



## Lakeside Plantation

### Community Development District

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Ken Saul, Chairman

Bud Sabol, Vice Chairman

Patrick Lavoy, Assistant Secretary

Ronald Perry, Assistant Secretary

Devon Poulos, Assistant Secretary

May 6, 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  
May 6, 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

**Workshop**

- I. Roll Call
- II. Pledge of Allegiance
- III. General Audience Comments
- IV. Discussion of the Fiscal Year 2027 Proposed Budget
- V. Supervisors Requests
- VI. Next Regularly Scheduled Board Meeting is **Wednesday, May 20, 2026, at 5:00 p.m.** at the Lakeside Plantation Clubhouse
- VII. 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

***Lakeside Plantation***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



**Lakeside Plantation  
Community Development District**

Table of Contents
-------------------

General Fund - Income Statement	Pages 1-2
General Fund - Narrative	Pages 3-9
Capital Reserve Fund - Income Statement	Page 10
Debt Service Fund - Income Statement	Page 11
Series 1999 Bond Amortization	Page 12
Per Unit Assessment Summary	Page 13

**Lakeside Plantation**  
**Community Development District**  
**Proposed Budget - Fiscal Year 2027**  
**General Fund**

Description	Adopted Budget FY2026	Actuals As of 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Operation & Maintenance Assessments	\$ 1,199,840	\$ 1,044,911	\$ 154,929	\$ 1,199,840	\$ 1,199,840
Tennis Club	25,000	15,432	7,500	22,932	25,000
Activities	10,000	10,037	5,000	15,037	10,000
Clubhouse Rentals	15,000	6,253	4,000	10,253	15,000
Miscellaneous	1,500	2,817	500	3,317	1,500
Interest Earnings	5,000	930	750	1,680	5,000
<b>Total Revenues</b>	<b>\$ 1,256,340</b>	<b>\$ 1,080,379</b>	<b>\$ 172,679</b>	<b>\$ 1,253,058</b>	<b>\$ 1,256,340</b>
<b>Administrative:</b>					
Supervisor Fees	\$ 10,000	\$ 3,600	\$ 6,000	\$ 9,600	\$ 10,000
District Manager	54,725	27,363	27,362	54,725	57,461
District Counsel	24,000	16,416	12,000	28,416	24,000
District Engineer	10,000	-	5,000	5,000	10,000
Disclosure Report	1,050	525	525	1,050	1,103
Amortization Schedule	-	100	-	100	-
Assessment Roll	2,500	-	1,250	1,250	2,500
Trustee Fees	4,728	4,771	-	4,771	4,771
Audit Fees	4,300	2,000	2,300	4,300	4,500
Postage, Phone, Faxes, Copies	3,200	981	1,600	2,581	3,200
General Liability Insurance	8,930	7,879	-	7,879	8,667
Legal Advertising	700	1,032	350	1,382	700
Dues, Licenses & Fees	175	175	-	175	175
Other Current Charges	3,000	1,342	1,500	2,842	3,000
Property Insurance	46,598	35,233	-	35,233	32,664
Information Technology	1,460	1,197	263	1,460	1,533
Website Administration	934	30	904	934	981
Website Hosting	1,800	1,100	900	2,000	1,800
<b>Total Administrative</b>	<b>\$ 178,100</b>	<b>\$ 103,743</b>	<b>\$ 59,955</b>	<b>\$ 163,698</b>	<b>\$ 167,055</b>
<b>Operations:</b>					
Common Area Renewal & Maintenance	\$ 6,500	\$ 1,500	\$ 3,250	\$ 4,750	\$ 6,500
Street Light/Decorative Light	1,000	2,425	500	2,925	1,000
Landscape Maintenance - Contract	144,310	70,891	70,891	141,783	144,310
Landscape Maintenance - Other	25,000	2,723	12,500	15,223	25,000
Lake Maintenance	17,000	8,106	8,106	16,212	17,000
Electric Utility Services - Entrance Feature	1,700	1,406	1,350	2,756	3,000
Water Utility Services - Entrance Feature	-	77	-	77	-
Holiday Lighting	-	-	-	-	8,000
Field Contingency	50,000	3,455	10,000	13,455	20,000
<b>Total Operations</b>	<b>\$ 245,510</b>	<b>\$ 90,583</b>	<b>\$ 106,597</b>	<b>\$ 197,180</b>	<b>\$ 224,810</b>

