Mr. Myers informed the President of the Villas that they would have to pay and recommended that they come to this meeting. Mr. Poulos asked if the Board could make a motion to waive the fee. Mr. Saul pointed out if the Board approved it, it would be a one-time deal until formal policies were approved. Mr. Peacock indicated if they had to pay \$500, they would not have the party in this room and would have it at their pool, which was not an ideal place for a party. Ms. Sandy recalled that part of the consideration was that the HOA would not be paying the rental fee for events and asked if the location had been reserved. Mr. Myers confirmed that the room was booked that day with someone else. Mr. Peacock pointed out that the Villas did not remove it. It was removed because they refused to pay the fee. Ms. Ferguson indicated that the room would only be secured if they paid. Mr. Myers pointed out if the Board wanted to waive the fee for one time, the first two Saturdays in April were open. Mr. Peacock would mention it to his Board, but requested that a cost analysis of the tennis court be performed, as a small percentage of the community plays tennis. Ms. Ferguson pointed out that Har Tru information would be provided to the Board at the

next meeting. Ms. Sandy clarified that rentals by community clubs, when they hold events, must be open to all members of the community and rental insurance was required, if alcohol was being served. Mr. Peacock understood. Ms. Sandy pointed out that they must agree to follow all of the same requirements that a community club complies to.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor authorizing a one-time Villas HOA event for a date to be determined at no cost, subject to conforming to all policies that a community club must abide by was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There being no comments, the next item followed.

B. District Engineer

There being no comments, the next item followed.

C. District Manager

- 1. Cost Analysis for Janitorial Services** *(To Be Provided Under Separate Cover)*
- 2. Discussion of Speed Limit Signs & Sidewalk Parking Enforcement**

These items were not discussed.

NINTH ORDER OF BUSINESS

Supervisors Requests

Mr. Poulos requested that the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees be held at 5:00 p.m. versus 6:00 p.m.

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor amending the prior motion to continue the Public Hearing on the Adoption of the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees to April 15, 2026 at 5:00 p.m. at this location was approved.

TENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, April 15, 2026 at 5:00 p.m.
at Lakeside Plantation Clubhouse**

On MOTION by Mr. Saul seconded by Mr. LaVoy with all in favor changing the next regular meeting to April 15, 2026 at 5:00 p.m. at this location was approved.

ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor the meeting was adjourned at 9:16 p.m.

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION VII

Subsection B

Lakeside Plantation Community Development District

Summary of Invoices March 1, 2026 to March 31, 2026

<i>Date</i>	<i>Check No.'s/Vendors</i>	<i>Amount</i>
<i>General Fund</i>		
3/10/26	3924-3931	\$ 20,079.95
3/31/26	3932-3939	\$ 7,943.69
General Fund Check Total		\$ 28,023.64
<i>General Fund - Auto Pay</i>		
	NP Utility	\$ 4,905.87
	Frontier	\$ 248.28
	ADT	\$ 580.00
	FPL	\$ 3,559.49
	Marlin Lease	\$ 104.86
	Comcast	\$ 195.28
	Everon	\$ 519.04
General Fund Auto Pay Total		\$ 10,112.82
Total		\$ 38,136.46

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/10/26	00417	2/27/26	12	202602 330-53800-12000		*	23,668.33		
			FEB26	AMNEITY ATTENDANTS					
3/02/26		49		202603 310-51300-34000		*	4,560.42		
			MAR26	MANAGEMENT FEES					
3/02/26		49		202603 310-51300-35100		*	199.50		
			MAR26	INFO TECH					
3/02/26		49		202603 310-51300-31300		*	87.50		
			MAR26	DISSEMINATION					
3/02/26		49		202603 310-51300-42500		*	47.25		
				COPIES					
3/02/26		49		202603 310-51300-42000		*	102.69		
				POSTAGE					
GOVERNMENTAL MANAGEMENT SERVICES								28,665.69	000001
3/09/26	00463	3/02/26	1321	202603 320-53800-46400		*	11,815.24		
				MARCH LANDSCAPE MAINT					
AUSTIN GETZ DBA GETZ OUTDOOR								11,815.24	003924
3/09/26	00258	3/02/26	28829	202603 310-51300-32200		*	2,000.00		
				AUDIT FYE 9/30/2025					
GRAU AND ASSOCIATES								2,000.00	003925
3/09/26	00444	3/02/26	JB030220	202603 330-53800-48000		*	468.75		
				FIT CORE CLASSES					
JACQUELYN BALDELLI								468.75	003926
3/09/26	00488	3/05/26	2	202603 330-53800-48900		*	800.00		
				REGULAR CLEANINGS					
JIH CARE SOLUTIONS								800.00	003927
3/09/26	00467	3/01/26	2250	202603 330-53800-51100		*	1,900.00		
				COMMERCIAL CLEANING					
MONSTER POOLS INCORPORATED								1,900.00	003928
3/09/26	00272	3/02/26	PSI24287	202603 320-53800-46000		*	1,350.96		
				LAKE MAINT					
SOLITUDE LAKE MANAGEMENT LLC								1,350.96	003929
3/09/26	00431	3/01/26	48102	202603 310-51300-35200		*	150.00		
				WEBSITE MAINT					
VENTURESIN INC								150.00	003930
3/09/26	00483	2/25/26	173539	202602 330-53800-52000		*	1,595.00		
				HYDROBLEND BAGS					
10-S TENNIS SUPPLY & DINKSHOT PICKL								1,595.00	003931

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/30/26	00200	3/18/26	BS031820 BOS	202603	310	51300	11000		ALAN SABOL	*	200.00	200.00	003932
3/30/26	00453	3/18/26	KS031820 BOS	202603	310	51300	11000		KENNETH SAUL	*	200.00	200.00	003933
3/30/26	00371	2/27/26	3704593 ATTORNEY FEES	202601	310	51300	31500		KUTAK ROCK LLP	*	3,857.69	5,997.69	003934
		3/23/26	3717126 ATTORNEY FEES	202602	310	51300	31500			*	2,140.00		
3/30/26	00401	3/18/26	PL031820 BOS	202603	310	51300	11000		PATRICK LAVOY	*	200.00	200.00	003935
3/30/26	00326	3/18/26	RP031820 BOS	202603	310	51300	11000		RONALD PERRY	*	200.00	200.00	003936
3/30/26	00041	3/03/26	334574 FIRE ALARM SRVC CALLS	202603	330	53800	48100		SECURITY ALARM CORP.	*	580.00	580.00	003937
3/30/26	00362	3/10/26	I75248 POOL HEATER RPR	202603	330	53800	51000		SYMBIONT SERVICES CORP	*	158.00	316.00	003938
		3/13/26	I75373 POOL HEATER RPR	202603	330	53800	51000			*	158.00		
3/30/26	00428	3/11/26	TD031120 TRIVIA	202603	330	53800	48000		TIMOTHY DOWD	*	250.00	250.00	003939
TOTAL FOR BANK A											56,689.33		
TOTAL FOR REGISTER											56,689.33		

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 12**Invoice Date:** 2/27/2026**Due Date:** 2/27/2026**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Amenity Attendants- Feb 26		23,668.33	23,668.33
Total			\$23,668.33
Payments/Credits			\$0.00
Balance Due			\$23,668.33

Governmental Management Services- Tampa, LLC1001 Bradford Way
TN 37763**Invoice****Invoice #:** 49**Invoice Date:** 3/2/2026**Due Date:** 3/2/2026**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- March 26		4,560.42	4,560.42
Information Tech- March 26		199.50	199.50
Dissemination Agent- March 26		87.50	87.50
Copies		47.25	47.25
Postage		102.69	102.69
		Total	\$4,997.36
		Payments/Credits	\$0.00
		Balance Due	\$4,997.36

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.: 1321
Terms: Due on receipt
Invoice date: 03/02/2026
Due date: 03/02/2026

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

Total \$11,815.24

Ways to pay



[View and pay](#)

Grau and Associates

1001 W. Yamato Road, Suite 301
 Boca Raton, FL 33431
 www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

Lakeside Plantation Community Development District
 4530 Eagle Falls Place
 Tampa, FL 33619

Invoice No. 28829
 Date 03/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,000.00</u>
Current Amount Due	\$ <u>2,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Henner 3/2/21

Check Request

District	Lakeside Partition CDD	Date	3/2/2026
Payable to	Jacoe Baildell	Account Number	
Amount Requested	\$468.75		
Requested By	Harold Myers		
Description of Need	Fit to Core February 2026		
Approved By	<i>Harold Myers</i>	Signature	<i>Harold Myers</i>
Received By		Signature	

Fit to Core February 695.00
 CDD 25% 156.25
 Jackie's Check request 468.75



Hannah 3/5/26

170



Gisella Villavicencio
J.I.H. Care Solutions LLC.
1805 NW 16th Pl
Cape Coral Fl 33993
+1 (305) 904-8302

Invoice

BILL TO:

Invoice No.: 2

Lakeside Plantation
2800 Plantation BLVD.
North Port, FL

CLEANING SERVICE

	PRICE	QTY	SUBTOTAL
Feb 12/regular cleaning	\$160.00	1	\$160.00
Feb 15/regular cleaning	\$160.00	1	\$160.00
Feb 17/regular cleaning	\$160.00	1	\$160.00
Feb 19/regular cleaning	\$160.00	1	\$160.00
Feb 22/regular cleaning	\$160.00	1	\$160.00

\$800.00

Subtotal **\$800.00**

Discount **\$0.00**

Tax **\$0.00**

Total \$800.00

For Direct deposit payments:

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

Gisella Villavicencio

03 / 05 / 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 2250
DATE 03/01/2026
TERMS Due on receipt
DUE DATE 03/01/2026

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: PSI242875
 Invoice Date: 3/2/2026

Bill
 To: Lakeside Plantation CDD
 Governmental Mgmt Services-Central Florida, LLC

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

Ship Via
 Ship Date 3/2/2026
 Due Date 4/1/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 3/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,350.96	1,350.96
March Billing					
3/1/2026 - 3/31/2026					
Site 15 Littoral/Wetland					
Site 16 Littoral/Wetland					
Site 18 Littoral/Wetland					
Site 19 Littoral/Wetland					
Lakeside Plantation Cdd LAKE ALL					

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

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

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
3/1/2026	48102

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
3/1/2026		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
Microsoft 365 Business Professional	2	35.00	70.00

Payment Instructions

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

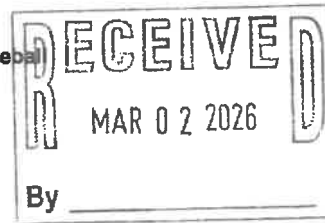
Late Fee Policy

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

Subtotal	\$150.00
Sales Tax (0.0%)	\$0.00
Total	\$150.00
Payments/Credits	\$0.00
Balance Due	\$150.00



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

#173539

Date: 2/25/2026

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	3/27/2026	Harold	Shannon Wilder	Ruskin Truck

Quantity	Item	Options	Customer Description	Rate	Amount
2	OHY5014-RS RS - Hydroblend 50# Bags - (1.4 Ton Skid / 56 Bags) - SM		***7 am - Harold @ 941-423-5500***	\$685.00	\$1,370.00

Subtotal	\$1,370.00
Shipping Costs (Ruskin Truck)	\$225.00
Tax (0%)	\$0.00
Total	\$1,595.00
Amount Paid	\$0.00
Amount Due	\$1,595.00



KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 27, 2026

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

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

ACH/Wire Transfer Remit To:
 ABA #104000016
 First National Bank of Omaha
 Kutak Rock LLP
 A/C # 24690470
 Reference: Invoice No. 3704593
 Client Matter No. 12323-1
 Notification Email: eftgroup@kutakrock.com

Invoice No. 3704593
 12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

12/03/25	S. Sandy	0.30	99.00	Review correspondence regarding blocked sidewalks; confer regarding same
01/07/26	S. Sandy	0.20	66.00	Review draft agenda; confer with Ferguson regarding public hearing on amenity rules
01/08/26	S. Sandy	0.30	99.00	Confer with Ferguson regarding amenity policies and room rental agreement
01/13/26	D. Wilbourn	0.40	74.00	Prepare resolution adopting amended amenity policies
01/14/26	S. Sandy	2.20	726.00	Update and revise amenity facility policies; prepare resolution for same
01/15/26	S. Sandy	0.70	231.00	Confer with Ferguson and Myers regarding amenity facility policy; prepare for meeting
01/15/26	D. Wilbourn	0.20	37.00	Prepare resolution adopting amended rules
01/16/26	S. Sandy	0.20	66.00	Prepare response to JLAC regarding audit finding
01/16/26	D. Wilbourn	0.50	92.50	Prepare response to JLAC letter

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 23, 2026

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3717126
Client Matter No. 12323-1
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3717126
12323-1

Re: General Counsel/Monthly Meeting

For Professional Legal Services Rendered

02/02/26	S. Sandy	1.50	495.00	Confer regarding cleaning service agreement and Sports Surface invoice; prepare notices of rulemaking and rule development, including revised chart of amenity rates related to the same
02/02/26	D. Wilbourn	0.40	74.00	Update janitorial services agreement and communications in connection with same
02/03/26	S. Sandy	0.60	198.00	Finalize notices for the public hearing on the amenity rates
02/03/26	D. Wilbourn	1.00	185.00	Update and revise notices of rule development and making; update and revise janitorial services agreement
02/10/26	S. Sandy	1.10	363.00	Review draft minutes and draft agenda
02/18/26	S. Sandy	2.50	825.00	Prepare for and attend meeting; conduct follow up regarding same
TOTAL HOURS		7.10		

KUTAK ROCK LLP

Lakeside Plantation CDD
 February 27, 2026
 Client Matter No. 12323-1
 Invoice No. 3704593
 Page 2

01/20/26	S. Sandy	1.10	363.00	Update and revise amenity policies per board direction; review agenda package; prepare for board meeting
01/21/26	S. Sandy	3.00	990.00	Prepare for and attend board meeting; conduct follow up regarding same
01/22/26	D. Wilbourn	0.20	37.00	Prepare notices of rule development and making
01/29/26	P. O'Bryant	1.20	354.00	Review contract documents; call regarding contract issues
01/29/26	S. Sandy	0.90	297.00	Attend call regarding sports surfaces agreement
01/29/26	D. Wilbourn	1.00	185.00	Prepare addenda to multiple proposals for maintenance services; prepare janitorial services agreement
01/30/26	S. Sandy	0.40	132.00	Conduct meeting follow up
TOTAL HOURS		12.80		
TOTAL FOR SERVICES RENDERED				\$3,848.50
DISBURSEMENTS				
Travel Expenses			9.19	
TOTAL DISBURSEMENTS				<u>9.19</u>
TOTAL CURRENT AMOUNT DUE				<u>\$3,857.69</u>

KUTAK ROCK LLP

Lakeside Plantation CDD

March 23, 2026

Client Matter No. 12323-1

Invoice No. 3717126

Page 2

TOTAL FOR SERVICES RENDERED \$2,140.00

TOTAL CURRENT AMOUNT DUE \$2,140.00

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: March 18, 2026

	<i>Name</i>	<i>In Attendance Please √</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos	X	No (\$0)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Ken Saul	X	Yes (\$200)
5	Ronald Perry	X	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

Amanda Ferguson
District Manager Signature

3/18/26
Date

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

Attendance Confirmation for BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: March 18, 2026

	<i>Name</i>	<i>In Attendance Please √</i>	<i>Fee Involved Yes / No</i>
1	Devon Poulos	X	No (\$0)
2	Bud Sabol	X	Yes (\$200)
3	Patrick Lavoy	X	Yes (\$200)
4	Ken Saul	X	Yes (\$200)
5	Ronald Perry	X	Yes (\$200)

The supervisors present at the above referenced meeting should be compensated accordingly.

