



Lakeside Plantation
Community Development District

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

May 20, 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 20, 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 7-11
 - B. Grounds Maintenance Report
 - 1. Getz Outdoor Monthly Report (*To Be Provided Under Separate Cover*)
 - C. Consideration of Proposal from CourtCo for Pickleball Court Resurfacing Services Pages 13-19
 - D. Consideration of Proposal from Tennis Innovations for Tennis Court Drainage Services Pages 21-22
 - E. Consideration of CommunityXS Proposal to Provide Additional Website for Clubhouse Rentals Pages 24-26
 - F. Consideration of The House Wash Co Proposal for Holiday Lighting Installation Pages 28-29
- V. Business Items
 - A. Consideration of Resolution 2026-07 Approving the Fiscal Year 2027 Proposed Budget & Setting a Public Hearing Date for Adoption Pages 32-40
 - B. Consideration of Resolution 2026-08 Authorizing Disposition of Surplus Tangible Personal Property Pages 42-45
 - C. Consideration of Resolution 2026-09 Setting a Public Hearing Date for the Revised Rules of Procedure Pages 47-119

D.	Consideration of Proposals for Front Entrance Landscaping	
	1. Fine Design Lawn Care	Pages 122-126
	2. Beltran's Nursery & Landscaping	Pages 128-130
E.	Ratification of Greentopps Landscape Maintenance & Tree Services Proposal for Tree Removal	Pages 132-133
F.	Approval of Landscape RFP Bid Package	Pages 135-210
G.	Approval of Fiscal Year 2025 Audit Report	Pages 212-243
H.	Hearing of Suspension of Amenity Privileges – (M. Sullivan)	Pages 245-246
	1. Incident Report (<i>To Be Provided Under Separate Cover</i>)	
VI.	Business Administration	
	A. Approval of the April 15, 2026 Meeting Minutes	Pages 249-263
	B. Approval of Check Register	Pages 265-337
	C. Balance Sheet & Income Statement	Pages 339-349
	D. Special Assessment Receipts Schedule	Page 351
VII.	General Audience Comments	
VIII.	Staff Reports	
	A. Attorney	
	B. District Engineer	
	C. District Manager	
	1. Discussion of July 15 th Board Meeting	
	2. Number of Registered Voters in the District – 820	Page 355
	3. Notice of General Election Qualifying Period	Pages 357
	4. Discussion of July 1, 2026 Form 1 Filing Deadline	
IX.	Supervisors Requests	
X.	Next Regularly Scheduled Board Meeting is Wednesday, June 17, 2026, at 5:00 p.m. at the Lakeside Plantation Clubhouse	
XI.	Adjournment	

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

SECTION IV

SECTION A

Lakeside Plantation Community Development District

Director of Operations

May 20, 2026



HAROLD MYERS

DIRECTOR OF OPERATIONS LAKESIDE
PLANTATION
GMS, LLC



Director of Operations Management
Report
May 20, 2026

- Revenues for the Clubhouse to date are \$33,860. Revenues Last Year to date were \$29,552.
- Increase this Year over LY are =\$4,308



Recent Updates to the Community

--Tennis Courts Have Been Redone and have turned out Amazing.

--Weeds have been sprayed by Solitude in the Wetland area of the Townhomes. They will be coming back to clean the area up after it dies off.

--Solitude completed the pond bank behind 1655 Scarlett where the lawn mower tore up the bank.



Work in Progress

--Gathering Estimates to redo drainage around all tennis courts.

--Gathering Estimates for New Pool Cleaning Companies.

--One of our outdoor speakers at the pool area is no longer working. Technician with Pro-Audio said the two that are working are the same age and not much life left in them. Vendor will get a quote on replacing the three speakers.

--Quotes have been received for the Landscape at the front of the Community.

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Staff Requests



Conclusion

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

LakesidePlantationAmenityManager@gms-tampa.com

Respectfully,

Harold Myers

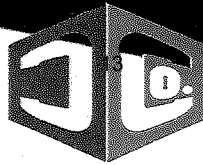
Amenity Manager



SECTION C



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636



COURTCO.

Proposal to Repair the
courts.

April 29, 2026

Attn: Pat Lavoy
Lakeside Plantation
2800 Plantation Drive
North Port, FL 34289

Dear Pat,

Thank you for expressing interest in having CourtCo resurface your pickleball and basketball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.



3046 Del Prado Blvd S | Suite 1B
 Cape Coral, FL 33904
 844-COURTCO
 239-766-9636



COURTCO.

PROPOSAL/AGREEMENT

April 29, 2026

CUSTOMER

Lakeside Plantation
 2800 Plantation Drive
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation, hereinafter called the Customer, for the resurfacing of your pickleball and basketballs court with respect to the following terms and specifications:

COURT PREPARATION: 1 court measuring approximately 60' x 60'

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.

The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight, grind down any ridges as necessary, and fill existing cracks as best as possible prior to surfacing.

Note: Estimate includes up to 5 gallons of patch binder. This errs on the side of caution as this can only be determined once Technicians flood the court to see how many depressions are deemed outside regulation. Overages will be agreed upon with management and our Technicians prior to proceeding with work but will be billed via change order at \$185.00/gallon.

Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply 1 Coat of Acrylic Resurfacer with sand over entire court area to fill voids and provide smooth surface.

The Contractor will apply 2 Coats of Acrylic Color Concentrate with sand to provide in-depth color over court surface.

Note: At <https://courtcofl.com/custom-court-designer/you-can-pick-color-schemes-and-line-color-for-secondary-courts>.

Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.

Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.

The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for two pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, heavy-bodied, latex paint. *Note: A little bleeding is unavoidable.*

The Contractor will accurately locate, mark, prime, and paint two-inch-wide playing lines for half-court basketball in accordance with high school regulations using _____, textured, heavy-bodied, latex paint. *Note: A little bleeding is unavoidable.*

The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.

Note: Disposal prices vary across the state. CourtCo can provide disposal but will pass expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
 **** NINE THOUSAND FOUR HUNDRED THIRTY DOLLARS (\$ 9,430.00) ****

OPTIONS – Please Initial to Accept

Portable Pickleball Net – Add \$

Number of nets _____

Please initial to order _____

The Contractor will supply and install a deluxe portable pickleball net on wheels.

Add \$ 1,060.00/net

Pro Portable Pickleball Net – Add \$

Number of nets _____

Please initial to order _____

The Contractor will supply and install a Pro heavy-duty, portable, rolling pickleball net.

Add \$ 2,750.00/net

Pro Max Pickleball Net – Add \$

Number of nets _____

Please initial to order _____

The Contractor will supply and install a Dominator Pro Max semi-permanent, rolling pickleball net.

Add \$ 3,460.00/net

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B

Cape Coral, FL 33904



844-COURTGO

239-766-9636



COURTGO.

April 29, 2026

Lakeside Plantation
2800 Plantation Drive
North Port, FL 34289

PROVISIONS

The Customer agrees to pay a 33% deposit upon acceptance of proposal.
The Customer agrees to pay 33% upon commencement.
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

CONCRETE DISCLAIMER

Due to the potential for improper additives, lack of vapor barrier, waterproofing membranes, etc., being applied or installed and many other unknown factors; we do not provide any type of warranty on the court surface. This means that should the court surface not adhere properly, peel, bubble, or otherwise fail due to improper concrete construction/materials, the contractor will not be held responsible. Also note that the original paint may peel off and cause our surface to in turn fail. Should any failures occur any time after application of the paint, any repairs will be subject to a change order. The contractor assumes no liability for the repair or offers no warranty as this occurs when the concrete wasn't installed correctly, or improper materials were used in construction. Even though most of the concrete courts we surface do not present issues, this disclaimer must be acknowledged and signed prior to work commencing.

Respectfully submitted by: Adam Jenne

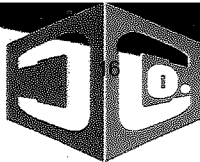
Adam Jenne
CourtCo, LLC.