**Lakeside Plantation**  
**Community Development District**  
**Proposed Budget - Fiscal Year 2027**  
**General Fund**

Description	Adopted Budget FY2026	Actuals As of 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Clubhouse:</b>					
Personnel Services (Management Contract)	\$ 300,000	\$ 155,225	\$ 150,000	\$ 305,225	\$ 330,000
Activities	15,000	10,802	4,198	15,000	15,000
License/Fees	8,800	4,831	4,000	8,831	8,800
General Supplies	15,000	5,754	7,500	13,254	15,000
Maintenance	20,000	3,376	10,000	13,376	20,000
Office Supplies	3,500	615	1,750	2,365	3,500
Clubhouse Furniture	-	738	-	738	-
Security	12,000	6,834	6,000	12,834	12,000
AED	500	-	250	250	500
Telephone & Internet Services	6,000	2,666	3,000	5,666	6,000
Janitorial Services	-	-	-	-	25,000
Janitorial Supplies	2,500	2,476	1,250	3,726	3,000
Electric Utility Services - Clubhouse	12,000	4,371	6,000	10,371	12,000
Garbage Collection	2,700	1,434	1,350	2,784	2,700
Water Utility Services - Clubhouse	5,000	2,115	2,500	4,615	5,000
Electric Utility Services - Tennis Courts/Pool	17,500	10,797	8,750	19,547	17,500
Pool Cleaning	22,800	11,400	11,400	22,800	22,800
Pool Maintenance - Other	1,000	2,375	500	2,875	1,000
Pool Furniture	-	539	-	539	-
Tennis Courts - Maintenance	-	6,905	1,500	8,405	5,000
Water Utility Services - Tennis Courts/Pool	3,000	11,313	1,500	12,813	3,000
<b>Total Clubhouse</b>	<b>\$ 447,300</b>	<b>\$ 244,566</b>	<b>\$ 221,448</b>	<b>\$ 466,013</b>	<b>\$ 507,800</b>
<b>Other Expenditures:</b>					
Transfer Out - Capital Reserve Fund (CY)	\$ 385,430	\$ 385,430	\$ (0)	\$ 385,430	\$ 356,675
<b>Total Other Expenditures</b>	<b>\$ 385,430</b>	<b>\$ 385,430</b>	<b>\$ (0)</b>	<b>\$ 385,430</b>	<b>\$ 356,675</b>
<b>Total Expenditures</b>	<b>\$ 1,256,340</b>	<b>\$ 824,322</b>	<b>\$ 387,999</b>	<b>\$ 1,212,321</b>	<b>\$ 1,256,340</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ -</b>	<b>\$ 256,057</b>	<b>\$ (215,320)</b>	<b>\$ 40,737</b>	<b>\$ (0)</b>

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	243	\$ 454,184	\$ 1,869	\$ 1,988
Multi Family	236	\$ 299,949	\$ 1,271	\$ 1,352
Villas	192	\$ 287,090	\$ 1,495	\$ 1,591
Commercial	10	\$ 158,617	\$ 15,121	\$ 16,086
<b>Total</b>	<b>681</b>	<b>\$ 1,199,840</b>		

**Lakeside Plantation**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2027

**REVENUES:**

**Tennis Club**

Represents fees collected by onsite management company related to various tennis programs operated by the District. The programs consist of tennis lessons, clinics, tournaments, etc. The amounts are based upon historical results and future projections.

**Activities**

Represents fees collected by onsite management company related to various activities operated by the District. The Activities include, but not limited to swim lessons, clinics, summer camps, winter camps, fitness training, holiday parties, etc. The budgeted amounts are based upon historical results and future projections.

**Clubhouse Rentals**

The District allows members of the public to rent the Clubhouse for various functions such as birthday parties, anniversaries, weddings, etc. The budgeted amounts are based upon historical results and future projections.