Approved for Payment:

Amanda Ferguson
District Manager Signature

3/18/26
Date

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

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

181



Invoice Number 334574
Sale Date 3/3/2026
Due Date 3/6/2026

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

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

Service Address
 Lakeside Plantation-F
 2200 Plantation Blvd.
 North Port, FL 34286

Description	Qty	Price	Net	Tax	Total
Fire Alarm Service Call - First Hour	1	\$195.00	\$195.00	\$0.00	\$195.00
Fire Alarm Service Call - Per Labor Hour	1	\$145.00	\$145.00	\$0.00	\$145.00
System Sensor 135F RoR and Fixed Heat Detector	6	\$40.00	\$240.00	\$0.00	\$240.00
TOTALS			\$580.00	\$0.00	\$580.00

For Service Provided As Per Work Order Number 131580

-----Return Stub Below-----

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

Customer : Lakeside Plantation CDD



Acct. Bal.	\$580.00	Amount Remitted	<input type="text"/>	Invoice Number	334574
Payment Method	Check <input type="checkbox"/>	Check Number	<input type="text"/>	Bill Payer ID	11765
				CSID	
				Date Remitted	<input type="text"/>
	Charge* <input type="checkbox"/>	Card Number	<input type="text"/>	Billing Zipcode	<input type="text"/>
		Name On Card	<input type="text"/>	Exp Date	<input type="text"/>
	Signature <input type="text"/>			Card ID	<input type="text"/>

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

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

Inv # 334574



182
 Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

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

Phone Number: (941) 423-5500

Work Order #: 92624

Transaction Date: 3/10/2026

Terms: Net

Assigned Tech: Miles M.

*Pool heaters
 Monster Pool did
 not set to correct
 settings after
 leak.
 He*

Invoice #: i75248

Item	Description	Price	Amount	Equipment
Notes	on arrival found heaters off on no pool flow fault used bypass valve to send more water to heaters this allowed heaters to run but brought gpm below posted minimum of 260 checked circ pump VFD, found it set to 46hz this is extremely low. I adjusted drive to run at 52hz, which is still low enough to save substantially on electricity this brought return gpm up to 280 with enough water for geo units to run without issue heaters running with 6.0 poolside Δt and 4.9 source Δt on CN coils, indicating lakesource coils need to be flushed out writing up return for coil and lake screen cleaning/general maintenance	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$120.00	\$120.00	
DIAG FEE (PM)	Diagnostic Fee (PM)	\$38.00	\$38.00	
			Subtotal:	\$158.00
			Tax:	\$0.00
			Total:	\$158.00
			Payments:	\$0.00
			Balance Due:	\$158.00



183
 Symbiont Service Corp.
 4372 North Access Road
 Englewood, FL 34224

Phone: (941) 474-9306
 Fax: (941) 473-9306
<https://symbiontservice.com/>

Bill to
Lakeside Plantation
 c/o Governmental Management Services
 219 E. Livingston St.
 Orlando, FL 32801

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

Phone Number: (941) 423-5500

Work Order #: 92780

Transaction Date: 3/13/2026

Terms: Net


Invoice #: i75373

Assigned Tech: Jacob W.

Item	Description	Price	Amount	Equipment
Notes	Found heaters cycling off and on due to not enough pool water flow Spa valve was wide open Adjusted valves back marked spots Pool and spa heaters are back up and running Lake screen does not need to be cleaned Vac on pump 17 Psi 13 Pool temp at time of vist 82 Spa temp 93	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$120.00	\$120.00	
DIAG FEE (PM)	Diagnostic Fee (PM)	\$38.00	\$38.00	
			Subtotal:	\$158.00
			Total:	\$158.00
			Payments:	\$0.00
			Balance Due:	\$158.00

Date	Auth #	Method
------	--------	--------

Check Request

District	Wickside Plantation OSD	Date	3/11/26
Payable to	Timothy Dowd	Account Number	
Amount Requested	250.00		
Requested By	Paul D. Hughes		
Description of Need	TRIVIA P.S.Vt February 27th		
Approved By		Signature	
Received By		Signature	



Check request

185

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

INVOICE

Invoice # 365
Invoice Date 2 / 27 /26

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



186
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	02/26/2026	03/19/2026

Total Current Charges	\$4,404.72
Balance Forward	\$0.00
Total Amount Due	\$4,404.72



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

000043123000154656000004404722

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	02/26/2026	03/19/2026

Last Bill Amount	\$2,917.54
Payments	-\$2,917.54
Adjustments	\$0.00
Balance Forward	\$0.00

Rate Class: COMMERCIAL
Last payment amount/date:

\$2,917.54 02/18/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
01/16/2026 - 02/18/2026	33.0	80005382	1.0000	TGAL	634.00	446.00	188.00
Previous year Usage						02/25	11.00

Service	Consumption	Charge	Total
WA Base facility chg		\$137.48	
WA Usage block 1	20.00	\$129.20	
WA Usage block 2	20.00	\$193.40	
WA Usage block 3	20.00	\$272.00	
WA Usage block 4	20.00	\$362.60	
WA Usage block 5	20.00	\$465.00	
WA Usage block 6	88.00	\$2,845.04	
TOTAL WATER			\$4,404.72

Total Current Charges	\$4,404.72
Balance Forward	\$0.00
Total Amount Due	\$4,404.72



187
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	02/26/2026	03/19/2026

Total Current Charges	\$253.16
Balance Forward	\$0.00
Total Amount Due	\$253.16



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

000043123000156052000000253161

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	02/26/2026	03/19/2026

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

Rate Class: COMMERCIAL
Last payment amount/date:

\$237.58 02/18/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
01/16/2026 - 02/18/2026	33.0	15464397	1.0000	TGAL	73.00	68.00	5.00
Previous year Usage						02/25	2.00

Service	Consumption	Charge	Total
WA Base facility chg		\$70.48	
WA Usage block 1	5.00	\$32.30	
TOTAL WATER			\$102.78
SE Base facility chg		\$104.78	
SE Consumption	5.00	\$45.60	
TOTAL SEWER			\$150.38

Total Current Charges	\$253.16
Balance Forward	\$0.00
Total Amount Due	\$253.16



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	01/20/2026	02/14/2026		\$519.04

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Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



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Manage Your Account

Update billing information, view past invoices and more

everonsolutions.com/Login

Questions?

everonsolutions.com

Email: support@everonsolutions.com

844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (02/19/26 - 03/18/26)

Includes: Extended Service Plan, Monitoring, Secure Access

Sub Total

INVOICE AMOUNT DUE

Amount

\$519.04

\$519.04

\$519.04

Monthly Camera Security
for
330-53800-48400
Clubhouse Security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: Include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160383576
Account Number	70180815
Invoice Date	01/20/2026
Payment Due Date	02/14/2026
Amount Due	\$519.04
Amount Enclosed	\$

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162 - #10 - 254 - 341

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

REMIT PAYMENT TO ► EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000051904 9 160383576 8



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Driven by Excellence.™

PO BOX 49292, WICHITA KS 67201

Hannah
3/11/25

02/23/2026

RE: 70180815

1oz - #10 - J412222 - 652 - 652

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



Dear Lakeside Plantation Community:

We appreciate your business and value the trust you have placed in us to provide the peace of mind that comes with the security of your business. To help ensure that we fulfill our promise to deliver the best customer experience—we are writing to alert you to something that could put your service at risk.

Your account has a past-due balance of \$856.18. To bring your account up to date, please make a full payment today. If you have submitted payment within the past 10 days, please disregard this notice.

To make a onetime payment or sign up for AutoPay; please call us at 877-387-0180 or email us at Commercialpayments@everonsolutions.com.

Questions? Concerns?

Email us at Commercialpayments@everonsolutions.com

- Speak with a customer service representative by calling 877-387-0180

Please give this matter your immediate attention to help ensure that your service and peace of mind is not interrupted. Thank you for your continued business and we look forward to serving you now and well into the future.

Sincerely,
Everon



Date: 02/23/2026

Account #: 70180815

Amount Paid: _____

Please mail all payments to:

EVERON, LLC
PO Box 872987
Kansas City, MO 64187-2987

PO BOX 49292, WICHITA KS 67201

everonsolutions.com

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everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	02/02/2026	02/27/2026		\$75.00

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When you switch to paperless billing, you will:

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- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more

Questions?

everonsolutions.com
Email: support@everonsolutions.com
844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD
Job# 301162537

Trip Charge

Sub Total

INVOICE AMOUNT DUE

Qty	Unit Price	Amount
1	\$75.00	\$75.00
		\$75.00
		\$75.00

Service Trip charge for pool gates

Invoice Hannah 3/9/26

330-53900-48400 Club house Security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: Include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160440339
Account Number	70180815
Invoice Date	02/02/2026
Payment Due Date	02/27/2026
Amount Due	\$75.00

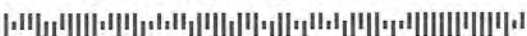
Amount Enclosed \$

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1oz - #10 - 588 - 731
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

REMIT PAYMENT TO ▶ EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000007500 0 160440339 2



191
Service Work Order

Job # 301162537

Customer LAKESIDE PLANTATION COMMUNITY
Site LAKESIDE PLANTATION CDD
CS# 1001240307
Address 2800 PLANTATION RD
NORTH PORT, FL 34289-

Customer# 70180815
Site# 183336892

Site Phone 941 423-5500
Requested By Harold Myers
Service Plan PTSLBR-Covered Parts & Labor
Warranty Status Parts and Labor
System Type ACS600-Brivo ACS6000
Panel Location
Job Request EQNWK-Commercial Service Call
Commitment 01/30/2026 80:00-12:00

Phone 443 786-2829

PULL GATES NOT OPERATING PROPERLY

Comment

TechTracker: Everon would like to confirm your scheduled service appointment. Date: 1/30/2026 Time: Between 8 AM and 12 PM

Updated invprtlvl_id and/or inv_form_no on Job

TechTracker: Your Everon Service Technician Lorne Young is now on the way to your service appointment and should arrive soon.

job completed. found the west pool card reader was bad replace the reader. check the east pool gate mag lock had adjust and reset the exit button holding the lock unlock

TechTracker: Job status is incomplete

TechTracker: Everon would like to thank you for allowing us to serve you. For additional questions contact us at 1.844.538.3766.

System Instructions

BRIVO ACCOUNT NUMBER: 5045454015 BRIVO USERNAME: MARGIEGERTSMANN CP: STB36YWGBZ

Service Company Instructions

Site Instructions

This is a video verified site. If service call on camera system always contact Video AC&T to verify remote connection to cameras (1-800-633-7611 opt 3 opt 2)



LAKESIDE PLANTATION CDD

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

Billing Date:
Feb 08, 2026

PIN:

Billing Period:
Feb 08 - Mar 07, 2026

330-53800-48600
Telephone & Internet

Hi LAKESIDE PLANTATION CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$248.28
Auto Pay is scheduled
Mar 04

Bill history

Previous balance	\$248.28
Payment received by Feb 08, thank you	-\$248.28

Service summary

	Previous month	Current month
Bundle	\$204.96	\$204.96
Other	\$4.50	\$4.50
Taxes and Fees	\$38.82	\$38.82
Total services	\$248.28	\$248.28
Total balance	\$248.28	\$248.28

Frontier has joined Verizon.

Chat with us to ask about unlocking business savings.

Invoice
Scanned by
Hannah
3/9/26

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 02102026 NNNNNNNN 01 001122 0004

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

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



780006941423550004082400000000000000248285



PIN:

Billing Period:
Feb 08 - Mar 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		
02.08-03.07	Business Fiber Internet 1 Gig	\$94.99
	Valued Customer Fiber 2 Gig Upgrade	\$0.00
	1 Usable Static IP Address	\$25.00
	Auto Pay Discount	-\$5.00
(3)	Frontier Business Voice	\$89.97
	Frontier Provided 4port ATA	\$0.00
Bundle Total		\$204.96
Other Charges		
Monthly Charges		
02.08-03.07	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

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.

The Federal Communications Commission (FCC) and the Federal Trade Commission (FTC) have established a free National Do Not Call Registry to help consumers avoid telemarketing calls. If you previously registered a number with your State Do Not Call Registry, it should be registered with the National Registry. To verify a number is on the National Registry, register a new number, or to file a complaint, visit www.donotcall.gov or call the FTC toll-free number at 1-888-382-1222 (TTY users, 1-866-290-4236) from the number to be registered. You must re-register if your phone number changes. Registered numbers remain on the National Registry until you actively delete them. Business numbers may not be included on the list. The National Do Not Call Registry is regularly updated, and telemarketers are required to synchronize their call lists with the Registry at least every 31 days. Certain organizations (such as political groups, not-for-profits and telephone surveys) are exempt from the Do Not Call Registry. In addition, federal law permits entities with whom you have an established business relationship to call you as well as when you have given your consent to be called.

Frontier's Unlimited Digital Voice service requires electrical power to function. In the event of a power outage, you will not be able to make or receive calls, including calls to 911, unless you have a functioning backup battery or an alternative means for calling, such as a cellphone. Depending on your specific service, Frontier offers battery backup devices for your voice equipment either for sale or free of charge. The backup battery unit can provide up to 24 hours of backup power to keep your Frontier Unlimited Digital Voice working in the event of a



LAKESIDE PLANTATION CDD ¹⁹⁴ Account Number:
941-423-5500-040824-5

Billing Date:
Feb 08, 2026

PIN:


Billing Period:
Feb 08 - Mar 07, 2026

Caller Summary Report

Phone #	Calls	Minutes	Amount
941-423-5500	100	125	\$0.00
941-423-5501	5	7	\$0.00
Total	105	132	\$0.00

Caller Summary Report

Phone #	Calls	Minutes	Amount
Intra-Lata	6	3	\$0.00
interstate	30	71	\$0.00
Intrastate	69	58	\$0.00
Total	105	132	\$0.00

Sent to Hannah 3/5/26 



Gisella Villavicencio
J.I.H. Care Solutions LLC.
1805 NW 16th Pl
Cape Coral Fl 33993
+1 (305) 904-8302

Invoice

BILL TO:

Invoice No.: 2

Lakeside Plantation
2800 Plantation BLVD.
North Port, FL

CLEANING SERVICE	PRICE	QTY	SUBTOTAL
Feb 12/regular cleaning	\$160.00	1	\$160.00
Feb 15/regular cleaning	\$160.00	1	\$160.00
Feb 17/regular cleaning	\$160.00	1	\$160.00
Feb 19/regular cleaning	\$160.00	1	\$160.00
Feb 22/regular cleaning	\$160.00	1	\$160.00

330-53800-48102
Clubhouse Maintenance +
cleaning Srce.

	\$800.00
Subtotal	\$800.00
Discount	\$0.00
Tax	\$0.00
Total	\$800.00

For Direct deposit payments:

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

Gisella Villavicencio

03 / 05 / 2026

Sent to Hannah 3/30/27 Invoice



LAKESIDE PLANTATION CDD

Account Number:

Billing Date:

941-423-5500-040824-5

Mar 08, 2026

PIN:

Billing Period:

Mar 08 - Apr 07, 2026

Hi LAKESIDE PLANTATION CDD,

Thank-you for choosing Frontier, a Verizon Company. Have questions about your bill? Visit us at frontier.com/billing to learn more.

Total balance
\$248.28
 Auto Pay is scheduled
Apr 01

Bill history

Previous balance	\$248.28
Payment received by Mar 08, thank you	-\$248.28

Service summary

	Previous month	Current month
Bundle	\$204.96	\$204.96
Other	\$4.50	\$4.50
Taxes and Fees	\$38.82	\$38.82
Total services	\$248.28	\$248.28
Total balance	\$248.28	\$248.28

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

330-53800-48600
Telephone + Internet

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 03092026 NNNNNNNN 01 001098 0004

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

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



780006941423550004082400000000000000000248285

Sent to Hannah 3/30/26
197

Invoice 160662566



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	03/10/2026	04/04/2026		\$75.00

Switch to Paperless

Enroll today to receive your company's invoice via email.