Proposal accepted by: _____

Date: _____



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

*Proposal For complete
Rebuild of Pickleball Courts*

May 5, 2026

Attn: Pat Lavoy
Lakeside Plantation CDD
2800 Plantation Blvd
North Port, FL 34289

Dear Pat,

Thank you for expressing interest in having CourtCo construct your pickleball courts.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshow and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

PROPOSAL/AGREEMENT

May 5, 2026

CUSTOMER

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation CDD, hereinafter called the Customer, for the construction of your basketball and pickleball courts with respect to the following terms and specifications:

PERMITTING: If necessary

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
 The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
 The Contractor will bill all permit fees as actual.

This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

PAVING for HARD COURT: 3 pickleball and 1 basketball court measuring approximately 60' x 120'

The Contractor will demo up to 4" thick concrete at the existing pickleball and basketball courts and dispose of the debris off-site.
 The Contractor will demo existing fencing, posts, and footers and dispose of the debris in the Customer's dumpster.
 The Contractor will excavate and remove dirt as necessary and move to Customer's dumpster or designated area.
Note: The Contractor may encounter debris that is unseen and necessary for removal that will be subject to change order.
 The Contractor will supply and install lime rock, crushed concrete, or other FLDOT approved base material compacted to approx. 4".
Note: The Contractor includes up to 200 tons of rock. If more is required, then it will be addressed via change order.
 The Contractor will laser grade base material to achieve a 1% slope in one plane.
 The Contractor will install 2 applications of Pramitol 25 soil sterilant preventing plant growth for up to 1 year from application.
 The Contractor will provide a report by an independent third-party attesting to achieving desired density (98%) of base rock.
 The Contractor will supply and install SIII D.O.T. approved hot mix asphalt compacted to 1".

Note: SIII D.O.T. asphalt can contain up to 50% RAP (Recycled Asphalt Product). Alternatives are listed below for an upgrade.

COURT PREPARATION

The Contractor will pressure clean and power blow court as necessary to remove loose dirt, mildew, and oil.
 The Contractor will patch depressions greater than 1/8" after 1 hour drying time in sunlight and grind down any ridges as necessary.
Note: Court must have a minimum of 1% slope in one plane to guarantee removal of water.
 The Contractor will supply and install concrete footers measuring 2' x 2' x 3' with pvc sleeves for net posts.

SURFACING of PICKLEBALL & BASKETBALL COURTS

The Contractor will apply 2 Coats of Acrylic Resurfacer with sand over entire court area to fill voids and provide smooth surface.
 The Contractor will apply 2 Coats of Acrylic Color Concentrate with sand to provide in-depth color over court surface.
Note: At <https://courtcofl.com/custom-court-designer/> you can pick color schemes and line color for secondary courts.
Note: Red, orange, and purple incur additional fees due to the requirement of additional coats to achieve coverage.
Note: Up to 3 colors are included in the price for pickleball courts. The inside, outside, and kitchen can be different colors.
Note: Up to 2 colors are included in the price for basketball courts. Many options exist for contrasting colors.
 The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for three pickleball courts in accordance with U.S.A.P.A. regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
 The Contractor will accurately locate, mark, and paint two-inch-wide playing lines for half-court basketball in accordance with high school regulations using white, textured, paint. *Note: A little bleeding is unavoidable.*
 The Contractor will supply and install 2-7/8" Classic Posts with integral lacing bars and external net winder.
 The Contractor will supply and install 3 pickleball nets with center straps and anchors.
 The Contractor will supply and install 1 Dominator basketball hoop with tempered glass backboard on a concrete footer.
Note: Backboard to be regulation size at 42"x72".
 The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of
 **** NINETY-TWO THOUSAND FIVE HUNDRED TWENTY DOLLARS (\$ 92,520.00) ****

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

PROPOSAL/AGREEMENT

May 5, 2026

CUSTOMER

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lakeside Plantation CDD, hereinafter called the Customer, for the construction of your basketball and pickleball courts with respect to the following terms and specifications:

OPTIONS – Please Initial to Accept

6" Compacted Base – Add \$ 10,840.00

The Contractor will supply and install 6" of compacted lime rock or crushed concrete in lieu of above.

Please initial to order _____

1" Virgin Asphalt – Add \$ 3,290.00

The Contractor will supply and install 1" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Please initial to order _____

1.5" Virgin Asphalt – Add \$ 10,950.00

The Contractor will supply and install 1.5" of compacted Virgin SIII asphalt in lieu of 1" of compacted SIII included above.

Please initial to order _____

Douglas Posts – Add \$ 1,740.00

Color _____ (Black or Green)

The Contractor will supply and install three sets of new net posts that meet U.S.A.P.A. regulations with stainless steel internal wind mechanisms and integrated lacing rods in lieu of Putterman posts that are included.

Please initial to order _____

Guardian Posts – Add \$ 3,750.00

The Contractor will supply and install three sets of Guardian net posts. Guardian is constructed of 3.5" OD aluminum with a stainless-steel crank and internal mechanisms in lieu of Putterman posts that are included.

Please initial to order _____

Cushion Courts – Add \$ 22,830.00

The Contractor will supply and install 3 Coats of a mix of 0.5-1.0mm (course) rubber granules, 2 Coats of 0-0.5mm (fine) rubber granules, and color coating as described above in "Surfacing of Pickleball & Basketball Courts."

Please initial to order _____

Spoils Removal – Add \$ Varies/TL

The Contractor will remove spoils and dispose of off-site in lieu of spreading on site included above.

Please initial to order _____

Economy 8' Fencing – Add \$ 25,770.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 360' x 2" mesh x 8' tall 9-gauge fencing with vinyl coated wire, all necessary hardware, and up to four pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

Please initial to order _____

Premier 8' Fencing – Add \$ 30,030.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 240' x 2" mesh x 8' tall 9-gauge-fencing with vinyl coated wire, all necessary hardware, and up to four pedestrian gates. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top and bottom rail all 1 5/8".

Please initial to order _____

4' Fencing (Interior) – Add \$ 11,490.00

Color _____ (Black or Green)

The Contractor will supply and install approximately 180' x 2" mesh x 4' tall 9-gauge fencing with black vinyl coated wire, all necessary hardware, and pedestrian gates at center court. Line posts to be 2 1/2" OD and corner posts to be 3" OD. Top rail all 1 5/8" and bottom to be affixed with tension wire.

Please initial to order _____

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.



3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTGO
239-766-9636



COURTGO.

May 5, 2026

Lakeside Plantation CDD
 2800 Plantation Blvd
 North Port, FL 34289

PROVISIONS

- The Customer agrees to pay a 20% deposit upon acceptance of proposal.
- The Customer agrees to pay 30% upon commencement.
- The Customer agrees to pay 30% upon installation of asphalt.
- The Customer agrees to pay 10% upon installation of fence (if applicable).
- The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of \$1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of \$4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-1/2% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a **period of (2) years** from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne
 Adam Jenne
 CourtCo, LLC.

Proposal accepted by: _____

Date: _____

SECTION D

Tennis Innovations, LLC

Lake Worth, FL

Project Proposal

To: Lakeside Plantation CDD
 Attn: Harold Myers, Amenities Manager
 2800 Plantation Blvd.
 North Port, FL 34289
 (941) 423-5500

Proposed Start Date: May 18, 2026
Substantial Completion Date: TBD

Tennis Innovations, LLC is pleased to submit the following proposal to Lakeside Plantation CDD for tennis court perimeter drainage and site preparation services. This proposal outlines the full scope of work, associated costs, and terms for your review and approval.

Site: 2800 Plantation Blvd., North Port, FL 34289

Description of Work	Amount
Tennis Court Perimeter Drainage & Site Preparation	\$13,000.00

Scope of Work

The Contractor shall furnish all necessary labor, materials, and equipment to complete the following scope of work at the above-referenced site:

- Excavate an area measuring 924 feet x 2 feet x 6 inches along the perimeter of two (2) court boundaries to facilitate drainage improvements.
- Supply and install a weed barrier consisting of layered black landscape fabric along the excavated perimeter.
- Backfill the excavated area with gravel, placed over the installed fabric to ensure proper drainage and surface stability.
- Remove approximately 184 linear feet of existing shrubs and vegetation along the court perimeter.
- Relocate approximately 100 feet of existing French drain infrastructure. Note: If pallets of grass are needed after the drains are relocated, that will be the responsibility of the property to provide. If needed, we can supply and install the grass at an additional cost.
- Haul away and dispose of approximately 30 yards of excavated soil and debris from the project site.