**Miscellaneous**

Represents estimated income the District may receive that is not accounted for in other categories.

**Interest Earnings**

The District receives interest earnings from funds held in the various operating accounts.

**Operation & Maintenance Assessments**

The District adopts an annual operating budget that is funded primarily by operation and maintenance assessments levied on assessable property within the District. The assessments are levied based upon benefit received by the property from the goods and services provided by the District. The levied operation and maintenance assessments are certified for collection to the county tax collector to be placed on property owners November 1<sup>st</sup> Sarasota County Property Tax Bill.

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**EXPENDITURES:**

**Administrative:**

**Supervisors Fees**

The Florida Statutes allows each supervisor to be paid per meeting, for the time devoted to District business and board meetings. The amount is based upon 5 supervisors attending 11 meetings for the fiscal year.

**District Manager**

The District has contracted with Governmental Management Services - Central Florida, LLC to provide Management, Accounting and Recording Secretary Services for the District. The services include, but not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reporting, annual audits, etc.

**Lakeside Plantation**  
**Community Development District**

General Fund Budget  
Fiscal Year 2027

**District Counsel**

Requirements for legal services are estimated at an annual expenditure as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, contract preparation and review, etc. The District has a contract with Kutak Rock, LLP.

**District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

**Disclosure Report**

As part of the reporting requirements of the Series 1999, Capital Improvement Revenue Bonds, the District has contracted with Prager & Co., LLC to act as Dissemination Agent. The Dissemination Agent files Annual Reports and various other notices to the Municipal Securities Rulemaking Board (EMMA) as a requirement of the Securities Exchange Commission rule 15c2-12(b)(5).

**Trustee Fees**

The District will pay annual trustee fees to US Bank as trustee for the Series 1999A, Capital Improvement Revenue Bonds issued.

**Audit Fees**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

**Postage, Phone, Faxes, Copies**

Mailing of agenda packages, overnight deliveries, vendor checks, and any other necessary correspondence. Also includes telephone, facsimile, and copy machine services.

**General Liability Insurance**

The District's general liability and public officials' liability insurance coverage is provided by Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to government agencies.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation. This is in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

**Dues, Licenses & Fees**

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Other Current Charges**

Bank charges and any other miscellaneous expenses that are incurred during the fiscal year.

**Lakeside Plantation**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2027

**Property Insurance**

The District has a property insurance policy with Egis Risk Advisors. The following represents the structures covered under that policy: clubhouse, pool, tennis courts, equipment shed, gazebo, pool pavilion, guard shack, water fountains, and street lights.

**Information Technology**

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

**Website Administration**

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

**Website Hosting**

The District is in contract with Community XS for hosting of the CDD website.

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**Operations:**

**Common Area Renewal & Maintenance**

Miscellaneous expenses incurred for common areas throughout the District other than clubhouse area.

**Street Light/Decorative Light**

This item is to maintain the decorative light fixtures throughout the community.

**Landscape Maintenance - Contract**

The District contracts with Getz Outdoor to provide landscape maintenance for all the common areas of the community. This fee does not include replacement material or irrigation repairs.

**Landscape Maintenance - Other**

The District incurs landscape expenses that are not covered under the landscape maintenance contract with Landscape Maintenance.

**Lake Maintenance**

The District currently has a management contract with Solitude Lake Management to maintain the lakes throughout the community that provides storm water management. The monthly and annual amounts are as follows.

**Holiday Lighting**

Estimated cost to decorate the District for the Holiday season.

**Field Contingency**

Any unforeseen costs to the community for field related items.

**Lakeside Plantation**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2027

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**Clubhouse:**

**Personnel Services (Management Contract)**

The District currently has an agreement with GMS-Tampa, LLC to provide amenity management services. The various services and compensation are further detailed in the agreement.

**Activities**

The District's facility manager will coordinate and provide various activities throughout the year. The amount represents the cost of supplies, entertainment, and refreshments.

**License/Fees**

Various permits and license for the clubhouse are required by the regulatory organizations. The amount represents the estimated cost for those items.

**General Supplies**

Estimated cost of supplies purchased for operating and maintaining the clubhouse not budgeted in other line items.