When you switch to paperless billing, you will:

- Receive your invoice faster, without relying on the postal service for delivery
- Easily be able to download or forward the invoice PDF as needed
- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more
everonsolutions.com/Login

Questions?

everonsolutions.com
Email: support@everonsolutions.com
844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD
Job# 301222228

Trip Charge

Sub Total

INVOICE AMOUNT DUE

Amount

\$75.00

\$75.00

\$75.00

330-53800-48400
Clubhouse Security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160662566
Account Number	70180815
Invoice Date	03/10/2026
Payment Due Date	04/04/2026
Amount Due	\$75.00

Amount Enclosed \$

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1oz - #10 - 320 - 512
LAKESIDE PLANTATION COMMUNITY
LAKESIDE PLANTATION CDD
2200 PLANTATION BLVD
NORTH PORT FL 34289-9472

REMIT PAYMENT TO ▶ EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000007500 0 160662566 1



108
Service Work Order

Job # 301222228



Customer LAKESIDE PLANTATION COMMUNITY **Customer#** 70180815
Site LAKESIDE PLANTATION CDD **Site#** 183336892
CS# VM4 0036
Address 2800 PLANTATION RD

NORTH PORT, FL 34289-

Site Phone 941 423-5500
Requested By Harold Myers **Phone** 443 786-2829
Service Plan PTSLBR-Covered Parts & Labor
Warranty Status Parts and Labor
System Type HNWHA-Hanwha
Panel Location Axis cameras
Job Request SYSCAM-Commercial Service Call
Commitment 03/09/2026 80:00-12:00

CAMERAS INTERNET WAS OUT FOR OVER A WEEK CAMERAS ARE NOT WORKING PLEASE CONTACT CUSTOMER Harold Myers L1 9414235500 DVR LOCATED CLOSET OFFICE CUSTOMER IS REQUESTING TECH TO COME OUT TO CONNECT CAMERAS TO INTERNET . HAS ESP. BATT CHARGE. CONTACT ADDTL

Comment

HAROLD MYERS @ (443) 786 2829 CALL WHEN EN ROUTE. CS#: VM4 0036 - Hanwha w/Analytics.
TechTracker: Everon would like to confirm your scheduled service appointment. Date: 2/26/2026 Time: Between 1 PM and 5 PM
TechTracker: Your Everon Service Technician Jeffrey Tackett is now on the way to your service appointment and should arrive soon.
Network has changed. tech is updating the port forwarding and will call back when done.
need to order 1 camera xno-c7083r I was able to get the speco up and running on all pcs and phone. the wisenet video verification cams I was able to port forward pool 1 and pool 2 would not restore for anything.
TechTracker: Job status is incomplete
TechTracker: Parts Pending
TechTracker: Everon would like to confirm your scheduled service appointment. Date: 3/9/2026 Time: Between 8 AM and 12 PM
Tech wanted to check if we could see cams again after relearning everything back in. Reached out to analytic trained reps to look but no one available. Provided info for tech to get a call back when someone is available.
updated IP in camera itself not just ecare/both cameras loading
TechTracker: Everon would like to thank you for allowing us to serve you. For additional questions contact us at 1.844.538.3766.

System Instructions

This is a video verified site. If service call on camera system always contact Video AC&T to verify remote connection to cameras (1-800-633-7611 opt 3 opt 1)

Service Company Instructions

Site Instructions

This is a video verified site. If service call on camera system always contact Video AC&T to verify remote connection to cameras (1-800-633-7611 opt 3 opt 1)



Symbiont Service Corp.
4372 North Access Road
Englewood, FL 34224

Phone: (941) 474-9306
Fax: (941) 473-9306
https://symbiontservice.com/



Bill to
Lakeside Plantation
c/o Governmental Management Services
219 E. Livingston St.
Orlando, FL 32801

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

Phone Number: (941) 423-5500

Work Order #: 92624

Transaction Date: 3/10/2026

Terms: Net

Assigned Tech: Miles M.

Invoice #: i75248

Sent to Hannah 3/11/26
Pool heaters
Monster Pool did
Not set to correct
settings after
leak.
He

Item	Description	Price	Amount	Equipment
Notes	on arrival found heaters off on no pool flow fault used bypass valve to send more water to heaters this allowed heaters to run but brought gpm below posted minimum of 260 checked circ pump VFD, found it set to 46hz this is extremely low. I adjusted drive to run at 52hz, which is still low enough to save substantially on electricity this brought return gpm up to 280 with enough water for geo units to run without issue heaters running with 6.0 poolside Δt and 4.9 source Δt on CN coils, indicating lakesource coils need to be flushed out writing up return for coil and lake screen cleaning/general maintenance	\$0.00	\$0.00	
SERVICE CALL	Service Call - Regular Hours (Zone 1, 2, 3, 6)	\$120.00	\$120.00	
DIAG FEE (PM)	Diagnostic Fee (PM)	\$38.00	\$38.00	

330-53800-51000
Pool Maintenance

Subtotal: \$158.00
Tax: \$0.00
Total: \$158.00
Payments: \$0.00
Balance Due: \$158.00

sent Hannah 3/12/26



INVOICE

Asphalt Sealers, Inc.

19867 Bridgetown Loop
Venice, FL 34293
+19416252788
Simon@asphaltsealers.net
www.asphaltsealers.net



INVOICE

BILL TO
Harold Myers
Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

INVOICE 26-0012-11
DATE 03/12/2026
TERMS Due on receipt

JOB ADDRESS
2200 Plantation Blvd

Townhome Asphalt
Repairs

320-53800-47100
Road & Street repairs

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

SUBTOTAL	1,240.00
TAX	0.00
TOTAL	1,240.00
BALANCE DUE	\$1,240.00

We appreciate your business and look forward to working with you in the future.

Hannah 3/16/2026

Invoice 160541750



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	02/19/2026	03/16/2026		\$519.04

Switch to Paperless

Enroll today to receive your company's invoice via email.

When you switch to paperless billing, you will:

- Receive your invoice faster, without relying on the postal service for delivery
- Easily be able to download or forward the invoice PDF as needed
- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more everonsolutions.com/Login

Questions?

everonsolutions.com

Email: support@everonsolutions.com

844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (03/19/26 - 04/18/26)

Includes: Extended Service Plan, Monitoring, Secure Access

Sub Total

INVOICE AMOUNT DUE

Amount

\$519.04

\$519.04

\$519.04

330-53800-48400
Clubhouse security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: Include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160541750
Account Number	70180815
Invoice Date	02/19/2026
Payment Due Date	03/16/2026
Amount Due	\$519.04

Amount Enclosed \$

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1oz - #10 - 170 - 234

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

REMIT PAYMENT TO ▶

EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000051904 9 160541750 8

Haragh 3/11/26

Invoice 160541751



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	02/19/2026	03/16/2026		\$187.14

Switch to Paperless

Enroll today to receive your company's invoice via email.

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- Receive your invoice faster, without relying on the postal service for delivery
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everonsolutions.com/paperless

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Questions?

everonsolutions.com

Email: support@everonsolutions.com

844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD
Services Provided (03/19/26 - 06/18/26)
Includes: Extended Service Plan, Secure Access

Amount

\$187.14

Sub Total

\$187.14

INVOICE AMOUNT DUE

\$187.14

330-53800-48400
Clubhouse Security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: Include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160541751
Account Number	70180815
Invoice Date	02/19/2026
Payment Due Date	03/16/2026
Amount Due	\$187.14

Amount Enclosed \$

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102 - #10 - 170 - 235

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

REMIT PAYMENT TO ▶

EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000018714 4 160541751 6

Sent to Hannah 3/30/26
Invoice 160698858



everonsolutions.com

Account Number	Invoice Date	Payment Due Date	PO Number	Amount Due
70180815	03/19/2026	04/13/2026		\$519.04

Switch to Paperless

Enroll today to receive your company's invoice via email.

When you switch to paperless billing, you will:

- Receive your invoice faster, without relying on the postal service for delivery
- Easily be able to download or forward the invoice PDF as needed
- Maintain electronic documentation for easier, more accurate record-keeping
- Support sustainability by reducing the need for paper, printing, and delivery

Get started today!

Scan here to sign up with your primary Accounts Payable contact's email address.



everonsolutions.com/paperless

Manage Your Account

Update billing information, view past invoices and more everonsolutions.com/Login

Questions?

everonsolutions.com

Email: support@everonsolutions.com

844-5-EVERON

Description

LAKESIDE PLANTATION CDD 2800 PLANTATION RD

Services Provided (04/19/26 - 05/18/26)

Includes: Extended Service Plan, Monitoring, Secure Access

Sub Total

INVOICE AMOUNT DUE

Amount

\$519.04

\$519.04

\$519.04

330-53800-48400
clubhouse Security



Make checks payable to Everon and please include your account number. You will be charged a \$25.00 fee for any payment returned. Credit card payments are subject to a credit card surcharge fee.

Pay online 24/7: everonsolutions.com/expresspay

Pay by phone: 844-538-3766

Mail by check: Include the section below

Please detach this portion and send with your payment.



P.O. Box 49292 | Wichita, KS 67201

Invoice Number	160698858
Account Number	70180815
Invoice Date	03/19/2026
Payment Due Date	04/13/2026
Amount Due	\$519.04

Amount Enclosed \$

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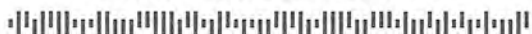


1oz - #10 - 231 - 322

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

REMIT PAYMENT TO ▶

EVERON, LLC
PO BOX 872987
KANSAS CITY MO 64187-2987



0000 01 070180815 00000051904 9 160698858 0

Sent to Hannah 3/30/26



Account Number ²⁰⁴
8535 10 055 0624394

Billing Date
Mar 21, 2026

Services From
Mar 25, 2026 to Apr 24, 2026

Page
1 of 4

330-53800-48600
Telephone & Internet

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		\$195.28
EFT Payment - thank you	Mar 13	-\$195.28
Balance forward		\$0.00
Partial charges	Page 3	\$149.35
Regular monthly charges	Page 3	\$354.20
One-time charges	Page 4	\$143.85
Taxes, fees and other charges	Page 4	\$48.83
New charges		\$696.23

Amount due \$696.23

Your bill explained

- We've applied a partial charge of \$149.35 as a result of changes to Data, SecurityEdge, Data, SecurityEdge,, Equipment Fee and other charges made to your account on Feb 25 and Mar 06.
- Regular monthly charges have increased by \$184.90 as a result of service change(s) made to Internet services, Bundled services, TV services and other regular monthly charges.
- Your one-time charges are \$143.85 due to Other charges and Installation fees.

! Thanks for paying by Automatic Payment

Your automatic payment on Apr 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
06351870 DY RP 21 20260321 NNNNNNNN 0001259 0008

LAKESIDE PLANTATION
ATTN HAROLD MYERS
2800 PLANTATION BLVD
NORTH PORT FL 34289-4289

Account number **8535 10 055 0624394**
Automatic payment **Apr 12, 2026**
Please pay \$696.23

Electronic payment will be applied Apr 12, 2026



COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510055062439400696237



205
Account Number
8535 10 055 0624394

Billing Date
Mar 21, 2026

Services From
Mar 25, 2026 to Apr 24, 2026

Page
4 of 4

...continued

Broadcast TV Fee	\$50.50	
Internet services		\$24.95
WiFi Pro	\$24.95	

Service fees		\$22.00
Directory Listing Management Fee	\$11.00	
Voice Network Investment	\$11.00	

One-time charges		\$143.85
Installation fees		\$139.90
Install Fee	Feb 25	\$69.95
Install Fee	Mar 06	\$69.95
Install Fee	Mar 06	\$0.00

Other charges		\$3.95
Paper Statement Fee	Mar 21	\$3.95

Taxes, fees and other charges		\$48.83
Other charges		\$3.94
Federal Universal Service Fund		\$1.71
Regulatory Cost Recovery		\$2.23

Taxes & government fees		\$44.89
Sales Tax		\$16.35
State Communications Services Tax		\$14.99
Local Communications Services Tax		\$12.75
911 Fees		\$0.80

Additional information

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

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

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





Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

*Hannah
3/11/26*

Your bill at a glance

For 2800 PLANTATION BLVD, NORTH PORT, FL, 34289-9472

Previous balance		\$197.32
EFT Payment - thank you	Feb 13	-\$197.32
Balance forward		\$0.00
Regular monthly charges	Page 3	\$169.30
One-time charges	Page 3	\$3.95
Taxes, fees and other charges	Page 3	\$22.03
New charges		\$195.28

Amount due \$195.28

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 Mar 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
96391870 DY RFP 21 20280221 NNNNNNNN 0001281 0007

LAKESIDE PLANTATION
ATTN ACCOUNTS PAYABLE
2800 PLANTATION BLVD
NORTH PORT FL 34289-4289

Account number **8535 10 055 0624394**

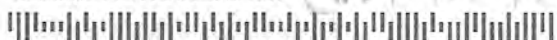
Automatic payment **Mar 12, 2026**

Please pay **\$195.28**

Electronic payment will be applied Mar 12, 2026

Total shows paid in the next invoice (Not in list)

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211



853510055062439400195289



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

Invoice #16347

03/25/2026

JOB ADDRESS

2800 Plantation Blvd
North Port
FL 34289

BILLING

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

JOB CONTACT

Harold Meyers
(941) 423-5500

DESCRIPTION OF WORK

Replaced level up switches in n both ellipticals. Tested. Both machines work. Elliptical next to wall is making noise. The ight side Handel bearing.

PRODUCT / SERVICE

PARTS-SO
Special Order Part - E1000 parts - dome plug, quick-access key, leveler

QTY	UNIT PRICE	TOTAL PRICE
1	\$43.00	\$43.00

LABOR-REP
Labor for repair or replacement of parts

1	\$149.00	\$149.00
---	----------	----------

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

SUBTOTAL	\$192.00
TAX	\$13.44
TOTAL	\$205.44
PAID	\$0.00
BALANCE DUE	\$205.44

*Fitness Elliptical
Invoice*

*330 - 53800 - 48700
Clubhouse - Exercise Equipment*

Customer Approval of Work Signature

How to Pay

We accept payment by: Check, Card or Cash

Invoice #16347
\$205.44 due by 25th March 2026

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

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

Sales Order



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

#248174

3/25/2026

Bill To
 Governmental Management
 Services: Hannah Henry
 c/o Lakeside Plantation
 4530 Eagle Falls Place
 Tampa FL 33619
 United States

Ship To
 Harold Myers
 Lakeside Plantation
 2200 Plantation Blvd
 North Port FL 34289
 United States

TOTAL - (Not an Invoice)

\$1,137.19

Payment Method	Terms	PO #	Sales Rep	Ship Via	Customer Phone #
	Net 30	Harold Myers / Frank Caruso	John DiBari	FedEx Ground®	941-423-5500

Quantity	Item	Options	Customer Description	Rate	Amount
4	WZ1000 Line Blitz Complete - With Aluminum Handle		<i>Invoice thank</i>	\$259.00	\$1,036.00

Subtotal	\$1,036.00
Discount ()	
Shipping Costs (FedEx Ground®)	\$101.19
Tax (0%)	\$0.00
Total	\$1,137.19

This order may include products that may contain chemicals known to the State of California to cause cancer, birth defects, or other reproductive harm. For more information, visit www.P65Warnings.ca.gov.