TOTAL CONTRACT AMOUNT: **\$13,000.00**

PAYMENT TERMS

No payment is required upfront. Full payment in the amount of \$13,000.00 shall be due upon

completion of the job, once the Owner/Client has confirmed satisfaction with the completed work.

General Conditions

Tennis Innovations, LLC will furnish and install all materials in accordance with manufacturer specifications and applicable industry standards. Our team is committed to maintaining a clean and organized job site throughout the duration of the project. Upon completion, all remaining materials, debris, and equipment will be removed from the premises. Tennis Innovations, LLC carries all required licensing and insurance and will adhere to the agreed-upon project schedule.

This proposal is valid for 30 days from the date of submission. Upon acceptance, a formal agreement will be executed between Tennis Innovations, LLC and Lakeside Plantation CDD. We look forward to the opportunity to serve you and appreciate your consideration of this proposal.

Limitation of Liability

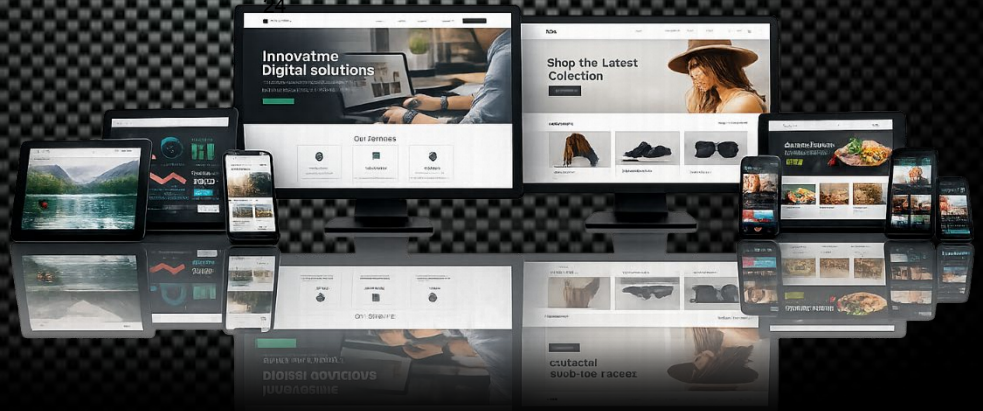
Tennis Innovations, LLC shall not be held responsible for any damage to existing structures, underground utilities, irrigation systems, landscaping, or any other property that is not clearly marked or disclosed prior to the commencement of work. It is the sole responsibility of the Owner/Client to identify and communicate the location of any such features before work begins. Tennis Innovations, LLC will exercise reasonable care throughout the project; by accepting this proposal, the Owner/Client acknowledges and agrees that Tennis Innovations, LLC assumes no liability for pre-existing conditions or undisclosed site hazards.

Please Note:

If this project is needed as soon as possible, we have a small window of opportunity to begin work on Wednesday, May 18, 2026. We encourage you to respond at your earliest convenience to secure this start date.

Once agreement to this proposal has been made, a formal contract will be sent for signatures.

SECTION E



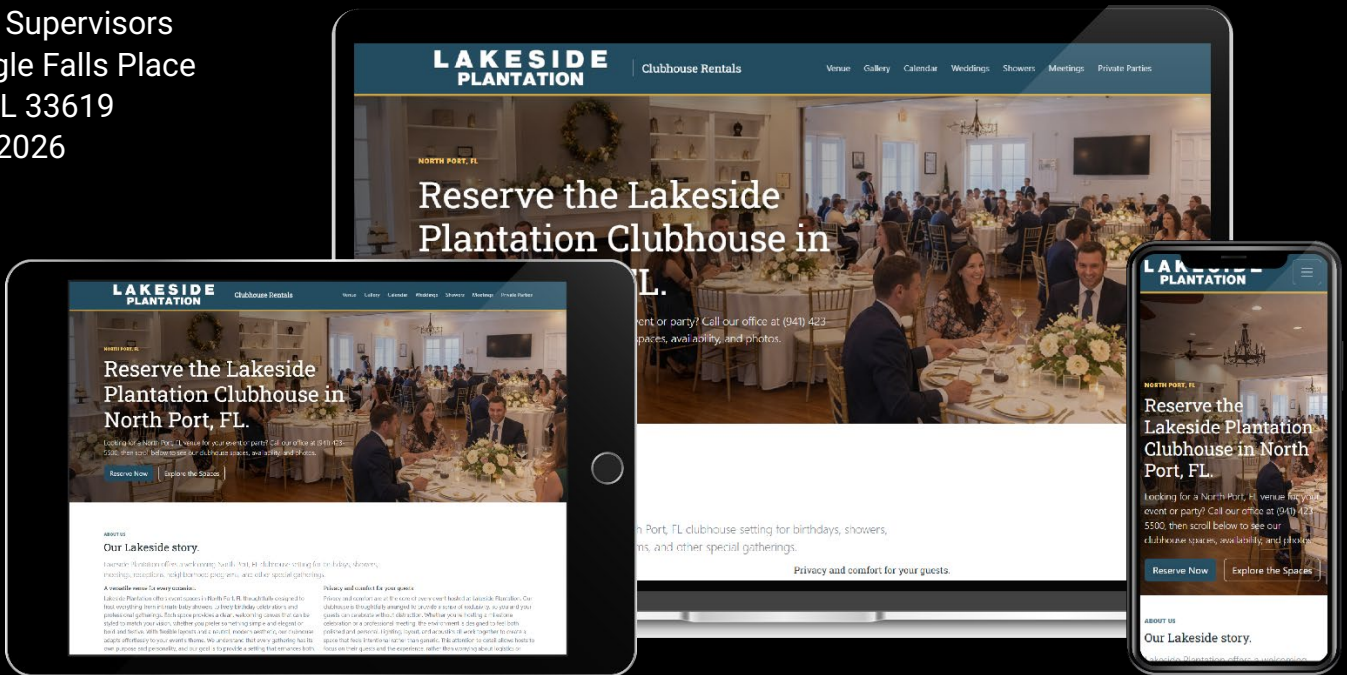
MAKE A STATEMENT!

Good or bad, your website makes a statement! What statement do you make?

Every great business idea takes wings with the launch of a professionally designed website. Internet has redefined the way business is transacted, and your website is the gateway to these business opportunities. A verifiable online presence has become indispensable for every company - to lead its competition and to secure a dominant position in the industry. It's not only important to reflect the business strategy of a company through its website but, it is equally important to engage your potential customers and partners in conversation.

Web Proposal For:

Lakeside Plantation CDD
Board of Supervisors
4530 Eagle Falls Place
Tampa FL 33619
May 12, 2026



Project

Lakeside Plantation CDD – Community Clubhouse Site

Project Summary/Scope

Lakeside CDD requests the development of a new web site to present clubhouse details, imagery, and highly visible information to the public. In prior discussions regarding this project, the best development path includes a dedicated site, separate from the CDD site, with direct integration with the broader CommunityXS platform.

Interface Design

Interface design will be similar to the existing CDD site theme, imagery, and color palette. A demo for this site is online at clubhouse.lakesideplantationcdd.com. Site components include a presentation of “Spaces”, CDD Calendar, and dedicated pages for 5-6 specific occasion types. These pages are critical for overall visibility on major search engines. Additionally, the site allows visitors to make reservation requests using an advance form with integrated resource availability. Resources, such as individual rooms, are managed within the CommunityXS platform.

Infrastructure / Technologies

Custom graphics designed using Adobe Fireworks

Animated objects designed using JQuery Javascript

Html5/css design standards

Adobe Coldfusion server-side technology

MS Web Server on Google Cloud Servers

Not Included in this Proposal

Content Management - Not included in this proposal is any type of content management system. The site is considered static. Updates/Additions/Removal of content is billable.

Any consideration or content presentation in alternative language.

Ownership – Since this site utilizes proprietary code to integrate with the CommunityXS Platform, the development, production, and hosting is offered as a service and is paid monthly by subscription.

Schedule of Fees

Development (~8.00 hrs.)	\$640 one-time setup fee
Changes / Updates / Revisions	Billed Hourly (15mins) @ \$135.00
SaaS (Software as a Service) Subscription	\$80.00 a month (billed in advance)

Timeline

Development	Week 01 - Week 03
Testing	Week 03 - Week 04
Testing / Fixes / Deployment	Week 04 - Week 04

This proposal was prepared with project details and a functional specification provided to VenturesIn.com, Inc. Deviation from the specification may result in additional development charges. Domain name registration is not included in this proposal.