**Maintenance**

This item is for the monthly maintenance and repairs of the clubhouse facility.

**Office Supplies**

Represents the cost of daily supplies required by the District to facilitate operations.

**Security**

This item is for the alarm system and monitoring of the clubhouse. Monitoring services are provided by Security Alarm Corp and ADT.

**AED**

Estimated cost to purchase, maintain and operate the AED machines.

**Telephone & Internet Services**

The following represents the telephone and internet services for the Clubhouse paid to Comcast, as well as pool telephone dispatch services provided by Kings III of America, LLC.

**Janitorial Services**

The District is in contract with JIH Care Solutions to clean the clubhouse once a week.

**Janitorial Supplies**

The District's clubhouse management company provides janitorial services under their management agreement however the supplies are purchased directly by the District. The amount represents the estimated cost of those supplies.

**Electric Utility Services - Clubhouse**

Estimated costs for electricity in the clubhouse provided by Florida Power & Light.

**Lakeside Plantation**  
**Community Development District**  
General Fund Budget  
Fiscal Year 2027

**Gas Utility**

Estimated costs for gas in the clubhouse provided by TECO.

**Garbage Collection**

Estimated costs for garbage collection at the clubhouse provided by North Port Solid Waste.

**Water Utility Services - Clubhouse**

Estimated costs for water in the clubhouse provided by North Port Utilities.

**Electric Utility Services - Pool**

Estimated costs for electricity at the pool provided by Florida Power & Light.

**Pool Cleaning**

The District is in contract with Monster Pool's to provide monthly cleaning service.

**Pool Maintenance - Other**

Represents miscellaneous pool maintenance costs incurred during the fiscal year.

**Tennis Courts - Maintenance**

Represents cost associated with maintaining the tennis courts.

**Water Utility Services - Pool**

Estimated costs for water at the tennis courts provided by North Port Utilities:

**Other Expenditures:**

**Transfer Out - Capital Reserve Fund (Current Year)**

In December 2010, the District had Reserve Advisor's prepare a long-term reserve study completed that detailed the projected funding and spending requirements through fiscal year ending 2040. The amount represents the recommended funding requirements for the fiscal year in order to properly maintain the capital infrastructure owned by the District. The expenditures will be detailed and recorded in the Capital Reserve Fund.

**Lakeside Plantation**  
**Community Development District**  
**Proposed Budget - Fiscal Year 2027**  
**Capital Reserve Fund**

Description	Adopted Budget FY2026	Actuals As of 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In - Capital Reserve Fund (CY)	\$ 385,430	\$ 385,430	\$ -	\$ 385,430	\$ 356,675
Interest Earnings	2,000	5,308	2,500	7,808	1,000
Carry Forward Surplus	492,685	586,943	-	586,943	797,435
<b>Total Revenues</b>	<b>\$ 880,115</b>	<b>\$ 977,680</b>	<b>\$ 2,500</b>	<b>\$ 980,180</b>	<b>\$ 1,155,110</b>
<b>Expenditures:</b>					
Pond Erosion	\$ 127,934	\$ -	\$ 9,042	\$ 9,042	\$ -
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	32,995	49,045	-
Contingency	-	84,569	5,000	89,569	-
Bank Fees	1,000	54	40	94	500
<b>Total Expenditures</b>	<b>\$ 237,104</b>	<b>\$ 135,668</b>	<b>\$ 47,077</b>	<b>\$ 182,745</b>	<b>\$ 500</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 643,011</b>	<b>\$ 842,012</b>	<b>\$ (44,577)</b>	<b>\$ 797,435</b>	<b>\$ 1,154,610</b>

**Reserve Study Funding Plan (Next 5 Years)**

	<u>Funding</u>	<u>Expenses</u>	<u>Planned Balance</u>	<u>Budgeted Balance</u>	<u>Variance</u>
Fiscal Year 2027	181,400	129,817	1,213,111	1,154,610.21	(58,500.79)
Fiscal Year 2028	187,700	282,870	1,141,252		
Fiscal Year 2029	194,300	809,104	543,125		
Fiscal Year 2030	201,100	268,961	485,448		