*3 broken line cleaners
 have not been replaced in
 over 2 years per Frank.
 330 - 53800 - 52000
 Tennis courts - Maint.*



248174

DEBIT CARD RECONCILIATION

Mar-26

Amount	Vendor	GL Code
\$ 124.31	BJ's	001.330.53800.48000
\$ 265.32	Publix	001.330.53800.48000
\$ 147.32	Sams Club	001.330.53800.48000
\$ 32.09	Ollies Bargain Out	001.330.53800.48000
\$ 213.96	Publix	001.330.53800.48000
\$ 75.00	Aldi	001.330.53800.48000
\$ 91.25	Culligan Water	001.330.53800.48101
\$ 11.25	Dollar Tree	001.330.53800.48000
\$ 20.85	Dollar Tree	001.330.53800.48101
\$ 250.00	Viking Electric	001.330.53800.48102
\$ 326.80	Sams Club	001.330.53800.48000
\$ 56.20	BJ's	001.330.53800.48000
\$ 61.08	Amazon	001.330.53800.48101
\$ 17.39	Dollar Tree	001.330.53800.48101
\$ 28.73	Wal-Mart	001.330.53800.48000
\$ 39.98	Aldi	001.330.53800.48000
\$ 17.12	Dollar Tree	001.330.53800.48000
\$ 299.00	Mindbody	001.330.53800.48100
\$ 99.00	Constant Contact	001.330.53800.48100
\$ 15.99	Amazon	001.330.53800.48000
\$ 98.34	Amazon	001.330.53800.48101
\$ 65.34	Aldi	001.330.53800.48000
\$ 52.99	Aldi	001.330.53800.48000
\$ 36.44	Aldi	001.330.53800.48000
\$ 23.97	Amazon	001.330.53800.48000
\$ 111.57	Amazon	001.330.53800.48101
\$ 8.54	Amazon	001.330.53800.48200
\$ 59.39	Amazon	001.330.53800.48101
\$ 9.98	Sprouts	001.330.53800.48000
\$ 22.51	Aldi	001.330.53800.48000
\$ 10.69	Toledo Liquor Wine	001.330.53800.48000
\$ 14.67	Spotify	001.330.53800.48100
\$ 51.14	Amazon	001.330.53800.48000
\$ 27.50	Amazon	001.330.53800.48200
\$ 49.15	Wal-Mart	001.330.53800.48000
\$ 92.48	Amazon	001.330.53800.48000
\$ 186.66	Amazon	001.330.53800.48900
\$ 225.18	Amazon	001.330.53800.48101
\$ 75.79	Sams Club	001.330.53800.48000
\$ 3,414.97		

Debit card purchases & Invoices:

Date:	Code #:	Item/notes	Supplier:	Amount:
3/1/2026	330-53800-48000	Clubhouse Activities-80's Party	Ollie's	\$ 32.09
3/2/2026	330-53800-48000	Clubhouse Activities-80's Party	Publix	\$ 213.96
3/3/2026	330-53800-48000	Activities-80's & Going Away parties	Aldi	\$ 75.00
3/3/2026	330-53800-48000	Clubhouse Activities-Going Away Party	Sam's Club	\$ 338.14
3/4/2026	330-53-800-43100	Electric/Clubhouse-Ceiling fan repair	Viking Electric	\$ 250.00
3/4/2025	330-53800-48000	Clubhouse Activities-80's Party	BJ's	\$ 56.20
3/4/2026	Various Codes	Activities-80's & glass painting; Gen.Sup.	Dollar Tree	\$ 32.10
3/5/2026	330-53800-48101	Clubhouse Gen.Supplies-Tablecovers	Dollar Tree	\$ 17.39
3/7/2025	330-53800-48101	Clubhouse Gen.Supps-Sterno cans&Alum.pa	Amazon	\$ 61.08
3/7/2025	330-53800-48000	Activities-Going Away party	Aldi	\$ 39.98
3/11/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.deco	Amazon	\$ 15.99
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 36.44
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 65.34
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 52.99
3/12/2025	330-53800-48101	Clubhouse Gen.Supps-Fluores.Lightbulbs	Amazon	\$ 98.34
3/13/2025	330-53800-48101	Clubhouse Gen.Supps-LED Lightbulbs	Amazon	\$ 59.39
3/14/2026	Various Codes	St.Patty'sDecor-Gen.&Office supplies	Amazon	\$ 144.08
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 22.51
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Sprouts	\$ 9.98
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.gift	Toledo Liquor & Wine	\$ 10.69
3/23/2026	320-53800-48200	Office Supplies-Printer paper	Amazon	\$ 27.50
3/25/2026	330-53800-48000	Clubhouse Activities-Easter potluck	Sam's Club	\$ 75.79
3/25/2026	330-53800-48900	Janitorial Supplies-Restroom P.towels	Amazon	\$ 186.66
3/25/2026	Various Codes	Table cloths;Tennis Foot wash parts	Amazon	\$ 92.48
3/26/2026	Various Codes	Clubhouse Activities, General Supplies	Amazon	\$ 225.18
3/27/2026	320-53800-43600	Clubhouse water	Culligan	\$ 118.25
3/31/2025	Various Codes	Office candy-Pool handle covers	Amazon	\$ 103.75
Total:				\$ 2,461.30



Prize for 80's
Party.

OLLIE'S
GOOD STUFF CHEAP



Ollie's Bargain Outlet
(941) 883-4215

ITEM	Description	QTY	Item Total
649184	CORONA 8" WAV	1	\$29.99
	Sub Total		\$29.99
	Tax		\$2.10
	Total		\$32.09

--- EMV Authorization Data ---

RRN: 301194230 Purchase
Card #: *****0709
Chip Read

EMV Total:
Approved - 085492

\$32.09

Application Label: VISA DEBIT
TC: E60DD019483E1F0
TVR: 8080008000
AID: A0000000031010
IAD: 06011203A08000

330-53800-48000
Activities

3/1/26



Order details

Status: Successfully Submitted, PROCESSED

Pick up name: Lakeside Plantation

Pick up time: Friday, March 6 at 2:30 PM EST

Pick up number: 1180-6318

Contact phone: (941) 423-5500

Contact email: lpclubhousestaff@gmail.com

212

Item count: 4

Pick up location:

The Shoppes at Price Crossing #1180
1251 S Toledo Blade Blvd,
North Port, FL 34288-2410

[Get directions](#)

Have a question about your order?

Please give us a call at the store [\(941\) 240-5023](tel:9412405023)

*Additional
80 party
330-53800-48000
Activities
3/2/2026*



Order summary


- Publix Deli Garden Fresh Vegetable Platter Large \$37.99
- Publix Deli Garden Fresh Vegetable Platter Large \$37.99
- Publix Wing Sampler Platter Large, Served Fresh Chilled (2) \$123.98

Subtotal \$199.96

Total Tax \$14.00

Total **\$213.96**

Payment method

 Visa ending in 0709
 Mar 2, 2026, 4:22 PM EST
 Auth #085688

\$213.96

213

Items in this order

Publix Deli Garden Fresh Vegetable Platter Large

Size: Large
Veggie Dressing: Ranch



Qty: 1 \$37.99



Publix Deli Garden Fresh Vegetable Platter Large

Qty: 1 **\$37.99**

Size: Large
Veggie Dressing: Ranch



Publix Wing Sampler Platter Large, Served Fresh Chilled

Qty: 2 **\$123.98**

Customized options

214

Some requests may affect pricing. Estimated prices effective at time of order only and may be subject to variation at time of pickup.

2000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutritional information available upon request.

ALDI
 Store #153
 1455 Sun Market Pl
 North Port, FL
<https://help.aldi.us>
 Your cashier today was Brian

481341	Hamburger Buns	20.85	FA
15 @		1.39	
384977	French Baguette	9.25	FA
5 @		1.85	
382062	Mayonnaise	2.99	FA
365916	Restaur Tortilla	7.80	FA
4 @		1.95	
343337	Six Cracker Assort	7.58	FA
2 @		3.79	
382722	Amer Cheese Snjles	7.40	FA
4 @		1.85	
345400	Dill or Spin Dip	7.98	FA
2 @		3.99	
382261	YellowMustard 20oz	0.95	FA
382883	Sloppy Joe Sauce	10.20	FA
12 @		0.85	
		75.00	

VISA
 *****0709 OTHER
 03/03/26 11:53 Ref/Seq # 585350
 Trace # 585350
 Auth # 086059
 AID A000000980840
 TVR 8000081000
 IAD 06011203218000 EntryMode 05
 TSI 6800 ARC 000
 ++APPROVED++

SUBTOTAL 75.00
 A-Taxable @0.00% 0.00
 AMOUNT DUE 75.00
TOTAL \$ 75.00
 46 ITEMS
 Credit Card \$ 75.00

*2635 FF54/003/020 03/03/26 11:53AM

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 for a sneak peek on the weekly ad!
www.aldi.us/signup

330-53800-48000
 Activities





Handwritten notes: "Highest price as per Handled", "330-53800-48000", "Activities", "338.14", "331.58", "Highest price as per Handled", and a star symbol.

Mar 3, 2026

Order 800000023644639



Delivery from club items(16)

Assorted Cookie Tray, 84 ct.	<i>Going Away</i>	Qty 2	\$39.86
Member's Mark Ultra Dessert/Snack Paper Plates, 6.875", 330 ct.	<i>Going Away</i>	Qty 1	\$16.98
Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.	<i>Going Away</i>	Qty 1	\$18.98
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	<i>Going Away</i>	Qty 2	\$87.74
Bush's Original Baked Beans 117 oz.	<i>Going Away</i>	Qty 3	\$23.94
Member's Mark 88/12 Ground Beef, priced per pound	<i>80's</i>	Qty 1	\$29.20
Miss Vickie's Kettle Cooked Potato Chips Variety Pack, 30 pk.	<i>Going Away</i>	Qty 3	\$55.44
Kellogg's Toasted Variety Pack Crackers, 40 oz.	<i>80's</i>	Qty 1	\$12.82
Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	<i>Going Away</i>	Qty 1	\$38.98
Member's Mark Dill Pickle Chips, 81 fl. oz.	<i>80's</i>	Qty 1	\$5.97

Subtotal		\$329.91
Weight debit		\$2.92
Tax		\$5.31
Total		\$338.14
Driver tip		\$0.00

Sam's Cash
VISA Ending in 0709

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



Mar 3, 2026

Order 800000023644639



Delivery from club items(16)

Member's Mark Ultra Dessert/Snack Paper Plates, 6.875", 330 ct.	Qty 1	\$16.98
Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.	Qty 1	\$18.98
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	Qty 2	\$87.74
Bush's Original Baked Beans 117 oz.	Qty 3	\$23.94
Miss Vickie's Kettle Cooked Potato Chips Variety Pack, 30 pk.	Qty 3	\$55.44
Kellogg's Toasted Variety Pack Crackers, 40 oz.	Qty 1	\$12.82
Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	Qty 1	\$38.98
Member's Mark Dill Pickle Chips, 81 fl. oz.	Qty 1	\$5.97
Assorted Cookie Tray, 84 ct.	Qty 2	\$39.86
Member's Mark 88/12 Ground Beef, priced per pound	Qty 1	\$25.56

Subtotal		\$326.27
Tax		\$5.31
Total		\$331.58
Driver tip		\$0.00

Sam's Cash

Ending in 0709

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



Payment receipt

You paid \$250.00

to Viking Electric on **3/4/2026**

Invoice no.	1703
Invoice amount	\$250.00
Total	\$250.00
Status	Paid
Payment method	Credit Card
Authorization ID	MS0302151585

*Credit Card
FAN
Ceiling Repair*

Thank you



Viking Electric

+12393008318

vikingelectricswfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

*330-53800-43100
Electric/Clubhouse*

No additional transfer fees or taxes apply.

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



INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



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

Invoice details

Invoice no.: 1703
Terms: Due on receipt
Invoice date: 03/03/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/16/2026	Services	Service Call T/M Fan Capacitor unit \$100 Remove malfunctioning capacitor/controller in fan #2 in multi purpose room in clubhouse. Find replacement on internet. Return to reinstall and test functionality.	1	\$250.00	\$250.00

Total **\$250.00**

Overdue 03/03/2026

Ways to pay



Please issue a check made out to Viking Electric.

[View and pay](#)



Thank you for your order!

Order Number : 284347601

An order confirmation has been emailed to: lakesideplantationamenitymanager@gms-tampa.com.

You will be able to track the progress of this order through [Order History](#) on BJ's.com

Thanks for shopping, Harold.

You're missing out on a \$40 bonus!

Just add the free Capital One Shopping extension and avoid paying full price. This free tool does the work for you. [Terms & Conditions](#)

REDEEM YOUR \$40

NO THANKS

Sponsored by [Rokt](#) - [Privacy Policy](#)

Forgot something?

You can add items to your Same-Day Delivery order until we begin processing.

ADD ITEMS TO ORDER

Earn 5% back in rewards on most BJ's purchases using the BJ's One+™ Mastercard®.



CHECK IF I'M PRE-APPROVED

[Learn More](#)

with no risk to your credit score

Order Summary

Order Total	
Subtotal: (1 items)	\$41.37
Tax:	\$0.70
Same-Day Delivery	
Delivery Fee:	\$9.99
Driver Tip:	\$4.14
Total:	\$56.20

Your Credit Card will be temporarily authorized for \$62.41. This represents your order total plus a small allowance for special requests and substitutions.

*Mac & Cheese
80's party
3/4/2026
330-53800-48000
Activities*

Once your order is complete, you will receive a receipt, and your card will be charged only for the items you received.

221



Email Address

lakesideplantationamenitymanager@gms-tampa.com

Payment Method

VISA ****0709

Exp: 06/2028

Order Date

03/04/26 10:56 AM

Billing Address

HAROLD MYERS
2800 Plantation Boulevard
North Port FL 34289
443-786-2829

Same-Day Delivery

Delivery Address

HAROLD MYERS
2800 Plantation Boulevard
North Port, FL 34289

Delivery Time

03/05/26 9:00 AM to 11:00 AM

Mobile Number

443-786-2829

Same-Day Delivery Items (3 items)



Stouffer's Family Size Macaroni and Cheese Frozen Meal, 80 oz.