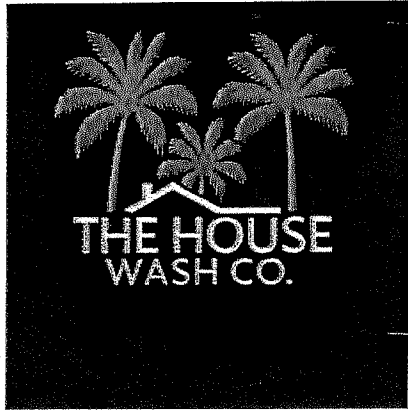
If you are satisfied with the proposal, please sign and date it and return it by email to info@venturesin.com. Payment of \$640 is due upon signing and prior to development. The remainder is due upon completion of the project.

By signing below, I accept the project proposal as outlined herein and authorize VenturesIn.com, Inc. to begin development.

Authorized Representative / Purchaser

Date

SECTION F



ESTIMATE

EST-000133

Estimate Date: Jan 26, 2026

Expiry Date: Feb 23, 2026

FROM:

The House Wash Co
 1868 Scarlett Ave
 North Port, FL, 34289
 Email: info@thehousewash.co
 Phone: (941) 413-2062

TO:

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

JOB LOCATION:

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

JOB:

#	Services	Qty	Price	Discount	Tax (%)	Total
1	Bush & Shrub Holiday Light Wrapping * Professional installation of holiday lights wrapped neatly around bushes and shrubs to create a clean, festive look. Includes proper spacing, secure fastening, and a polished finish that enhances curb appeal. All lighting is installed with care to protect plants and ensure a uniform appearance. Ideal for front yards, walkways, and landscape accents * * Bushes on each side of front entrance/walkway *	1.00	\$995.00	\$0.00	No Tax	\$995.00
2	Bush & Shrub Holiday Light Wrapping * Professional installation of holiday lights wrapped neatly around bushes and shrubs to create a clean, festive look. Includes proper spacing, secure fastening, and a polished finish that enhances curb appeal. All lighting is installed with care to protect plants and ensure a uniform appearance. Ideal for front yards, walkways, and landscape accents * * Horseshoe bushes in island in front of entrance near palm trees *	1.00	\$995.00	\$0.00	No Tax	\$995.00
3	Palm tree light wrap. Elastic mini LED strands. Each tree will use varying number of lights, spacing 4-6" per wrap.	6.00	\$525.00	\$0.00	No Tax	\$3,150.00

Subtotal	\$5,140.00
Grand Total (\$)	\$5,140.00

Accepted payment methods

Credit Card, Check, Cash, Venmo

Message

I would be happy to have an opportunity to work with you.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

SECTION V

SECTION A

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Plantation Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A (“Proposed Budget”)**; and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.

2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:

DATE: August 19, 2026
 TIME: 5:00 p.m.
 LOCATION: Lakeside Plantation Clubhouse
 2800 Plantation Blvd.
 North Port, Florida 34289

3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.

4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF MAY 2026.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
 DEVELOPMENT DISTRICT**

 Secretary / Assistant Secretary

 Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

Lakeside Plantation
Community Development District

Proposed Budget
FY 2027



**Lakeside Plantation
Community Development District**

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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
Revenues:					
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	25,750
Activities	10,000	10,037	5,000	15,037	15,000
Clubhouse Rentals	15,000	6,253	4,000	10,253	13,000
Miscellaneous	1,500	2,817	500	3,317	1,500
Interest Earnings	5,000	930	750	1,680	2,000
Total Revenues	\$ 1,256,340	\$ 1,080,379	\$ 172,679	\$ 1,253,058	\$ 1,257,090
Administrative:					
Supervisor Fees	\$ 10,000	\$ 3,600	\$ 6,000	\$ 9,600	\$ 9,000
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	5,000
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	2,000
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	900
Website Hosting	1,800	1,100	900	2,000	3,600
Total Administrative	\$ 178,100	\$ 103,743	\$ 59,955	\$ 163,698	\$ 161,574
Operations:					
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	2,000
Landscape Maintenance - Contract	144,310	70,891	70,891	141,783	225,000
Landscape Maintenance - Other	25,000	2,723	12,500	15,223	20,000
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	-	-	-	-	5,000
Field Contingency	50,000	3,455	10,000	13,455	-
Total Operations	\$ 245,510	\$ 90,583	\$ 106,597	\$ 197,180	\$ 278,500

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
Clubhouse:					
Personnel Services (Management Contract)	\$ 300,000	\$ 155,225	\$ 150,000	\$ 305,225	\$ 300,000
Activities	15,000	10,802	4,198	15,000	15,000
License/Fees	8,800	4,831	4,000	8,831	8,800
General and Office Supplies	15,000	5,754	7,500	13,254	10,000
Maintenance	20,000	3,376	10,000	13,376	20,000
Office Supplies	3,500	615	1,750	2,365	-
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	-	-	-	-	15,000
Janitorial Supplies	2,500	2,476	1,250	3,726	3,000
Pest Control	-	-	-	-	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
Total Clubhouse	\$ 447,300	\$ 244,566	\$ 221,448	\$ 466,013	\$ 462,300
Other Expenditures:					
Transfer Out - Capital Reserve Fund (CY)	\$ 385,430	\$ 385,430	\$ (0)	\$ 385,430	\$ 354,716
Total Other Expenditures	\$ 385,430	\$ 385,430	\$ (0)	\$ 385,430	\$ 354,716
Total Expenditures	\$ 1,256,340	\$ 824,322	\$ 387,999	\$ 1,212,321	\$ 1,257,090
Excess Revenue (Expenditures)	\$ -	\$ 256,057	\$ (215,320)	\$ 40,737	\$ 0

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
Total	681	\$ 1,199,840		

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 1st Sarasota County Property Tax Bill.

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.

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

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
Revenues:					
Transfer In - Capital Reserve Fund (CY)	\$ 385,430	\$ 385,430	\$ -	\$ 385,430	\$ 354,716
Interest Earnings	2,000	5,308	2,500	7,808	1,000
Carry Forward Surplus	492,685	586,943	-	586,943	797,435
Total Revenues	\$ 880,115	\$ 977,680	\$ 2,500	\$ 980,180	\$ 1,153,151
Expenditures:					
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	282,000
Fencing	-	7,167	-	7,167	-
Tennis Court	-	16,050	32,995	49,045	12,000
Contingency	-	84,569	5,000	89,569	-
Bank Fees	1,000	54	40	94	500
Total Expenditures	\$ 237,104	\$ 135,668	\$ 47,077	\$ 182,745	\$ 294,500
Excess Revenue (Expenditures)	\$ 643,011	\$ 842,012	\$ (44,577)	\$ 797,435	\$ 858,651

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	858,651.19	(354,459.81)
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
Total Revenues	\$ 244,296	\$ 219,481	\$ 25,993	\$ 245,474	\$ 237,415
Expenditures:					
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
Total Expenditures	\$ 186,508	\$ 35,754	\$ 155,580	\$ 191,334	\$ 182,473
Excess Revenue (Expenditures)	\$ 57,789	\$ 183,727	\$ (129,587)	\$ 54,140	\$ 54,943

(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
		\$ 880,000		\$ 226,396	\$ 1,106,396

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	\$ 16,085.95	\$ 16,085.95	\$0.00	0%
	Total	\$ 16,085.95	\$ 16,085.95	\$0.00	0%

SECTION B

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY PURSUANT TO F.S. § 274.06; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

[FOR PROPERTY VALUED AT LESS THAN \$5,000.00]

WHEREAS, the Lakeside Plantation Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, as such, the District is a governmental unit within the meaning of Chapter 274, *Florida Statutes* (“**Governmental Unit**”); and

WHEREAS, the District has purchased and owns certain audio system equipment as listed in more detail in the attached **Exhibit A** (“**Surplus Property**”); and

WHEREAS, the District desires to classify the Property as surplus tangible personal property, and to determine that the Property is obsolete and that continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function; and

WHEREAS, the District has considered the best interests of the District, and the value and condition of the Property, and

WHEREAS, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

WHEREAS, the District believes that disposing of the Property in this fashion is the most efficient and cost-effective means of disposing of the Property; and

WHEREAS, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000.00), or without commercial value; and

WHEREAS, the District believes that it is in its best interests to dispose of the Property in this fashion.