**Lakeside Plantation  
Community Development District  
Proposed Budget - Fiscal Year 2027  
Series 1999 Debt Service Fund**

Description	Adopted Budget FY2026	Actuals As of 3/31/26	Projected Next 6 Months	Total Projected 9/30/26	Proposed Budget FY2027
Assessments - On Roll	\$ 173,818	\$ 151,035	\$ 22,782	\$ 173,818	\$ 173,433
Assessments - Direct	8,842	6,632	2,211	8,842	8,842
Interest Income	1,000	2,879	1,000	3,879	1,000
Beginning Fund Balance (1)	60,637	58,935	-	58,935	54,140
<b>Total Revenues</b>	<b>\$ 244,296</b>	<b>\$ 219,481</b>	<b>\$ 25,993</b>	<b>\$ 245,474</b>	<b>\$ 237,415</b>
<b>Expenditures:</b>					
Interest- 11/1	\$ 30,754	\$ 30,754	\$ -	\$ 30,754	\$ 26,236
Special Call 11/1	-	5,000	-	5,000	-
Principal- 5/1	125,000	-	125,000	125,000	130,000
Interest- 5/1	30,754	-	30,580	30,580	26,236
<b>Total Expenditures</b>	<b>\$ 186,508</b>	<b>\$ 35,754</b>	<b>\$ 155,580</b>	<b>\$ 191,334</b>	<b>\$ 182,473</b>
<b>Excess Revenue (Expenditures)</b>	<b>\$ 57,789</b>	<b>\$ 183,727</b>	<b>\$ (129,587)</b>	<b>\$ 54,140</b>	<b>\$ 54,943</b>

(1) Beginning Fund Balance is net of reserve funds of \$85,690

Interest Payment 11/1/2027 \$ 21,719

Development	Units	Gross Per Unit	Gross Assessments
Single Family	237	\$ 410	\$ 97,170
Villas	192	\$ 328	\$ 62,976
Commercial	7	\$ 3,287	\$ 24,357
Imagine School (Direct)	1	\$ 9,407	\$ 9,407
Subtotal: Gross Assessments			\$ 193,909
Less Discounts (6%)			\$ (11,635)
Net Annual Assessment	437		\$ 182,275

**Lakeside Plantation**  
**Community Development District**  
**Proposed Budget - Fiscal Year 2027**  
**Series 1999 Bonds**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/25	880,000		6.950%	30,753.75	30,753.75
05/01/26	880,000	125,000	6.950%	30,580.00	
11/01/26	755,000		6.950%	26,236.25	181,816.25
05/01/27	755,000	130,000	6.950%	26,236.25	
11/01/27	625,000		6.950%	21,718.75	177,955.00
05/01/28	625,000	140,000	6.950%	21,718.75	
11/01/28	485,000		6.950%	16,853.75	178,572.50
05/01/29	485,000	150,000	6.950%	16,853.75	
11/01/29	335,000		6.950%	11,641.25	178,495.00
05/01/30	335,000	160,000	6.950%	11,641.25	
11/01/30	175,000		6.950%	6,081.25	177,722.50
05/01/31	175,000	175,000	6.950%	6,081.25	181,081.25
		<b>\$ 880,000</b>		<b>\$ 226,396</b>	<b>\$ 1,106,396</b>

**Lakeside Plantation**  
**Community Development District**  
**Per Unit Assessment Summary**

Land Use	Fund	Proposed Gross Per Unit- FY 2027	Adopted Gross Per Unit FY 2026	\$ Increase /(Decrease)	% Increase /(Decrease)
Single Family	O&M	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
	Total	\$ 1,988.37	\$ 1,988.37	\$0.00	0%
Multi Family	O&M	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
	Total	\$ 1,352.10	\$ 1,352.10	\$0.00	0%
Villas	O&M	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
	Total	\$ 1,590.70	\$ 1,590.70	\$0.00	0%
Commercial	O&M	\$ 16,085.96	\$ 16,085.95	\$0.01	0%
	Total	\$ 16,085.96	\$ 16,085.95	\$0.01	0%