Item: 26729

\$41.37

SNAP EBT Eligible

Quantity: 3

Substitutions: Allowed



Club to use
tablecovers
DOLLAR TREE

Store# 7947 (941) 257-3628
 1001 Gateway Ave
 North Port FL 34289-0000

DESCRIPTION	QTY	PRICE	TOTAL
TABLECOVER BLACK ROUND	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T

Sub Total \$16.25
 SALES TAX \$1.14
 Total \$17.39
 Visa \$17.39
 *****0709 Approved
 Purchase Swiped
 Auth/Trace Number: 043355/013878

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

0987 07947 01 011 28043272 3/05/26 15:09
 Sales Associate:angie

330-53800-48101
General Supplies



Order Summary

Paid on March 5 / 2026

Order placed March 4, 2026

Order # 113-9681122-0471434

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:	\$61.08
Shipping & Handling:	\$0.00
Total before tax:	\$61.08
Estimated tax to be collected:	\$0.00
Grand Total:	\$61.08

Placed by

Lakeside Plantation

Arriving tomorrow



Sterno Fuel Cans - 6-Hour Burn, (12-Pack) Professional Safe Warmers for Food Trays & Buffet Set Chafing Dishes - Reusable Gel Burners, Twist Chafer Canned Heat, Handy Wick
Sold by: Marketplace Valet®
Supplied by: Other
\$29.59

Clubprints
clubhouse



16 x 11 Inch 20 Pack Large Aluminum Pans Cookie Sheets Heavy Duty Non Stick Disposable Baking Trays for Cookies Bacon Brownies Rectangular Foil Pans for Oven Broiler Cooking Grilling Catering
Sold by: NYHI®
Supplied by: Other
\$31.49

330-53800-48101
General Supplies



ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

Going Away Party
330-53800-48000
Activities

481341 Hamburger Buns	9.73 FA
7 x 1.39	
481342 Hot Dog Buns	13.90 FA
10 x 1.39	
348427 Pecan Shrtbrd	2.39 FA
343194 Chewy Choc Chip	2.49 FA
343445 Chocolate Sandwich	2.49 FA
348430 Shortbread Cookies	1.89 FA
343989 FamilyAsstCookie	1.95 FA
343338 Choc. Chip Cookies	2.49 FA
343408 Assorted Cremes	2.65 FA

SUBTOTAL	39.98
A:Taxable @0.00%	0.00
AMOUNT DUE	39.98
TOTAL	39.98
24 ITEMS	
Debit Card	\$ 39.98

*8701 FF54/007/803 03/07/26 11:50AM

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<http://www.aldi.us/signup>

Debit 39.98
*****0709 PIN
03/07/26 11:50 Ref/Seq # 975898
Trace # 975898
Auth # 085252
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++



Final Details for Order #114-5835293-2594603

Order Placed: March 10, 2026

Amazon.com order number: 114-5835293-2594603

Order Total: \$15.99

Shipped on March 11, 2026

Items Ordered	Price
1 of: QZYL 50 PCS St Patricks Day Decorations, Large Oval Paper Plates, Green Disposable Plates Irish Lucky Shamrock Dinner Pl ates Tableware Dinnerware St Patrick's Day Party Supplies Table Decor Sold by: LK US (seller profile) Condition: New	\$19.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$4.00 ----- Total before tax: \$15.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$15.99 -----

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$19.99
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00 Promotion applied: -\$4.00 ----- Total before tax: \$15.99 Estimated Tax: \$0.00 -----
	Grand Total: \$15.99
Credit Card transactions	Visa ending in 0709: March 11, 2026: \$15.99

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



330-53800-4800C
Activities
St. Patrick's day

ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

382242 Flat Cut Corned Bf 20.44 FA
382242 Flat Cut Corned Bf 21.32 FA

SUBTOTAL 41.76

Promotion discounts
Canned Beef Promotion -2.60
Canned Beef Promotion -2.72

SUBTOTAL 36.44
A:Taxable @0.00% 0.00
AMOUNT DUE 36.44

TOTAL 36.44

2 ITEMS
Debit Card \$ 36.44

*2686 FF54/005/801 03/12/26 12:40PM

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<http://www.aldi.us/signup>

Debit 36.44

*****0709 PIN
03/12/26 12:40 Ref/Seq # 162100
Trace # 162100
Auth # 057856
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++

ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

330-53800 - 48000
Activities
St. Patrick Day

356488	Baby Carrots	5.94	FA
6 x	0.99		
423910	Butter Quarters	3.19	FA
382261	YellowMustard 20oz	0.95	FA
382800	Deli Mustards	2.98	FA
2 x	1.49		
356612	Red Potatoes	4.58	FA
2 x	2.29		
382242	Flat Cut Corned Bf	30.63	FA
382242	Flat Cut Corned Bf	24.03	FA

SUBTOTAL 72.30

Promotion discounts
Corned Beef Promotion -3.90
Corned Beef Promotion -3.06

SUBTOTAL 65.34

A:Taxable @0.00% 0.00

AMOUNT DUE 65.34

T O T A L 65.34

14 ITEMS
Debit Card \$ 65.34

*2684 FF54/005/801 03/12/26 12:36PM

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for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 65.34

*****0709 PIN
03/12/26 12:36 Ref/Seq # 159538
Trace # 159538
Auth # 683952
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++

ALDI
Store #153
1455 Sun Market Pl
North Port
https://help.aldi.us

330-53800-48000
Activities
St. Patrick day

382242 Flat Cut Corned Bf 25.03 FA
382242 Flat Cut Corned Bf 26.54 FA
356512 Cabbage LRW 6.48 FA
(G) 13.24lb - (T) 0.01lb
(N) 13.23 lb x 0.49/lb
356512 Cabbage LRW 1.51 FA
(G) 3.10lb - (T) 0.01lb
(N) 3.09 lb x 0.49/lb

SUBTOTAL 59.56

Promotion discounts
Corned Beef Promotion -3.19
Corned Beef Promotion -3.38

SUBTOTAL 52.99
A:Taxable @0.00% 0.00
AMOUNT DUE 52.99

T O T A L 52.99

4 ITEMS
Debit Card \$ 52.99

*2685 FF54/005/801 03/12/26 12:37PM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 52.99
*****0709 PIN
03/12/26 12:37 Ref/Seq # 160324
Trace # 160324
Auth # 256040
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++



Details for Order #113-5474314-7426602

light Bulbs
for clubhouse.

330-53800-4810
General Supplies

Order Placed: **March 12, 2026**
Amazon.com order number: 113-5474314-7426602
Order Total: **\$98.34**

Not Yet Shipped	
Items Ordered	Price
2 of: Luxrite F32T8/841 32W 48 Inch T8 Fluorescent Tube Light Bulb, 4100K Cool White, 2800 Lumens, G13 Medium Bi-Pin Base, LR2 0732, 6 count (Pack of 1) Sold by: Bulbs'n'More (seller profile) Business Price Condition: New	\$49.17
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$98.34
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Shipping & Handling: \$0.00

	Total before tax: \$98.34
	Estimated Tax: \$0.00

	Grand Total: \$98.34

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

amazon.com

Paid on March 13/26

Details for Order #113-0295449-1797052

330-53800-48101 *
 Gen. Supplies
 Replacement Bulbs
 Clubhouse - fitness
 Billiards ✓
 dr

Order Placed: March 12, 2026

Amazon.com order number: 113-0295449-1797052

Order Total: \$59.39

Not Yet Shipped

Items Ordered

Price

1 Of: Sunco 32 Pack BR30 Light Bulbs LED, Recessed Can Light Bulbs, Indoor Flood Bulb, 850 LM, 11W (65W Equivalent), 5000K Day

\$59.39

Light, Dimmable, E26 Base, for Home, Kitchen, Bedroom UL

Sold by: Sunco Lighting ([seller profile](#))

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$59.39

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$59.39

Estimated Tax: \$0.00

Grand Total: \$59.39

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



amazon.com

Paid on March 14/26

Final Details for Order #114-8149246-0846636

Order Placed: March 10, 2026

Amazon.com order number: 114-8149246-0846636

Order Total: \$144.08

Shipped on March 11, 2026

Items Ordered

3 of: Fancy Land 4 Pcs St. Patricks Day Decorations Irish Wooden Table Sign Centerpieces Green Shamrock Table Signs Party Deco

Sold by: fancy land ([seller profile](#))

Condition: New

St. Patrick's decor
330-530800-48000
Activities

Price

\$7.99

Shipping Address:

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

Item(s) Subtotal: \$23.97

Shipping & Handling: \$0.00

Total before tax: \$23.97

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$23.97

Shipped on March 13, 2026

Items Ordered

1 of: ZEP Professional Sprayer Bottle - 32 oz (Pack of 3) - HDPRO1 - Versatile Adjustable Nozzle Spray Bottles with a Fine Mist or Powerful Spray, Refillable for Diluted Concentrate

Sold by: Amazon.com

Condition: New

spray bottle
general supplies
330-53800-48101

Price

\$11.61

2 of: Pureegg Plastic Table Cloth Disposable 10 Pack, 54 x 108 Inch Table Cloths, St Patricks Day, Christmas Decorations, Tablecloths, Rectangle, Forest, Plastic Cover, Leakproof & Sturdy, Green

Sold by: Pureegg-LYT ([seller profile](#))

Condition: New

table cloths
330-53800-48101
general supplies

\$9.99

1 of: (18 Pads) Sticky Notes 3x3 inch, Self-Stick Pads Bright Colors Sticky Note, Recyclable, Easy to Post for Home, Office, Notebook

Sold by: YEECOK ([seller profile](#))

Business Price

Condition: New

sticky note
320-53800-48200
office supplies

\$8.54

Shipping Address:

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

Item(s) Subtotal: \$40.13

Shipping & Handling: \$0.00

Total before tax: \$40.13

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$40.13

\$144.08



Shipped on March 14, 2026

Items Ordered

	Price
<p>1 of: Oven Mitts Kitchen Towels Dishcloths with Pot Holders Sets 12PCS, Dish Towels Sets, Oven Gloves Pot Pads Heat Resistant 50 0 Degrees with Non-Slip Silicone Surface for Cooking Baking Grilling-Marine Blue Sold by: Dreamflyfly (seller profile) Condition: New</p> <p style="text-align: right; margin-right: 20px;"><i>oven mitts</i> <i>330-53800-48101</i></p>	\$32.99
<p>1 of: Reli. 30-33 Gallon Trash Bags Heavy Duty 250 Count Bulk Black Large Trash Bags 30+, 32 Gallon Made in USA Sold by: Reli. (seller profile) Business Price Condition: New</p> <p style="text-align: right; margin-right: 20px;"><i>330-53800-18100</i> <i>Trash bags</i> <i>General Supplies</i></p>	\$46.99

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Item(s) Subtotal:	\$79.98
Shipping & Handling:	\$0.00

Total before tax:	\$79.98
Sales Tax:	\$0.00

Total for This Shipment:	\$79.98

Payment information

Payment Method:

Visa | Last digits: 0709

Billing address

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

Item(s) Subtotal:	\$144.08
Shipping & Handling:	\$0.00

Total before tax:	\$144.08
Estimated Tax:	\$0.00

Grand Total:	\$144.08

Credit Card transactions

Visa ending in 0709: **March 14, 2026: \$144.08**

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



SPROUTS

FARMERS MARKET

2000 Tamiami Trail, Unit 224
Port Charlotte, FL 33948
941-699-2501

Store Hours MON-SUN 7AM-10PM

03/14/2026 11:25:51
US DEBIT Entry Method:Cntctless
CARD #: XXXXXXXXXXXX0709
PURCHASE - APPROVED
AUTH CODE:003283

Mode: Issuer
AID: A0000000980840
TVR: 0000000000
IAD: 06011203A00000
TSI: 0000 ARC: 00
TC: 3A26888CBD136FB9
MID: 800090 TID: 001 RRN: 318905

Total: USD\$ 9.98

BAKERY

IRISH SODA BREAD 4.99
IRISH SODA BREAD 4.99

BALANCE DUE 9.98
CREDIT \$9.98
[] XXXXXXXXXXXX0709
Auth# 003283 Ref# 318905
CHANGE 0.00



99065303171800731125

To join our rewards program please go to
www.sprouts.com/rewards or scan the QR



How was your visit?

Let us know at SproutsFeedback.com
so we can grow and improve!

ALDI
Store #156
1391 Tamiami Trail
Port Charlotte
<https://help.aldi.us>

686826 2Pk Ktchn Twls 6.78 NB
2 x 3.39
383130 Marble/Seeded Rye 3.29 FA
555813 Iced Sliced Carrot 11.97 FA
3 x 3.99

SUBTOTAL 22.04
B:Taxable @7.000% 0.47
A:Taxable @0.000% 0.00
AMOUNT DUE 22.51
TOTAL 22.51
6 ITEMS
Debit Card \$ 22.51

*1402 FK46/008/805 03/14/26 11:48AM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 22.51
*****0709 PIN
03/14/26 11:48 Ref/Seq # 067281
Trace # 067281
Auth # 874656
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TST 0000 488 000 EntryMonth 07

All 3 for St Patrick's Dinner

St Pat Glass Gift Contest

Toledo Liquor & Wine
1111 S. Toledo Blade Blvd, North Port, FL 34288
(941) 429-9150

Transaction Ref: 1773504528975-1-3099
Sale Time: 3/14/26 12:08:56

1 x RYANS 750ML 9.99
Subtotal: 9.99
Tax (7%): 0.70
Total (1 item): \$10.69
Grand Total: \$10.69
Card: 10.69
Tendered: 10.69
Change: 0.00

Reference Number: 607316178786
Card Type: CARDHOLDER/VISA
Account: 0709
Entry: Contactless
Response Code: Approved
Status: Sale Approved
Sale: 10.69
APP ID: A0000000031010
APP Label: VISA DEBIT
Trans Type: Sale
Approval Code: 080133

Thanks for shopping with us!

330-53800-48000
Activities



Details for Order #113-4151745-5733827

Printer Paper for office

Order Placed: **March 23, 2026**

Amazon.com order number: 113-4151745-5733827

Order Total: \$27.50

Not Yet Shipped	
Items Ordered	Price
1 Of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 5 Reams (2,500 Sheets), 92 Bright White	\$27.50
Sold by: Amazon (seller profile)	
Business Price	
Condition: New	
<i>320-53800-48200 Office Supplies</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$27.50
	Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	----- Total before tax: \$27.50 Estimated Tax: \$0.00 -----
	Grand Total: \$27.50

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

Do the higher price as per label

Mar 25, 2026


Order 800000024436538



Delivery from club items(3)

Member's Mark Boneless Spiral-Sliced Fully-Cooked Double-Glazed Uncured Ham (priced per pound) Qty 3 \$69.02

Subtotal	\$69.02
Tax	\$0.00
Total	\$69.02
Driver tip	\$6.77

 Ending in 0709

Total \$75.79

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

237

WHAT IS THE MAX (amount)
\$74.78 OF (15.97?)