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

SECTION 1. INCORPORATION OF RECITALS. All of the representations, findings and determinations contained within the recitals stated above are recognized as true and accurate and are expressly incorporated into this Resolution.

SECTION 2. CLASSIFICATION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby classifies the Property as surplus tangible personal property, and hereby determines that the continued use of the Property is uneconomical, inefficient to maintain, and/or serves no useful function.

SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY. The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*; or, if sale cannot reasonably be accomplished, by donating, destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect immediately upon the passage and adoption of this Resolution by the Board of Supervisors of the District.

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

**LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Description of Surplus Property (Audio System)



TOA 900 SERIES II AMPLIFIER A-906MK2

cd

INPUT 2 INPUT 3 INPUT 4 INPUT 5 INPUT 6 INPUT 7 INPUT 8

TREBLE TONE DE LOW CUT

SIGNAL NORMAL PROTECT MASTER ON OFF

music cd mic

TOA 900 SERIES II AMPLIFIER A-906MK2

INPUT 1 INPUT 2 INPUT 3 INPUT 4 INPUT 5 INPUT 6 INPUT 7

BASS TREBLE TUNING HEAT LOW CUT

assembly

SIGNAL NORMAL PEAK PROTECT POWER MASTER ON OFF

S 1 S 2 S 3 S 4 S 5 S 6 S 7 S 8

SHURE SCM800 LIMITER POWER INPUT

SECTION C

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES OF PROCEDURE; AND PROVIDING AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District (the “Board”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*.

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

SECTION 1. A Public Hearing will be held to adopt Rules of Procedure on August 19, 2026, at 5:00 p.m., at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of May 2026.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

**RULES OF PROCEDURE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
RULE NO. 1**

EFFECTIVE AS OF _____, 2026

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Rule 1.0 General.

- (1) The Lakeside Plantation Community Development District (the “**District**”) was created pursuant to the provisions of Chapter 190 of the Florida Statutes, and was established to provide for the ownership, operation, maintenance, and provision of various capital facilities and services within its jurisdiction. The purpose of these rules (the “**Rules**”) is to describe the general operations of the District.
- (2) Definitions located within any section of these Rules shall be applicable within all other sections, unless specifically stated to the contrary.
- (3) Unless specifically permitted by a written agreement with the District, the District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (4) A Rule of the District shall be effective upon adoption by affirmative vote of the District Board. After a Rule becomes effective, it may be repealed or amended only through the rulemaking procedures specified in these Rules. Notwithstanding, the District may immediately suspend the application of a Rule if the District determines that the Rule conflicts with Florida law. In the event that a Rule conflicts with Florida law and its application has not been suspended by the District, such Rule should be interpreted in the manner that best effectuates the intent of the Rule while also complying with Florida law. If the intent of the Rule absolutely cannot be effectuated while complying with Florida law, the Rule shall be automatically suspended.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

Rule 1.1 Board of Supervisors; Officers and Voting.

- (1) Board of Supervisors. The Board of Supervisors of the District (the “**Board**”) shall consist of five (5) members. Members of the Board (“**Supervisors**”) appointed by ordinance or rule or elected by landowners must be citizens of the United States of America and residents of the State of Florida. Supervisors elected or appointed by the Board to elector seats must be citizens of the United States of America, residents of the State of Florida and of the District and registered to vote with the Supervisor of Elections of the county in which the District is located and for those elected, shall also be qualified to run by the Supervisor of Elections. The Board shall exercise the powers granted to the District under Florida law.
- (a) Supervisors shall hold office for the term specified by Section 190.006 of the Florida Statutes. If, during the term of office, any Board member(s) vacates their office, the remaining member(s) of the Board shall fill the vacancies by appointment for the remainder of the term(s). If three or more vacancies exist at the same time, a quorum, as defined herein, shall not be required to appoint replacement Board members.
- (b) Three (3) members of the Board shall constitute a quorum for the purposes of conducting business, exercising powers and all other purposes. A Board member shall be counted toward the quorum if physically present at the meeting, regardless of whether such Board member is prohibited from, or abstains from, participating in discussion or voting on a particular item.
- (c) Action taken by the Board shall be upon a majority vote of the members present, unless otherwise provided in the Rules or required by law. Subject to Rule 1.3(10), a Board member participating in the Board meeting by teleconference or videoconference shall be entitled to vote and take all other action as though physically present.
- (d) Unless otherwise provided for by an act of the Board, any one Board member may attend a mediation session on behalf of the Board. Any agreement resulting from such mediation session must be approved pursuant to subsection (1)(c) of this Rule.
- (2) Officers. At the first Board meeting held after each election where the newly elected members take office, the Board shall select a Chairperson, Vice-Chairperson, Secretary, Assistant Secretary, and Treasurer.
- (a) The Chairperson must be a member of the Board. If the Chairperson resigns from that office or ceases to be a member of the Board, the Board shall select a Chairperson. The Chairperson serves at the pleasure of the Board. The Chairperson shall be authorized to execute resolutions and contracts on the District’s behalf. The Chairperson shall convene and conduct all meetings of the Board. In the event the Chairperson is unable to attend a

meeting, the Vice-Chairperson shall convene and conduct the meeting. The Chairperson or Vice-Chairperson may delegate the responsibility of conducting the meeting to the District's manager ("**District Manager**") or District Counsel, in whole or in part.

- (b) The Vice-Chairperson shall be a member of the Board and shall have such duties and responsibilities as specifically designated by the Board from time to time. The Vice-Chairperson has the authority to execute resolutions and contracts on the District's behalf in the absence of the Chairperson. If the Vice-Chairperson resigns from office or ceases to be a member of the Board, the Board shall select a Vice-Chairperson. The Vice-Chairperson serves at the pleasure of the Board.
- (c) The Secretary of the Board serves at the pleasure of the Board and need not be a member of the Board. The Secretary shall be responsible for maintaining the minutes of Board meetings and may have other duties assigned by the Board from time to time. An employee of the District Manager may serve as Secretary. The Secretary shall be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (d) The Treasurer need not be a member of the Board but must be a resident of the State of Florida. The Treasurer shall perform duties described in Section 190.007(2) and (3) of the Florida Statutes, as well as those assigned by the Board from time to time. The Treasurer shall serve at the pleasure of the Board. The Treasurer shall either be bonded by a reputable and qualified bonding company in at least the amount of one million dollars (\$1,000,000), or have in place a fidelity bond, employee theft insurance policy, or a comparable product in at least the amount of one million dollars (\$1,000,000) that names the District as an additional insured.
- (e) In the event that both the Chairperson and Vice-Chairperson are absent from a Board meeting and a quorum is present, the Board may designate one of its members or a member of District staff to convene and conduct the meeting. In such circumstances, any of the Board members present are authorized to execute agreements, resolutions, and other documents approved by the Board at such meeting. In the event that the Chairperson and Vice-Chairperson are both unavailable to execute a document previously approved by the Board, the Secretary or any Assistant Secretary may execute such document.
- (f) The Board may assign additional duties to District officers from time to time, which include, but are not limited to, executing documents on behalf of the District.

- (g) The Chairperson, Vice-Chairperson, and any other person authorized by District Resolution may sign checks and warrants for the District, countersigned by the Treasurer or other persons authorized by the Board.
- (3) Committees. The Board may establish committees of the Board, either on a permanent or temporary basis, to perform specifically designated functions. Committees may include individuals who are not members of the Board. Such functions may include, but are not limited to, review of bids, proposals, and qualifications, contract negotiations, personnel matters, and budget preparation.
- (4) Record Book. The Board shall keep a permanent record book entitled “**Record of Proceedings**,” in which shall be recorded minutes of all meetings, resolutions, proceedings, certificates, and corporate acts. The Records of Proceedings shall be located at a District office and shall be available for inspection by the public.
- (5) Meetings. For each fiscal year, the Board shall establish a schedule of regular meetings, which shall be published in a newspaper of general circulation within the county or counties in which the District is located and filed with the local general-purpose governments within whose boundaries the District is located. All meetings of the Board and committees serving an advisory function shall be open to the public in accord with the provisions of Chapter 286 of the Florida Statutes.
- (6) Votes Required. No Board member who is present at any meeting of the District Board at which an official decision, ruling, or other official act is to be taken or adopted may abstain from voting in regard to any such decision, ruling, or act; and a vote shall be recorded or counted for each such Board member present, except when, with respect to any such member, there is, or appears to be, a possible conflict of interest under the provisions of s. 112.311, s. 112.313, or s. 112.3143 of the Florida Statutes.
- (7) Voting Conflict of Interest. The Board shall comply with Section 112.3143 of the Florida Statutes, so as to ensure the proper disclosure of conflicts of interest on matters coming before the Board for a vote. For the purposes of this section, “**voting conflict of interest**” shall be governed by the Florida Constitution and Chapters 112 and 190 of the Florida Statutes, as amended from time to time. Generally, a voting conflict exists when a Board member is called upon to vote on an item which would inure to the Board member’s special private gain or loss or the Board member knows would inure to the special private gain or loss of a principal by whom the Board member is retained, the parent organization or subsidiary of a corporate principal, a business associate, or a relative including only a father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law.
- (a) When a Board member knows the member has a conflict of interest on a matter coming before the Board, the member should notify the Board’s

Secretary prior to participating in any discussion with the Board on the matter. The member shall publicly announce the conflict of interest at the meeting. This announcement shall appear in the minutes.

If the Board member was elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, the Board member may vote or abstain from voting on the matter at issue. If the Board member was elected by electors residing within the District, the Board member is prohibited from voting on the matter at issue. In the event that the Board member intends to abstain or is prohibited from voting, such Board member shall not participate in the discussion on the item subject to the vote.

The Board's Secretary shall prepare a Memorandum of Voting Conflict (Form 8B) which shall then be signed by the Board member, filed with the Board's Secretary, and provided for attachment to the minutes of the meeting within fifteen (15) days of the meeting.

- (b) If a Board member inadvertently votes on a matter and later learns he or she has a conflict on the matter, the member shall immediately notify the Board's Secretary. Within fifteen (15) days of the notification, the member shall file the appropriate Memorandum of Voting Conflict, which will be attached to the minutes of the Board meeting during which the vote on the matter occurred. The Memorandum of Voting Conflict shall immediately be provided to other Board members and shall be read publicly at the next meeting held subsequent to the filing of the Memorandum of Voting Conflict. The Board member's vote is unaffected by this filing.
- (c) It is not a conflict of interest for a Board member, the District Manager, or an employee of the District to be a stockholder, officer or employee of a landowner or of an entity affiliated with a landowner.
- (d) In the event that a Board member elected at a landowner's election or appointed to fill a vacancy of a seat last filled at a landowner's election, has a continuing conflict of interest, such Board member is permitted to file a Memorandum of Voting Conflict at any time in which it shall state the nature of the continuing conflict. Only one such continuing Memorandum of Voting Conflict shall be required to be filed for each term the Board member is in office.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.3143, 190.006, 190.007, 286.012, Fla. Stat.

Rule 1.2 District Offices; Public Information and Inspection of Records; Policies; Service Contract Requirements; Financial Disclosure Coordination.

- (1) District Offices. Unless otherwise designated by the Board, the official District office shall be the District Manager's office identified by the District Manager. If the District Manager's office is not located within the county in which the District is located, the Board shall designate a local records office within such county which shall at a minimum contain, but not be limited to, the following documents:
- (a) Agenda packages for prior 24 months and next meeting;
 - (b) Official minutes of meetings, including adopted resolutions of the Board;
 - (c) Names and addresses of current Board members and District Manager, unless such addresses are protected from disclosure by law;
 - (d) Adopted engineer's reports;
 - (e) Adopted assessment methodologies/reports;
 - (f) Adopted disclosure of public financing;
 - (g) Limited Offering Memorandum for each financing undertaken by the District;
 - (h) Proceedings, certificates, bonds given by all employees, and any and all corporate acts;
 - (i) District policies and rules;
 - (j) Fiscal year end audits; and
 - (k) Adopted budget for the current fiscal year.

The District Manager shall ensure that each District records office contains the documents required by Florida law.

- (2) Public Records. District public records include all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of the physical form, characteristics, or means of transmission, made or received in connection with the transaction of official business of the District. All District public records not otherwise restricted by law may be copied or inspected at the District Manager's office during regular business hours. Certain District records can also be inspected and copied at the District's local records office during regular business hours. All written public records requests shall be directed to the Secretary who by these rules is appointed as the

District's records custodian. Regardless of the form of the request, any Board member or staff member who receives a public records request shall immediately forward or communicate such request to the Secretary for coordination of a prompt response. The Secretary, after consulting with District Counsel as to the applicability of any exceptions under the public records laws, shall be responsible for responding to the public records request. At no time can the District be required to create records or summaries of records, or prepare opinions regarding District policies, in response to a public records request.

- (3) Service Contracts. Any contract for services, regardless of cost, shall include provisions required by law that require the contractor to comply with public records laws. The District Manager shall be responsible for initially enforcing all contract provisions related to a contractor's duty to comply with public records laws.
- (4) Fees; Copies. Copies of public records shall be made available to the requesting person at a charge of \$0.15 per page for one-sided copies and \$0.20 per page for two-sided copies if not more than 8 ½ by 14 inches. For copies of public records in excess of the sizes listed in this section and for outside duplication services, the charge shall be equal to the actual cost of reproduction. Certified copies of public records shall be made available at a charge of one dollar (\$1.00) per page. If the nature or volume of records requested requires extensive use of information technology resources or extensive clerical or supervisory assistance, the District may charge, in addition to the duplication charge, a special service charge that is based on the cost the District incurs to produce the records requested. This charge may include, but is not limited to, the cost of information technology resource, employee labor, and fees charged to the District by consultants employed in fulfilling the request. In cases where the special service charge is based in whole or in part on the costs incurred by the District due to employee labor, consultant fees, or other forms of labor, those portions of the charge shall be calculated based on the lowest labor cost of the individual(s) who is/are qualified to perform the labor, taking into account the nature or volume of the public records to be inspected or copied. The charge may include the labor costs of supervisory and/or clerical staff whose assistance is required to complete the records request, in accordance with Florida law. For purposes of this Rule, the word "**extensive**" shall mean that it will take more than 15 minutes to locate, review for confidential information, copy and re-file the requested material. In cases where extensive personnel time is determined by the District to be necessary to safeguard original records being inspected, the special service charge provided for in this section shall apply. If the total fees, including but not limited to special service charges, are anticipated to exceed twenty-five dollars (\$25.00), then, prior to commencing work on the request, the District will inform the person making the public records request of the estimated cost, with the understanding that the final cost may vary from that estimate. If the person making the public records request decides to proceed with the request, payment of the estimated cost is required in advance. Should the person fail to pay the estimate, the District is under no duty to produce the requested records. After the request has been fulfilled, additional payments or credits may be

due. The District is under no duty to produce records in response to future records requests if the person making the request owes the District for past unpaid duplication charges, special service charges, or other required payments or credits.

- (5) Records Retention. The Secretary of the District shall be responsible for retaining the District's records in accordance with applicable Florida law.
- (6) Policies. The Board may adopt policies related to the conduct of its business and the provision of services either by resolution or motion.
- (7) Financial Disclosure Coordination. Unless specifically designated by Board resolution otherwise, the Secretary shall serve as the Financial Disclosure Coordinator ("**Coordinator**") for the District as required by the Florida Commission on Ethics ("**Commission**"). The Coordinator shall create, maintain and update a list of the names, e-mail addresses, physical addresses, and names of the agency of, and the office or position held by, all Supervisors and other persons required by Florida law to file a statement of financial interest due to his or her affiliation with the District ("**Reporting Individual**"). The Coordinator shall provide this list to the Commission by February 1 of each year, which list shall be current as of December 31 of the prior year. Each Supervisor and Reporting Individual shall promptly notify the Coordinator in writing if there are any changes to such person's name, e-mail address, or physical address. Each Supervisor and Reporting Individual shall promptly notify the Commission in the manner prescribed by the Commission if there are any changes to such person's e-mail address.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 112.31446(3), 112.3145(8)(a)1., 119.07, 119.0701, 190.006, Fla. Stat.