Mar 25, 2026

Order 800000024436538



Delivery from club items(3)

Member's Mark Boneless Spiral-Sliced Fully-Cooked Double-Glazed Uncured Ham (priced per pound) Qty 3 \$67.71

Subtotal \$67.71

Tax \$0.00

Total \$67.71

Driver tip \$6.77

VISA Ending in 0709

Total \$74.78

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

Ham for Easter / Spring
Potluck March 20th
330-53800-48000
Activities



Order Summary

PAID on March 25, 2026

Order placed **March 25, 2026** Order # 113-3856201-7902648

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:	\$186.66
Shipping & Handling:	\$0.00
Total before tax:	\$186.66
Estimated tax to be collected:	\$0.00
Grand Total:	\$186.66

Placed by

Lakeside Plantation

Arriving tomorrow



Georgia-Pacific Pacific Blue Ultra 8" High-Capacity Recycled Paper Towel Rolls by GP PRO (Georgia-Pacific), Brown, 26495, 1,150 Linear Feet Per Roll, 6 Rolls Per Case

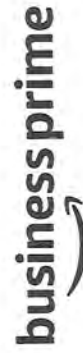
Sold by: Fast and Precise by Staples

Supplied by: Other

2 \$95.33

*Paper towels
Restroom.
330-53800-48900
Jani-King 50 rolls*

[Back to top](#)



English United States

Order Summary

Order placed **March 25, 2026** Order # 113-2943050-4347469

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:	\$92.48
Shipping & Handling:	\$0.00
Total before tax:	\$92.48
Estimated tax to be collected:	\$0.00
Grand Total:	\$92.48

Placed by

Lakeside Plantation

Arriving Monday



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

Supplied by: Other

\$79.19

*Clubhouse tables cloths
330-53800-48101
general supplies*

Arriving tomorrow



SRZTXU 2 Sets M10 U-Bolts, u-Bolts 3" (78mm) Wide, 304 Stainless Steel u-Bolts, with Nuts, Bolt Plate and washers (2, M10 x 78mm x 153mm)

Sold by: SRZTXU

Supplied by: Other

\$13.29

*Tennis Wash R.
foot paper.
330-53800-52000
Tennis Courts Maint.*



Order Summary

Paid on March 28/26

Order placed March 24, 2026 Order # 113-5922777-3557067

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:	\$225.73
Shipping & Handling:	\$0.00
Your Coupon Savings:	-\$0.55
Total before tax:	\$225.18
Estimated tax to be collected:	\$0.00
Grand Total:	\$225.18

Placed by

Lakeside Plantation

Arriving Saturday



Stock Your Home Clear Heavy Duty Knives (300 Pack), Plasticware Disposable Knives Bulk, Plastic Utensils for Party Supplies
Sold by: StockYourHome
Supplied by: Other
\$17.81

*V. Fuller 330-53800-48101
General Supplies*



50PCS Red Chili Themed Party Latex Balloons - Hot/Fire/Fiery Chili Vegetable Baby Shower Birthday Party Decorations Favors Supplies Wall Decor Balloon
Sold by: DuoDuoZW
Supplied by: Other
\$10.99

*Chili
DuoDuoZW
330-53800-48000
Activities*



JOLLY CHEF 9 oz Clear Plastic Cups, 600 Pack Clear Disposable Cups Tumblers Perfect for Wedding, Thanksgiving, Birthday, Halloween, Christmas Party
Sold by: JOLLY CHEF
Supplied by: Other
\$28.49

*V. Fuller 330-53800-48101
General Supplies*



Sosation 30 Pieces Chili Pepper Whirls Cinco De Mayo Pepper Decorations for Fiesta Party Mexico Spiral Hanging Party Streamers for Decor Mexican Accessories(Red, Yellow, Green)
 Sold by: Iliuganer
 Supplied by: Other
 \$11.99

Arriving Thursday



Amazon Basics Everyday Paper Napkins, 400 Count
 Sold by: Amazon.com
 Supplied by: Other
 \$4.99

K. Finner



PAMI 400-Pack Disposable Plastic Knives, Medium-Weight Sturdy Cutlery for Parties, Catering, Weddings, Takeaway (Knives White)
 Sold by: HLmedical
 Supplied by: Other
 \$11.78

K. Finner



Amazon Basics Ultra Paper Plates, 6.87 Inch, Disposable, 600 Count (2 Pack of 300), Microwave-Safe, Soak Proof, Cut Resistant
 Sold by: Amazon.com
 Supplied by: Other
 \$8.14

K. Finner



Waytiffer Disposable (25pack) 9x13 Aluminum Foil Pans with Lids, Half Size Deep Steam Table Pans, Heavy Duty Aluminum Baking Pans for Cooking, Roasting, Heating, Serving & Lining Steam-Table Trays
 Sold by: Bettifer
 Supplied by: Other
 \$25.64

K. Finner



Steam Table Pans, Heavy Duty Aluminum Baking Pans for Cooking, Roasting, Heating, Serving & Lining Steam-Table Trays
 Sold by: Bettifer
 Supplied by: Other
 \$25.64





Hefly Heavy Duty Plastic Spoons, 300 Count, Bulk Clear Disposable Spoons for Offices, Cafeterias, Concession Stands, Restaurants, Large Events, and More
Sold by: Amazon
Supplied by: Other
\$15.43

Kitcher



Amazon Basics Reclosable Gallon Food Storage Bags with Double Zipper Seal, Stand and Fill Base, BPA Free, 120 Count
Sold by: Amazon
Supplied by: Other
\$6.38

Kitcher



Sterno Fuel Cans - 6-Hour Burn, (12-Pack) Professional Safe Warmers for Food Trays & Buffet Set Chafing Dishes - Reusable Gel Burners, Twist Chafer Canned Heat, Handy Wick
Sold by: Marketplace Valet®
Supplied by: Other
\$29.59

Kitcher



300 Count Compostable Forks, White Disposable Forks, Extra Heavy Duty No Plastic Compostable Biodegradable Utensils Silverware for Party Picnic Camping
Sold by: SOVEGLEE
Supplied by: Other
\$27.06

Kitcher

*330-53800-48101
General Supplies*

[Back to top](#)

business prime

English

United States

Culligan Water Conditioning
PO BOX 61648
Fort Myers, FL 33906 243
941-485-7526



Invoice #1379850

Vendor #

03/27/2026

12:26:29

Driver
Jared Parmer

Route
41120

Sold To:
1017805:Lakeside Plantation
2200 Plantation Blvd
North Port, FL 34289

Desc	Qty	Unit \$	Total
5 Gal Drinking Water			
2413	13	\$8.50	\$110.50
Delivery Fee			
4201	1	\$7.75	\$7.75
Subtotal			\$118.25
Tax			\$0.00
Invoice Total			\$118.25
Previous Balance			\$0.00

Payments: None

Net Due

\$118.25

Next Delivery: 04/28/2026

Thank you for your business
Visit www.culligansarasota.com
to make payments.
If paying by check, please
write Acct Num on the check

*Water for
club house
cc.*

320-53800-43600



Order Summary *Paid on March 31/26*

Order placed March 30, 2026 Order # 113-1918796-4023460

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:	\$103.75
Shipping & Handling:	\$0.00
Total before tax:	\$103.75
Estimated tax to be collected:	\$0.00
Grand Total:	\$103.75

Placed by Lakeside Plantation

Arriving tomorrow



Tootsie Roll Child's Play Candy Favorites - Made in USA - 5 Pounds of Individually Wrapped Party Candy - Funtastic Variety Mix Bag - Peanut Free, Gluten Free (5 Pounds)
Sold by: Amazon
Supplied by: Other
\$27.77

*Office Candy
330-53800-48101
General Supplies*

Arriving Saturday



Pool Handrail Covers with Zippers 4 6 8 10 Ft Inground Swimming Pools Hand Rail Cover, Anti-Slip Cool Touch Heat Resistant, Blue, Non Slip Swim Pool Railing Ladder Stair-Handle Grip (6 Feet 2 Pcs)
Sold by: KETNET Shop
Supplied by: Other
\$37.99

*Handle covers
for pool
330-53800-51000
Pool Maintenance*

Debit card purchases & Invoices:

Date:	Code #:	Item/notes	Supplier:	Amount:
3/1/2026	330-53800-48000	Clubhouse Activities-80's Party	Ollie's	\$ 32.09
3/2/2026	330-53800-48000	Clubhouse Activities-80's Party	Publix	\$ 213.96
3/3/2026	330-53800-48000	Activities-80's & Going Away parties	Aldi	\$ 75.00
3/3/2026	330-53800-48000	Clubhouse Activities-Going Away Party	Sam's Club	\$ 338.14
3/4/2026	330-53-800-43100	Electric/Clubhouse-Ceiling fan repair	Viking Electric	\$ 250.00
3/4/2025	330-53800-48000	Clubhouse Activities-80's Party	BJ's	\$ 56.20
3/4/2026	Various Codes	Activities-80's & glass painting; Gen.Sup.	Dollar Tree	\$ 32.10
3/5/2026	330-53800-48101	Clubhouse Gen.Supplies-Tablecovers	Dollar Tree	\$ 17.39
3/7/2025	330-53800-48101	Clubhouse Gen.Supps-Sterno cans&Alum.pa	Amazon	\$ 61.08
3/7/2025	330-53800-48000	Activities-Going Away party	Aldi	\$ 39.98
3/11/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.deco	Amazon	\$ 15.99
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 36.44
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 65.34
3/12/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 52.99
3/12/2025	330-53800-48101	Clubhouse Gen.Supps-Fluores.Lightbulbs	Amazon	\$ 98.34
3/13/2025	330-53800-48101	Clubhouse Gen.Supps-LED Lightbulbs	Amazon	\$ 59.39
3/14/2026	Various Codes	St.Patty'sDecor-Gen.&Office supplies	Amazon	\$ 144.08
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Aldi	\$ 22.51
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.food	Sprouts	\$ 9.98
3/14/2026	330-53800-48000	Clubhouse Activities-St.Patty's celeb.gift	Toledo Liquor & Wine	\$ 10.69
3/23/2026	320-53800-48200	Office Supplies-Printer paper	Amazon	\$ 27.50
3/25/2026	330-53800-48000	Clubhouse Activities-Easter potluck	Sam's Club	\$ 75.79
3/25/2026	330-53800-48900	Janitorial Supplies-Restroom P.towels	Amazon	\$ 186.66
3/25/2026	Various Codes	Table cloths;Tennis Foot wash parts	Amazon	\$ 92.48
3/26/2026	Various Codes	Clubhouse Activities, General Supplies	Amazon	\$ 225.18
3/27/2026	320-53800-43600	Clubhouse water	Culligan	\$ 118.25
3/31/2025	Various Codes	Office candy-Pool handle covers	Amazon	\$ 103.75
Total:				\$ 2,461.30



Prize for 80's Party

OLLIE'S
GOOD STUFF CHEAP



Ollie's Bargain Outlet
(941) 883-4215

ITEM	Description	QTY	Item Total
649184	CORONA 8" WAV	1	\$29.99
	Sub Total		\$29.99
	Tax		\$2.10
	Total		\$32.09

--- EMV Authorization Data ---

RRN: 301194230 Purchase
 Card #: *****0709
 Chip Read
 EMV Total: **\$32.09**
 Approved - 085492

Application Label: VISA DEBIT
 TC: E60DD019483E1F0
 TVR: 8080008000
 AID: A0000000031010
 IAD: 06011203A08000

330-53800-48000
Activities

3/1/26



Order details

Status: Successfully Submitted, PROCESSED

Pick up name: Lakeside Plantation

Pick up time: Friday, March 6 at 2:30 PM EST

Pick up number: 1180-6318

Contact phone: (941) 423-5500

Contact email: lpclubhousestaff@gmail.com

247

Item count: 4

Pick up location:

The Shoppes at Price Crossing #1180
1251 S Toledo Blade Blvd,
North Port, FL 34288-2410

[Get directions](#)

Have a question about your order?

Please give us a call at the store [\(941\) 240-5023](tel:9412405023)

*Additional
80 party
330-53800-48000
Activities
3/2/2026*



Order summary


- Publix Deli Garden Fresh Vegetable Platter Large \$37.99
- Publix Deli Garden Fresh Vegetable Platter Large \$37.99
- Publix Wing Sampler Platter Large, Served Fresh Chilled (2) \$123.98

Subtotal \$199.96

Total Tax \$14.00

Total **\$213.96**

Payment method

 Visa ending in 0709
 Mar 2, 2026, 4:22 PM EST
 Auth #085688

\$213.96

248

Items in this order

Publix Deli Garden Fresh Vegetable Platter Large

Size: Large
Veggie Dressing: Ranch



Qty: 1 **\$37.99**



Publix Deli Garden Fresh Vegetable Platter Large

Qty: 1 **\$37.99**

Size: Large
Veggie Dressing: Ranch



Publix Wing Sampler Platter Large, Served Fresh Chilled

Qty: 2 **\$123.98**

Customized options

Some requests may affect pricing. Estimated prices effective at time of order only and may be subject to variation at time of pickup.
2000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutritional information available upon request.

ALDI
 Store #153
 1455 Sun Market Pl
 North Port, FL
<https://help.aldi.us>
 Your cashier today was Brian

481341	Hamburger Buns	20.85	FA
15 @		1.39	
384977	French Baguette	9.25	FA
5 @		1.85	
382062	Mayonnaise	2.99	FA
365916	Restaur Tortilla	7.80	FA
4 @		1.95	
343337	Six Cracker Assort	7.58	FA
2 @		3.79	
382722	Amer Cheese Snjles	7.40	FA
4 @		1.85	
345400	Dill or Spin Dip	7.98	FA
2 @		3.99	
382261	YellowMustard 20oz	0.95	FA
382883	Sloppy Joe Sauce	10.20	FA
12 @		0.85	
		75.00	

VISA
 *****0709 OTHER
 03/03/26 11:53 Ref/Seq # 585350
 Trace # 585350
 Auth # 086059
 AID A000000980840
 TVR 8000081000
 IAD 06011203218000
 TSI 6800 ARC 000 EntryMode 05
 ***APPROVED**

SUBTOTAL 75.00
 A-Taxable @0.00% 0.00
 AMOUNT DUE 75.00
TOTAL \$ 75.00
 46 ITEMS
 Credit Card \$ 75.00

*2635 FF54/003/020 03/03/26 11:53AM

Sign up for ALDI emails
 for a sneak peek on the weekly ad!
www.aldi.us/signup

330-53800-48000
 Activities





Handwritten notes: "Highest price as per", "338 (k) 01/31/58", "Harris", and a star symbol.

Mar 3, 2026

Order 800000023644639



Delivery from club items(16)

Assorted Cookie Tray, 84 ct.	600's Away	Qty 2	\$39.86
Member's Mark Ultra Dessert/Snack Paper Plates, 6.875", 330 ct.	600's Away	Qty 1	\$16.98
Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.	600's Away	Qty 1	\$18.98
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	600's Away	Qty 2	\$87.74
Bush's Original Baked Beans 117 oz.	600's Away	Qty 3	\$23.94
Member's Mark 88/12 Ground Beef, priced per pound	80's	Qty 1	\$29.20
Miss Vickie's Kettle Cooked Potato Chips Variety Pack, 30 pk.	600's Away	Qty 3	\$55.44
Kellogg's Toasted Variety Pack Crackers, 40 oz.	80's	Qty 1	\$12.82
Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	600's Away	Qty 1	\$38.98
Member's Mark Dill Pickle Chips, 81 fl. oz.	80's	Qty 1	\$5.97

Subtotal			\$329.91
Weight debit			\$2.92
Tax			\$5.31
Total			\$338.14
Driver tip			\$0.00

Handwritten notes: "330-53800-48000" and "Activities"

Sam's Cash
VISA Ending in 0709

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



Mar 3, 2026

Order 800000023644639



Delivery from club items(16)

Member's Mark Ultra Dessert/Snack Paper Plates, 6.875", 330 ct.	Qty 1	\$16.98
Member's Mark Ultra Dinner Paper Plates, 10", 204 ct.	Qty 1	\$18.98
Member's Mark 75/25 Seasoned Ground Beef Patties, Frozen, 1/4 lb., 40 ct.	Qty 2	\$87.74
Bush's Original Baked Beans 117 oz.	Qty 3	\$23.94
Miss Vickie's Kettle Cooked Potato Chips Variety Pack, 30 pk.	Qty 3	\$55.44
Kellogg's Toasted Variety Pack Crackers, 40 oz.	Qty 1	\$12.82
Member's Mark Beef Franks, Frozen, 1/8 lb., 80 ct.	Qty 1	\$38.98
Member's Mark Dill Pickle Chips, 81 fl. oz.	Qty 1	\$5.97
Assorted Cookie Tray, 84 ct.	Qty 2	\$39.86
Member's Mark 88/12 Ground Beef, priced per pound	Qty 1	\$25.56

Subtotal \$326.27

Tax \$5.31

Total **\$331.58**

Driver tip \$0.00

Sam's Cash

Ending in 0709

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



Payment receipt

You paid \$250.00

to Viking Electric on **3/4/2026**

Invoice no.	1703
Invoice amount	\$250.00
Total	\$250.00
Status	Paid
Payment method	Credit Card
Authorization ID	MS0302151585

*Credit Card
FAN
Ceiling Repair*

Thank you



Viking Electric

+12393008318

vikingelectricwfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

*330-53800-43100
Electric/Clubhouse*

No additional transfer fees or taxes apply.

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



INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



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

Invoice details

Invoice no.: 1703
Terms: Due on receipt
Invoice date: 03/03/2026
Due date: 03/03/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	02/16/2026	Services	Service Call T/M Fan Capacitor unit \$100 Remove malfunctioning capacitor/controller in fan #2 in multi purpose room in clubhouse. Find replacement on internet. Return to reinstall and test functionality.	1	\$250.00	\$250.00

Total **\$250.00**

Overdue 03/03/2026

Ways to pay



Please issue a check made out to Viking Electric.

[View and pay](#)



Thank you for your order!