Rule 1.3 Public Meetings, Hearings, and Workshops.

- (1) Notice. Except in emergencies, or as otherwise authorized or required by statute or these Rules, at least seven (7) days', but not more than thirty (30) days' public notice shall be given of any public meeting, hearing or workshop of the Board. Public notice shall be given by publication in a newspaper of general circulation within the county or counties in which the District is located. A newspaper is deemed to be a newspaper of "**general circulation**" in the county in which the District is located if such newspaper has been in existence for two (2) years at the time of publication of the applicable notice (unless no newspaper within the county has been published for such length) and satisfies the criteria of section 50.011(1) of the Florida Statutes, or if such newspaper is a direct successor of a newspaper which has been so published, as such provisions may be amended from time to time by law. The annual meeting notice required to be published by Section 189.015 of the Florida Statutes, shall be published as provide in Chapter 50 of the Florida Statutes, and such notice published consistent therewith shall satisfy the requirement to give at least seven (7) days' public notice as required herein. Each Notice shall state, as applicable:
- (a) The date, time and place of the meeting, hearing or workshop;
 - (b) A brief description of the nature, subjects, and purposes of the meeting, hearing, or workshop;
 - (c) The District office address for the submission of requests for copies of the agenda, as well as a contact name and telephone number for verbal requests for copies of the agenda; and
 - (d) The following or substantially similar language: "Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770 or 1 (800) 955-8771, who can aid you in contacting the District Office."
 - (e) The following or substantially similar language: "A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based."

- (f) The following or substantially similar language: “The meeting [or hearing or workshop] may be continued in progress without additional notice to a time, date, and location stated on the record.”

The date, time, and place of each meeting, hearing, or workshop of the Board shall additionally be posted on the District’s website at least seven (7) days prior to such meeting, hearing, or workshop.

- (2) Mistake. In the event that a meeting is held under the incorrect assumption that notice required by law and these Rules has been given, the Board at its next properly noticed meeting shall cure such defect by considering the agenda items from the prior meeting individually and anew.
- (3) Agenda. The District Manager, under the guidance of District Counsel and the Chairperson or Vice-Chairperson, shall prepare an agenda of the meeting/hearing/workshop. The agenda and any meeting materials available in an electronic format, excluding any i) confidential and ii) confidential and exempt information, shall be available to the public at least seven (7) days before the meeting/hearing/workshop, except in an emergency. Meeting materials shall be defined as, and limited to, the agenda, meeting minutes, resolutions, and agreements of the District that District staff deems necessary for Board approval. Inclusion of additional materials for Board consideration other than those defined herein as “meeting materials” shall not convert such materials into “meeting materials.” For good cause, the agenda may be changed after it is first made available for distribution, and additional materials may be added or provided under separate cover at the meeting. The requirement of good cause shall be liberally construed to allow the District to efficiently conduct business and to avoid the expenses associated with special meetings.

The District may, but is not required to, use the following format in preparing its agenda for its regular meetings:

- Call to order
- Roll call
- Public comments
- Organizational matters
- Review of minutes
- Specific items of old business
- Specific items of new business
- Staff reports
 - (a) District Counsel
 - (b) District Engineer
 - (c) District Manager
 - 1. Financial Report
 - 2. Approval of Expenditures
- Supervisor’s requests and comments

Adjournment

- (4) Minutes. The Secretary shall be responsible for preparing and keeping the minutes of each meeting of the Board. Minutes shall be corrected and approved by the Board at a subsequent meeting. The Secretary may work with other staff members in preparing draft minutes for the Board's consideration.
- (5) Special Requests. Persons wishing to receive, by mail, notices or agendas of meetings, may so advise the District Manager or Secretary at the District Office. Such persons shall furnish a mailing address in writing and shall be required to pre-pay the cost of the copying and postage.
- (6) Emergency Meetings. The Chairperson, or Vice-Chairperson if the Chairperson is unavailable, upon consultation with the District Manager and District Counsel, if available, may convene an emergency meeting of the Board without first having complied with sections (1) and (3) of this Rule, to act on emergency matters that may affect the public health, safety, or welfare. Whenever possible, the District Manager shall make reasonable efforts to provide public notice and notify all Board members of an emergency meeting twenty-four (24) hours in advance. Reasonable efforts may include telephone notification. Notice of the emergency meeting must be provided both before and after the meeting on the District's website, if it has one. Whenever an emergency meeting is called, the District Manager shall be responsible for notifying at least one newspaper of general circulation within the county in which the District is located. After an emergency meeting, the Board shall publish in a newspaper of general circulation within the county in which the District is located, the time, date and place of the emergency meeting, the reasons why an emergency meeting was necessary, and a description of the action taken. Actions taken at an emergency meeting may be ratified by the Board at a regularly noticed meeting subsequently held.
- (7) Public Comment. The Board shall set aside a reasonable amount of time at each meeting for public comment and members of the public shall be permitted to provide comment on any proposition before the Board. The portion of the meeting generally reserved for public comment shall be identified in the agenda. Policies governing public comment may be adopted by the Board in accordance with Florida law.
- (8) Budget Hearing. Notice of hearing on the annual budget(s) shall be in accord with Section 190.008 of the Florida Statutes. Once adopted in accord with Section 190.008 of the Florida Statutes, the annual budget(s) may be amended from time to time by action of the Board or as otherwise provided in the resolution approving the annual budget(s). Approval of invoices by the Board in excess of the funds allocated to a particular budgeted line item shall serve to amend the budgeted line item.

- (9) Public Hearings. Notice of required public hearings shall contain the information required by applicable Florida law and by these Rules applicable to meeting notices and shall be mailed and published as required by Florida law. The District Manager shall ensure that all such notices, whether mailed or published, contain the information required by Florida law and these Rules and are mailed and published as required by Florida law. Public hearings may be held during Board meetings when the agenda includes such public hearing.
- (10) Participation by Teleconference/Videoconference. District staff may participate in Board meetings by teleconference or videoconference. Board members may also participate in Board meetings by teleconference or videoconference if in the good judgment of the Board extraordinary circumstances exist; provided however, at least three Board members must be physically present at the meeting location to establish a quorum. Such extraordinary circumstances shall be presumed when a Board member participates by teleconference or videoconference, unless a majority of the Board members physically present determines that extraordinary circumstances do not exist.
- (11) Board Authorization. The District has not adopted Robert's Rules of Order. For each agenda item, there shall be discussion permitted among the Board members during the meeting. Unless such procedure is waived by the Board, approval or disapproval of resolutions and other proposed Board actions shall be in the form of a motion by one Board member, a second by another Board member, and an affirmative vote by the majority of the Board members present. Any Board member, including the Chairperson, can make or second a motion.
- (12) Continuances. Any meeting or public hearing of the Board may be continued without re-notice or re-advertising provided that:
- (a) The Board identifies on the record at the original meeting a reasonable need for a continuance;
 - (b) The continuance is to a specified date, time, and location publicly announced at the original meeting; and
 - (c) The public notice for the original meeting states that the meeting may be continued to a date and time and states that the date, time, and location of any continuance shall be publicly announced at the original meeting and posted at the District Office immediately following the original meeting.
- (13) Attorney-Client Sessions. An Attorney-Client Session is permitted when the District's attorneys deem it necessary to meet in private with the Board to discuss pending litigation to which the District is a party before a court or administrative agency or as may be authorized by law. The District's attorney must request such session at a public meeting. Prior to holding the Attorney-Client Session, the District must give reasonable public notice of the time and date of the session and

the names of the persons anticipated to attend the session. The session must commence at an open meeting in which the Chairperson or Vice-Chairperson announces the commencement of the session, the estimated length of the session, and the names of the persons who will be attending the session. The discussion during the session is confined to settlement negotiations or strategy related to litigation expenses or as may be authorized by law. Only the Board, the District's attorneys (including outside counsel), the District Manager, and the court reporter may attend an Attorney-Client Session. During the session, no votes may be taken and no final decisions concerning settlement can be made. Upon the conclusion of the session, the public meeting is reopened, and the Chairperson or Vice-Chairperson must announce that the session has concluded. The session must be transcribed by a court-reporter and the transcript of the session filed with the District Secretary within a reasonable time after the session. The transcript shall not be available for public inspection until after the conclusion of the litigation.