Order Number : 284347601

An order confirmation has been emailed to: lakesideplantationamenitymanager@gms-tampa.com.

You will be able to track the progress of this order through [Order History](#) on BJ's.com

Thanks for shopping, Harold.

You're missing out on a \$40 bonus!

Just add the free Capital One Shopping extension and avoid paying full price. This free tool does the work for you. [Terms & Conditions](#)

REDEEM YOUR \$40

NO THANKS

Sponsored by [Rokt](#) - [Privacy Policy](#)

Forgot something?

You can add items to your Same-Day Delivery order until we begin processing.

ADD ITEMS TO ORDER

Earn 5% back in rewards on most BJ's purchases using the BJ's One+™ Mastercard®.



CHECK IF I'M PRE-APPROVED

[Learn More](#)

with no risk to your credit score

Order Summary

Order Total	
Subtotal: (1 items)	\$41.37
Tax:	\$0.70
Same-Day Delivery	
Delivery Fee:	\$9.99
Driver Tip:	\$4.14
Total:	\$56.20

Your Credit Card will be temporarily authorized for \$62.41. This represents your order total plus a small allowance for special requests and substitutions.

*Mac & Cheese
80's party
3/4/2026
330-53800-48000
Activities*

Once your order is complete, you will receive a receipt, and your card will be charged only for the items you received.

256



Email Address

lakesideplantationamenitymanager@gms-tampa.com

Payment Method

VISA ****0709

Exp: 06/2028

Order Date

03/04/26 10:56 AM

Billing Address

HAROLD MYERS
2800 Plantation Boulevard
North Port FL 34289
443-786-2829

Same-Day Delivery

Delivery Address

HAROLD MYERS
2800 Plantation Boulevard
North Port, FL 34289

Delivery Time

03/05/26 9:00 AM to 11:00 AM

Mobile Number

443-786-2829

Same-Day Delivery Items (3 items)



Stouffer's Family Size Macaroni and Cheese Frozen Meal, 80 oz.

Item: 26729

\$41.37

SNAP EBT Eligible

Quantity: 3

Substitutions: Allowed



Club to use
tablecovers
DOLLAR TREE

Store# 7947 (941) 257-3628
 1001 Gateway Ave
 North Port FL 34289-0000

DESCRIPTION	QTY	PRICE	TOTAL
TABLECOVER BLACK ROUND	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T
TABLECOVER PLSTC BLACK 54X108	1	1.25	1.25T

Sub Total \$16.25
 SALES TAX \$1.14
 Total \$17.39
 Visa \$17.39
 *****0709 Approved
 Purchase Swiped
 Auth/Trace Number: 043355/013876

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

0987 07947 01 011 28043272 3/05/26 15:09
 Sales Associate:angie

330-53800-48101
General Supplies



Order Summary

Paid on March 5 / 2026

Order placed March 4, 2026

Order # 113-9681122-0471434

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:	\$61.08
Shipping & Handling:	\$0.00
Total before tax:	\$61.08
Estimated tax to be collected:	\$0.00
Grand Total:	\$61.08

Placed by

Lakeside Plantation

Arriving tomorrow



Sterno Fuel Cans - 6-Hour Burn, (12-Pack) Professional Safe Warmers for Food Trays & Buffet Set Chafing Dishes - Reusable Gel Burners, Twist Chafer Canned Heat, Handy Wick
Sold by: Marketplace Valet®
Supplied by: Other
\$29.59

Clubprints
clubprints



16 x 11 Inch 20 Pack Large Aluminum Pans Cookie Sheets Heavy Duty Non Stick Disposable Baking Trays for Cookies Bacon Brownies Rectangular Foil Pans for Oven Broiler Cooking Grilling Catering
Sold by: NYHI®
Supplied by: Other
\$31.49

clubprints

330-53800-48101
General Supplies



ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

Going Away Party
330-53800-48000
Activities

481341	Hamburger Buns	9.73	FA
7 x	1.39		
481342	Hot Dog Buns	13.90	FA
10 x	1.39		
348427	Pecan Shrtbrd	2.39	FA
343194	Chewy Choc Chip	2.49	FA
343445	Chocolate Sandwich	2.49	FA
348430	Shortbread Cookies	1.89	FA
343989	FamilyAsstCookie	1.95	FA
343338	Choc. Chip Cookies	2.49	FA
343408	Assorted Cremes	2.65	FA

SUBTOTAL	39.98
A:Taxable @0.00%	0.00
AMOUNT DUE	39.98
TOTAL	39.98
24 ITEMS	
Debit Card	\$ 39.98

*8701 FF54/007/803 03/07/26 11:50AM

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<http://www.aldi.us/signup>

Debit 39.98
 *****0709 PIN
 03/07/26 11:50 Ref/Seq # 975898
 Trace # 975898
 Auth # 085252
 AID A0000000980840
 TVR 0000000000
 IAD 06011203A00000
 TSI 0000 ARC 000 EntryMode 07
 ++APPROVED++



Final Details for Order #114-5835293-2594603

Order Placed: March 10, 2026

Amazon.com order number: 114-5835293-2594603

Order Total: \$15.99

Shipped on March 11, 2026

Items Ordered	Price
1 of: QZYL 50 PCS St Patricks Day Decorations, Large Oval Paper Plates, Green Disposable Plates Irish Lucky Shamrock Dinner Pl ates Tableware Dinnerware St Patrick's Day Party Supplies Table Decor Sold by: LK US (seller profile) Condition: New	\$19.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 Your Coupon Savings: -\$4.00 ----- Total before tax: \$15.99 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$15.99 -----

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$19.99 Shipping & Handling: \$0.00 Promotion applied: -\$4.00 ----- Total before tax: \$15.99 Estimated Tax: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	330-530800-48000 Clubhouse Activities St. Patrick's day decor Grand Total: \$15.99
Credit Card transactions	Visa ending in 0709: March 11, 2026: \$15.99

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



330-53800-4800C
Activities
St. Patrick's day

ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

382242 Flat Cut Corned Bf 20.44 FA
382242 Flat Cut Corned Bf 21.32 FA

SUBTOTAL 41.76

Promotion discounts
Canned Beef Promotion -2.60
Canned Beef Promotion -2.72

SUBTOTAL 36.44
A:Taxable @0.00% 0.00
AMOUNT DUE 36.44

TOTAL 36.44
2 ITEMS
Debit Card \$ 36.44

*2686 FF54/005/801 03/12/26 12:40PM

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<http://www.aldi.us/signup>

Debit 36.44

*****0709 PIN
03/12/26 12:40 Ref/Seq # 162100
Trace # 162100
Auth # 057856
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++

ALDI
Store #153
1455 Sun Market Pl
North Port
<https://help.aldi.us>

330-53800 - 48000
Activities
St. Patrick Day

356488	Baby Carrots	5.94	FA
6 x	0.99		
423910	Butter Quarters	3.19	FA
382261	YellowMustard 20oz	0.95	FA
382800	Deli Mustards	2.98	FA
2 x	1.49		
356612	Red Potatoes	4.58	FA
2 x	2.29		
382242	Flat Cut Corned Bf	30.63	FA
382242	Flat Cut Corned Bf	24.03	FA

SUBTOTAL 72.30

Promotion discounts
Corned Beef Promotion -3.90
Corned Beef Promotion -3.06

SUBTOTAL 65.34

A:Taxable @0.00% 0.00

AMOUNT DUE 65.34

T O T A L 65.34

14 ITEMS
Debit Card \$ 65.34

*2684 FF54/005/801 03/12/26 12:36PM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 65.34

*****0709 PIN
03/12/26 12:36 Ref/Seq # 159538
Trace # 159538
Auth # 683952
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++

ALDI
Store #153
1455 Sun Market Pl
North Port
https://help.aldi.us

330-53800-48000
Activities
St. Patrick day

382242 Flat Cut Corned Bf 25.03 FA
382242 Flat Cut Corned Bf 26.54 FA
356512 Cabbage LRW 6.48 FA
(G) 13.24lb - (T) 0.01lb
(N) 13.23 lb x 0.49/lb
356512 Cabbage LRW 1.51 FA
(G) 3.10lb - (T) 0.01lb
(N) 3.09 lb x 0.49/lb

SUBTOTAL 59.56

Promotion discounts
Corned Beef Promotion -3.19
Corned Beef Promotion -3.38

SUBTOTAL 52.99
A:Taxable @0.00% 0.00
AMOUNT DUE 52.99

T O T A L 52.99

4 ITEMS
Debit Card \$ 52.99

*2685 FF54/005/801 03/12/26 12:37PM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

Debit 52.99

*****0709 PIN
03/12/26 12:37 Ref/Seq # 160324
Trace # 160324
Auth # 256040
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TSI 0000 ARC 000 EntryMode 07
++APPROVED++



Details for Order #113-5474314-7426602

Light Bulbs
for Clubhouse.

330-53800-4810
General Supplies

Order Placed: **March 12, 2026**
Amazon.com order number: 113-5474314-7426602
Order Total: **\$98.34**

Not Yet Shipped

Items Ordered

Price

2 of: Luxrite F32T8/841 32W 48 Inch T8 Fluorescent Tube Light Bulb, 4100K Cool White, 2800 Lumens, G13 Medium Bi-Pin Base, LR2

\$49.17

0732, 6 count (Pack of 1)

Sold by: Bulbs'n'More ([seller profile](#))

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$98.34

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$98.34

Estimated Tax: \$0.00

Grand Total: \$98.34

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

amazon.com

Paid on March 13/26

Details for Order #113-0295449-1797052

330-53800-48101
Gulf, Supplies
Replacement Bulbs
Clubhouse - fitness
Billiards
db

Order Placed: March 12, 2026

Amazon.com order number: 113-0295449-1797052

Order Total: \$59.39

Not Yet Shipped

Items Ordered

Price

1 Of: Sunco 32 Pack BR30 Light Bulbs LED, Recessed Can Light Bulbs, Indoor Flood Bulb, 850 LM, 11W (65W Equivalent), 5000K Day

\$59.39

Light, Dimmable, E26 Base, for Home, Kitchen, Bedroom UL

Sold by: Sunco Lighting (seller profile)

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

FREE Prime Delivery

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$59.39

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$59.39

Estimated Tax: \$0.00

Grand Total: \$59.39

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



amazon.com

Paid on March 14/26

Final Details for Order #114-8149246-0846636

Order Placed: March 10, 2026

Amazon.com order number: 114-8149246-0846636

Order Total: \$144.08

Shipped on March 11, 2026

Items Ordered

3 of: Fancy Land 4 Pcs St. Patricks Day Decorations Irish Wooden Table Sign Centerpieces Green Shamrock Table Signs Party Deco

Sold by: fancy land ([seller profile](#))

Condition: New

St. Patrick's decor
330-530800-48000
Activities

Price

\$7.99

Shipping Address:

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

Item(s) Subtotal: \$23.97

Shipping & Handling: \$0.00

Total before tax: \$23.97

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$23.97

Shipped on March 13, 2026

Items Ordered

1 of: ZEP Professional Sprayer Bottle - 32 oz (Pack of 3) - HDPRO1 - Versatile Adjustable Nozzle Spray Bottles with a Fine Mist or Powerful Spray, Refillable for Diluted Concentrate

Sold by: Amazon.com

Condition: New

spray bottle
general supplies
330-53800-48101

Price

\$11.61

2 of: Pureegg Plastic Table Cloth Disposable 10 Pack, 54 x 108 Inch Table Cloths, St Patricks Day, Christmas Decorations, Tablecloths, Rectangle, Forest, Plastic Cover, Leakproof & Sturdy, Green

Sold by: Pureegg-LYT ([seller profile](#))

Condition: New

table cloths
330-53800-48101
general supplies

\$9.99

1 of: (18 Pads) Sticky Notes 3x3 inch, Self-Stick Pads Bright Colors Sticky Note, Recyclable, Easy to Post for Home, Office, Notebook

Sold by: YEECOK ([seller profile](#))

Business Price

Condition: New

sticky note
320-53800-48200
office supplies

\$8.54

Shipping Address:

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

Item(s) Subtotal: \$40.13

Shipping & Handling: \$0.00

Total before tax: \$40.13

Sales Tax: \$0.00

Shipping Speed:

Delivery in fewer trips to your address

Total for This Shipment: \$40.13

\$144.08



Shipped on March 14, 2026

Items Ordered

	Price
<p>1 of: <i>oven mitts</i> <i>330-53800-48101</i> Oven Mitts Kitchen Towels Dishcloths with Pot Holders Sets 12PCS, Dish Towels Sets, Oven Gloves Pot Pads Heat Resistant 50 0 Degrees with Non-Slip Silicone Surface for Cooking Baking Grilling-Marine Blue Sold by: Dreamflyfly (seller profile) Condition: New</p>	\$32.99
<p>1 of: <i>330-53800-18100</i> <i>Trash bags</i> Reli. 30-33 Gallon Trash Bags Heavy Duty 250 Count Bulk Black Large Trash Bags 30+, 32 Gallon Made in USA Sold by: Reli. (seller profile) Business Price Condition: New</p>	\$46.99

Shipping Address:

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

Shipping Speed:

Delivery in fewer trips to your address

Item(s) Subtotal:	\$79.98
Shipping & Handling:	\$0.00

Total before tax:	\$79.98
Sales Tax:	\$0.00

Total for This Shipment:	\$79.98

Payment information

Payment Method:

Visa | Last digits: 0709

Billing address

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

Item(s) Subtotal:	\$144.08
Shipping & Handling:	\$0.00

Total before tax:	\$144.08
Estimated Tax:	\$0.00

Grand Total:	\$144.08

Credit Card transactions

Visa ending in 0709: **March 14, 2026: \$144.08**

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



SPROUTS

FARMERS MARKET

2000 Tamiami Trail, Unit 224
Port Charlotte, FL 33948
941-699-2501

Store Hours MON-SUN 7AM-10PM

03/14/2026 11:25:51
US DEBIT Entry Method:Cntctless
CARD #: XXXXXXXXXXXX0709
PURCHASE - APPROVED
AUTH CODE:003283

Mode: Issuer
AID: A0000000980840
TVR: 0000000000
IAD: 06011203A00000
TSI: 0000 ARC: 00
TC: 3A26888CBD136FB9
MID: 800090 TID: 001 RRN: 318905

Total: USD\$ 9.98

BAKERY

IRISH SODA BREAD 4.99
IRISH SODA BREAD 4.99

BALANCE DUE 9.98
CREDIT \$9.98
[] XXXXXXXXXXXX0709
Auth# 003283 Ref# 318905
CHANGE 0.00



99065303171800731125

To join our rewards program please go to
www.sprouts.com/rewards or scan the QR



How was your visit?

Let us know at SproutsFeedback.com
so we can grow and improve!

ALDI
Store #156
1391 Tamiami Trail
Port Charlotte
https://help.aldi.us

686826 2Pk Ktchn Twls 6.78 NB
2 x 3.39
383130 Marble/Seeded Rye 3.29 FA
555813 Iced Sliced Carrot 11.97 FA
3 x 3.99
SUBTOTAL 22.04
B:Taxable @7.000% 0.47
A:Taxable @0.000% 0.00
AMOUNT DUE 22.51
TOTAL 22.51
6 ITEMS \$ 22.51
Debit Card

*1402 FK46/008/805 03/14/26 11:48AM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
http://www.aldi.us/signup

Debit 22.51
*****0709 PIN
03/14/26 11:48 Ref/Seq # 067281
Trace # 067281
Auth # 874656
AID A0000000980840
TVR 0000000000
IAD 06011203A00000
TST 0000 488 000 EntryMonth 07

All 3 for St Patrick's Dinner

St Pat Glass Gift Contest

Toledo Liquor & Wine
1111 S. Toledo Blade Blvd, North Port, FL 34288
(941) 429-9150

Transaction Ref: 1773504528975-1-3099
Sale Time: 3/14/26 12:08:56

1 x RYANS 750ML 9.99
Subtotal: 9.99
Tax (7%): 0.70
Total (1 item): \$10.69
Grand Total: \$10.69
Card: 10.69
Tendered: 10.69
Change: 0.00

Reference Number: 607316178786
Card Type: CARDHOLDER/VISA
Account: 0709
Entry: Contactless
Response Code: Approved
Status: Sale Approved
Sale: 10.69
APP ID: A0000000031010
APP Label: VISA DEBIT
Trans Type: Sale
Approval Code: 080133

Thanks for shopping with us!

330-53800-48000
Activities



Details for Order #113-4151745-5733827

Printer Paper for office

Order Placed: **March 23, 2026**

Amazon.com order number: 113-4151745-5733827

Order Total: \$27.50

Not Yet Shipped	
Items Ordered 1 Of: Amazon Basics Multipurpose Copy Printer Paper, 20 lb, 8.5 x 11 Inches, 5 Reams (2,500 Sheets), 92 Bright White Sold by: Amazon (seller profile) Business Price Condition: New	Price \$27.50 <i>320 - 53800 - 48,200</i> <i>Office Supplies</i>
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$27.50 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$27.50 Estimated Tax: \$0.00 -----
	Grand Total: \$27.50

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

Do the higher price as per label

Mar 25, 2026


Order 800000024436538



Delivery from club items(3)

Member's Mark Boneless Spiral-Sliced Fully-Cooked Double-Glazed Uncured Ham (priced per pound) Qty 3 \$69.02

Subtotal	\$69.02
Tax	\$0.00
Total	\$69.02
Driver tip	\$6.77

 Ending in 0709

Total \$75.79

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

SECTION VII

Subsection C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
March 31, 2026



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

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 189,341	\$ -	\$ -	\$ 189,341
Debit Card Account	5,835	-	-	5,835
Money Market Account	365,381	-	-	365,381
Capital Reserve Account	-	583,809	-	583,809
Due from General Fund	-	-	38,589	38,589
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	52,275	269,507	-	321,782
Reserve	-	-	88,943	88,943
Revenue	-	-	145,111	145,111
Prepayment	-	-	27	27
Total Assets	\$ 638,872	\$ 853,316	\$ 272,671	\$ 1,764,858
Liabilities:				
Accounts Payable	\$ 24,284	\$ -	\$ -	\$ 24,284
Accrued Expenses	200	-	-	200
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	38,589	-	-	38,589
Total Liabilities	\$ 63,073	\$ 11,304	\$ -	\$ 74,376
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	272,671	272,671
Assigned for:				
Capital Reserves	-	842,012	-	842,012
Unassigned	561,063	-	-	561,063
Total Fund Balances	\$ 575,799	\$ 842,012	\$ 272,671	\$ 1,690,482
Total Liabilities & Fund Balance	\$ 638,872	\$ 853,316	\$ 272,671	\$ 1,764,858

Lakeside Plantation
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,044,911	\$ (154,929)
Tennis Club	25,000	12,500	15,432	2,932
Activities	10,000	5,000	10,037	5,037
Clubhouse Rentals	15,000	7,500	6,253	(1,247)
Miscellaneous	1,500	750	2,817	2,067
Interest Earnings	5,000	2,500	930	(1,570)
Total Revenues	\$ 1,256,340	\$ 1,228,090	\$ 1,080,379	\$ (147,711)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 5,000	\$ 3,600	\$ 1,400
District Manager	54,725	27,363	27,363	(0)
District Counsel	24,000	12,000	16,416	(4,416)
District Engineer	10,000	5,000	-	5,000
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	525	525	-
Assessment Roll	2,500	1,250	-	1,250
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	2,150	2,000	150
Postage, Phone, Faxes, Copies	3,200	1,600	981	619
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	350	1,032	(682)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,500	1,342	158
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	730	1,197	(467)
Website Administration	934	467	30	437
Website Hosting	1,800	900	1,100	(200)
Total General & Administrative	\$ 178,100	\$ 119,266	\$ 103,743	\$ 15,523
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 3,250	\$ 1,500	\$ 1,750
Street Light/Decorative Light	1,000	500	2,425	(1,925)
Landscape Maintenance - Contract	144,310	72,155	70,891	1,264
Landscape Maintenance - Other	25,000	12,500	2,723	9,777
Lake Maintenance	17,000	8,500	8,106	394
Electric Utility Services - Entrance Feature	1,700	850	1,406	(556)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	25,000	3,455	21,545
Subtotal Field Expenditures	\$ 245,510	\$ 122,755	\$ 90,583	\$ 32,172

Lakeside Plantation
Community Development District
General Fund

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

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 150,000	\$ 155,225	\$ (5,225)
Activities	15,000	7,500	10,802	(3,302)
License/Fees	8,800	4,400	4,831	(431)
General Supplies	15,000	7,500	5,754	1,746
Maintenance	20,000	10,000	3,376	6,624
Office Supplies	3,500	1,750	615	1,135
Clubhouse Furniture	-	-	738	(738)
Security	12,000	6,000	6,834	(834)
AED	500	250	-	250
Telephone & Internet Services	6,000	3,000	2,666	334
Janitorial Supplies	2,500	1,250	2,476	(1,226)
Electric Utility Services - Clubhouse	12,000	6,000	4,371	1,629
Garbage Collection	2,700	1,350	1,434	(84)
Water Utility Services - Clubhouse	5,000	2,500	2,115	385
Electric Utility Services - Tennis Courts/Pool	17,500	8,750	10,797	(2,047)
Pool Cleaning	22,800	11,400	11,400	-
Pool Maintenance - Other	1,000	500	2,375	(1,875)
Pool Furniture	-	-	539	(539)
Tennis Courts - Maintenance	-	-	6,905	(6,905)
Water Utility Services - Tennis Courts/Pool	3,000	1,500	11,313	(9,813)
Subtotal Amenity Expenditures	\$ 447,300	\$ 223,650	\$ 244,566	\$ (20,916)
Total Operations & Maintenance	\$ 692,810	\$ 346,405	\$ 335,149	\$ 11,256
Total Expenditures	\$ 870,910	\$ 465,671	\$ 438,892	\$ 26,779
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 641,487	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out)	\$ (385,430)	\$ (385,430)	\$ (385,430)	\$ -
Total Other Financing Sources/(Uses)	\$ (385,430)	\$ (385,430)	\$ (385,430)	\$ -
Net Change in Fund Balance	\$ -		\$ 256,057	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 575,799	

Lakeside Plantation
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues				
Interest	\$ 1,000	\$ 500	\$ 5,308	\$ 4,808
Total Revenues	\$ 1,000	\$ 500	\$ 5,308	\$ 4,808
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	500	54	446
Total Expenditures	\$ 237,104	\$ 28,329	\$ 135,668	\$ (107,340)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (130,360)	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 385,430	\$ 385,430	\$ 385,430	\$ 0
Total Other Financing Sources (Uses)	\$ 385,430	\$ 385,430	\$ 385,430	\$ 0
Net Change in Fund Balance	\$ 149,326		\$ 255,070	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 842,012	

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

Vendor	Detail	Amount
Capital Outlay		
<i>FY2026</i>		
10/8/25 Sports Surfaces	Clay Court Line Replacement	\$ 6,250.00
10/22/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 1,736.00
11/3/25 Fence Outlet of Tampa	Down Payment to Install Fence	\$ 653.00
11/10/25 Horizon Casual Inc	Pool Furniture	\$ 11,962.75
11/19/25 Rock Star Pools & Water	Pool/Spa Resurface	\$ 60,050.00
11/19/25 Viking Electric	Transformer Replacement Project	\$ 8,142.15
10/9/25 Liasion Technology Comm	50% Audio System	\$ 7,486.40
12/29/25 Fence Outlet of Tampa	Chainlink Drive Gate	\$ 1,307.00
12/29/25 Fence Outlet of Tampa	Aluminum Fencing & Gate	\$ 3,471.00
1/29/26 Sports Surfaces	Clay Court Line Replacement	\$ 9,800.00
1/29/26 Williams Concrete	Sidewalk Repairs	\$ 6,000.00
1/29/26 MS Service Solutions	Walkway/Entrance Area Repair	\$ 1,650.00
1/29/26 Asphalt Services	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 March 31, 2026

	Adopted Budget	Prorated Budget Thru 03/31/26	Actual Thru 03/31/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 173,818	\$ 151,035	\$ (22,782)
Assessments - Direct Bill	8,842	6,632	6,632	-
Interest	1,000	500	2,879	2,379
Total Revenues	\$ 183,660	\$ 180,949	\$ 160,546	\$ (20,404)
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)		\$ 124,792	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 124,792	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 272,671	

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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	\$ 19,357	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,044,911
Tennis Club	5,270	3,267	1,178	2,745	1,699	1,273	-	-	-	-	-	-	15,432
Activities	2,746	2,042	440	1,351	1,090	2,368	-	-	-	-	-	-	10,037
Clubhouse Rentals	-	650	-	1,801	2,105	1,697	-	-	-	-	-	-	6,253
Miscellaneous	525	328	810	571	311	272	-	-	-	-	-	-	2,817
Interest Earnings	381	177	182	8	6	175	-	-	-	-	-	-	930
Total Revenues	\$ 8,922	\$ 228,938	\$ 760,345	\$ 24,237	\$ 32,795	\$ 25,143	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,379

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,600
District Manager	4,560	4,560	4,560	4,560	4,560	4,560	-	-	-	-	-	-	27,363
District Counsel	2,582	7,836	-	3,858	2,140	-	-	-	-	-	-	-	16,416
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	88	88	88	-	-	-	-	-	-	525
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	2,000	-	-	-	-	-	-	2,000
Postage, Phone, Faxes, Copies	183	230	210	97	112	150	-	-	-	-	-	-	981
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	114	-	-	-	-	-	-	1,342
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	200	200	200	-	-	-	-	-	-	1,197
Website Administration	-	-	30	-	-	-	-	-	-	-	-	-	30
Website Hosting	150	150	150	150	350	150	-	-	-	-	-	-	1,100
Total General & Administrative	\$ 57,236	\$ 14,117	\$ 6,132	\$ 9,880	\$ 8,317	\$ 8,061	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 103,743

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	11,815	-	-	-	-	-	-	70,891
Landscape Maintenance - Other	2,723	-	-	-	-	-	-	-	-	-	-	-	2,723
Lake Maintenance	1,351	1,351	1,351	1,351	1,351	1,351	-	-	-	-	-	-	8,106
Electric Utility Services - Entrance Feature	227	225	212	239	253	251	-	-	-	-	-	-	1,406
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	\$ 13,417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,583

282
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	\$ 24,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 155,225
Activities	1,433	1,060	1,673	1,957	1,417	3,263	-	-	-	-	-	-	10,802
License/Fees	1,543	283	562	1,038	413	993	-	-	-	-	-	-	4,831
General Supplies	1,339	1,825	535	633	737	685	-	-	-	-	-	-	5,754
Maintenance	1,137	1,588	362	19	19	250	-	-	-	-	-	-	3,376
Office Supplies	204	39	16	28	291	36	-	-	-	-	-	-	615
Clubhouse Furniture	275	-	-	463	-	-	-	-	-	-	-	-	738
Security	514	2,504	685	1,109	923	1,099	-	-	-	-	-	-	6,834
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	616	446	444	-	-	-	-	-	-	2,666
Janitorial Supplies	-	-	121	459	910	987	-	-	-	-	-	-	2,476
Electric Utility Services - Clubhouse	746	769	563	656	672	965	-	-	-	-	-	-	4,371
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	248	240	248	-	-	-	-	-	-	1,434
Water Utility Services - Clubhouse	202	885	300	238	238	253	-	-	-	-	-	-	2,115
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	1,962	2,387	2,344	-	-	-	-	-	-	10,797
Pool Cleaning	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	-	-	-	11,400
Pool Maintenance - Other	1,134	-	870	55	-	316	-	-	-	-	-	-	2,375
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	4,405	-	-	-	-	-	-	11,313
Subtotal Amenity Expenditures	\$ 34,480	\$ 39,192	\$ 38,322	\$ 50,311	\$ 39,790	\$ 42,471	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 244,566
Total Operations & Maintenance	\$ 51,433	\$ 53,303	\$ 57,600	\$ 63,717	\$ 53,209	\$ 55,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335,149
Total Expenditures	\$ 108,669	\$ 67,419	\$ 63,732	\$ 73,597	\$ 61,526	\$ 63,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,892
Excess (Deficiency) of Revenues over Expenditures	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (49,360)	\$ (28,731)	\$ (38,806)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 641,487
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (385,430)
Net Change in Fund Balance	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (49,360)	\$ (28,731)	\$ (424,236)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 256,057

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	\$ 88,943
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 VII

Subsection D

285
Lakeside Plantation
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026

Gross Assessments \$ 1,276,425.32 \$ 184,502.67 \$ 1,460,927.99
 Net Assessments \$ 1,199,839.80 \$ 173,432.51 \$ 1,373,272.31

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	87.37%	12.63%	100.00%
							O&M Portion	1999 Debt Service	Total
11/12/25	2025-01	\$ 42,907.85	\$ -	\$ (643.62)	\$ -	\$ 42,264.23	\$ 36,926.62	\$ 5,337.61	\$ 42,264.23
11/19/25	2025-02	\$ 76,150.42	\$ (23.23)	\$ (1,142.26)	\$ -	\$ 74,984.93	\$ 65,514.98	\$ 9,469.95	\$ 74,984.93
11/25/25	2025-03	\$ 139,474.04	\$ -	\$ (2,092.11)	\$ -	\$ 137,381.93	\$ 120,031.77	\$ 17,350.16	\$ 137,381.93
12/04/25	INT	\$ -	\$ -	\$ -	\$ 17.84	\$ 17.84	\$ 17.84	\$ -	\$ 17.84
12/10/25	2025-04	\$ 645,419.64	\$ -	\$ (9,681.29)	\$ -	\$ 635,738.35	\$ 555,450.05	\$ 80,288.30	\$ 635,738.35
12/30/25	2025-05	\$ 235,029.89	\$ -	\$ (3,525.45)	\$ -	\$ 231,504.44	\$ 202,267.42	\$ 29,237.02	\$ 231,504.44
01/15/26	2025-06	\$ 18,636.81	\$ -	\$ (279.55)	\$ 1,970.91	\$ 20,328.17	\$ 17,760.90	\$ 2,567.27	\$ 20,328.17
02/12/26	2025-07	\$ 32,077.03	\$ (25.01)	\$ (481.16)	\$ -	\$ 31,570.86	\$ 27,583.73	\$ 3,987.13	\$ 31,570.86
03/12/26	2025-08	\$ 22,492.80	\$ -	\$ (337.39)	\$ -	\$ 22,155.41	\$ 19,357.37	\$ 2,798.04	\$ 22,155.41
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL		\$ 1,212,188.48	\$ (48.24)	\$ (18,182.83)	\$ 1,988.75	\$ 1,195,946.16	\$ 1,044,910.68	\$ 151,035.48	\$ 1,195,946.16

87%	Net Percent Collected
\$177,326.15	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Imagine School at North Port Inc					
2026-01		Net Assessments		\$8,842.03	\$8,842.03
Date Received	Due Date	Check Number	Net Assessed	Amount Received	Debit Service
9/22/25	11/1/25	12246	\$4,421.02	\$4,421.02	\$4,421.02
	2/1/26		\$2,210.51	\$2,210.51	\$2,210.51
	5/1/26				
			\$ 6,631.53	\$ 6,631.53	\$ 6,631.53