- (14) Security and Firesafety Board Discussions. Portions of a meeting which relate to or would reveal a security or firesafety system plan or portion thereof made confidential and exempt by section 119.071(3)(a), Florida Statutes, are exempt from the public meeting requirements and other requirements of section 286.011, Florida Statutes, and section 24(b), Article 1 of the State Constitution. Should the Board wish to discuss such matters, members of the public shall be required to leave the meeting room during such discussion. Any records of the Board's discussion of such matters, including recordings or minutes, shall be maintained as confidential and exempt records in accordance with Florida law.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.069(2)(a)16, 190.006, 190.007, 190.008, 286.0105, 286.011, 286.0113, 286.0114, Fla. Stat.

Rule 1.4 Internal Controls to Prevent Fraud, Waste and Abuse

- (1) Internal Controls. The District shall establish and maintain internal controls designed to:
 - (a) Prevent and detect “**fraud**,” “**waste**” and “**abuse**” as those terms are defined in section 11.45(1),
 - (b) Florida Statutes; and
 - (c) Promote and encourage compliance with applicable laws, rules contracts, grant agreements, and best practices; and
 - (d) Support economical and efficient operations; and
 - (e) Ensure reliability of financial records and reports; and
 - (f) Safeguard assets.
- (2) Adoption. The internal controls to prevent fraud, waste and abuse shall be adopted and amended by the District in the same manner as District policies.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 218.33(3), Fla. Stat.

Rule 2.0 Rulemaking Proceedings.

- (1) Commencement of Proceedings. Proceedings held for adoption, amendment, or repeal of a District rule shall be conducted according to these Rules, in accordance with the requirements of Section 190.011(5) of the Florida Statutes, and Chapter 120 of the Florida Statutes, including but not limited to Section 120.81(2)(b) of the Florida Statutes. Rulemaking proceedings shall be deemed to have been initiated upon publication of a Notice of Rule Development by the District as required by Section 2 of this Rule. A “**rule**” is a District statement of general applicability that implements, interprets, or prescribes law or policy, or describes the procedure or practice requirements of the District. Nothing herein shall be construed as requiring the District to consider or adopt rules unless required by Chapter 190 of the Florida Statutes. Policies adopted by the District which do not consist of rates, fees, rentals or other monetary charges may be, but are not required to be, implemented through rulemaking proceedings.
- (2) Requirements of a Rule. All District rules as drafted shall:
 - (a) Contain only one subject;
 - (b) Include readable language, meaning it avoids i) the use of obscure words and unnecessarily long or complicated constructions, and ii) the use of unnecessary technical or specialized language that is understood only by members of particular trades or professions;
 - (c) Be indefinite such that the rule does not include a provision whereby the rule, or a portion thereof, automatically expires or is repealed on a specific date or at the end of a specified period, unless otherwise expressly authorized by law; and
 - (d) Only incorporate material by reference in compliance with Section 120.54(1)(i) of the Florida Statutes.
- (3) Statement of Estimated Regulatory Costs. Before adopting, amending, or repealing any rule, other than an emergency rule, the District may prepare a statement of estimated regulatory costs (“**SERC**”) based on the factors set forth in Section 120.541(2) of the Florida Statutes. The District shall prepare a SERC for a proposed rule if in accordance with the requirements of Section 120.541(2) of the Florida Statutes if: i) the proposed rule will have an adverse economic impact on small business; or ii) the proposed rule is likely to directly or indirectly increase regulatory costs in excess of \$200,000 in the aggregate in the state within one (1) year after implementation of the rule.
- (4) Notice of Rule Development.

- (a) Except when the intended action is the repeal of a rule, the District shall provide notice of the development of a proposed rule (“**Notice of Rule Development**”) setting forth the following:
- (i) the subject area to be addressed by rule development;
 - (ii) A short, plain explanation of the purpose and effect of the proposed rule;
 - (iii) The grant of rulemaking authority for the proposed rule;
 - (iv) The law being implemented;
 - (v) The proposed rule number; and
 - (vi) If available, either the preliminary text of the proposed rule and any incorporated documents, or a statement of how a person may promptly obtain, without cost, a copy of any preliminary draft of such rule or documents.
- (b) The Notice of Rule Development shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the Notice of Rulemaking required by Section 5 of this Rule, and at least thirty-five (35) days prior to the intended action.

(5) Notice of Rulemaking.

- (a) Prior to the adoption, amendment, or repeal of any rule other than an emergency rule, the District shall provide notice of its intended action (the “**Notice of Rulemaking**”) setting forth the following:
- (i) A short, plain explanation of the purpose and effect of the proposed rule;
 - (ii) The proposed rule number;
 - (iii) A summary of the proposed rule or amendment;
 - (v) The grant of rulemaking authority for the proposed rule;
 - (vi) The law being implemented or interpreted;
 - (vii) The name, e-mail address, and telephone number of the agency employee who may be contacted regarding the intended action;

- (viii) A concise summary of the District's statement of the estimated regulatory costs, if one has been prepared, based on the factors set forth in Section 120.541(2) of the Florida Statutes, that describes the regulatory impact of the rule in readable language;
 - (ix) The District's website where the statement of estimated regulatory costs can be viewed, in its entirety, if one has been prepared;
 - (x) A statement that any person who wishes to provide the District with a lower cost regulatory alternative as provided by Section 120.541(1), must do so in writing within twenty-one (21) days after publication of the notice;
 - (xi) A statement as to whether, based on the SERC or other information expressly relied upon and described by the District if no statement of regulatory costs is required, the proposed rule is expected to require legislative ratification pursuant to Section 120.541(3) of the Florida Statutes;
 - (x) The date, time, and location of the public hearing on the proposed rule;
 - (xi) The name, address, and telephone number of the District contact person who can provide information about the public hearing; and
 - (xii) A reference to both the date on which and the place where the Notice of Rule Development required by Section 4 of this Rule appeared, except when the intended action is the repeal of a rule.
- (b) The Notice of Rulemaking shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days after the Notice of Rule Development required by Section 4 of this Rule, and at least twenty-eight (28) days prior to the intended action. If the Notice of Rulemaking is not published within one-hundred eighty (180) days of the publication of the Notice of Rule Development, then the District's Board shall approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.

- (c) The Notice of Rulemaking shall be mailed or delivered electronically to all persons named in the proposed rule and to all persons who, at least fourteen (14) days before publication of the notice, have made requests of the District for advance notice of its rulemaking proceedings. Any person may file a written request with the District Manager to receive notice of the District's rulemaking proceedings. Such persons must furnish a mailing address or e-mail address, and may be required to pay the cost of copying and mailing as applicable.
 - (d) As of the date of publication of the Notice of Rulemaking, the Board shall make available for public inspection and shall provide, upon request and payment of the cost of copies, the proposed rule, including all material proposed to be incorporated by reference.
- (6) Modification of Rules.
- (a) Technical Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of correction (“**Notice of Correction**”) if any of the information that is required to be included in the Notice of Rulemaking, including technical changes that correct citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, is omitted or is incorrect. A Notice of Correction cannot be used to make substantive changes to the rule text. The Notice of Correction shall be published in a newspaper of general circulation within the county or counties in which the District is located at least seven (7) days prior to the intended action.
 - (ii) After rule adoption, a technical change to a rule may be approved at any time by the District. Promptly thereafter, a Notice of Correction shall be published by the District in the manner set forth in Section 6(a)(i) of this Rule.
 - (b) Substantive Changes.
 - (i) Prior to rule adoption, the District shall publish a notice of change (“**Notice of Change**”) if there is any substantive change, other than a technical change that corrects citations or grammatical, typographical or similar errors that do not otherwise affect the substance of the rule, to a proposed rule, including any material incorporated by reference, or to a SERC. The Notice of Change must address a summary of the change and shall be published in a newspaper of general circulation within the county or counties in which the District is located at least twenty-one (21) days prior to the intended action. The Notice of Change shall also be sent to those persons set forth in Section 5(C) of this Rule that have made requests

of the District for advance notice of its rulemaking proceedings. Any substantive change must be either be:

1. Supported by the record of the public hearing held on the proposed rule;
2. In response to written materials submitted to the District; or
3. In response to an objection with the proposed rule by the District Board.

(ii) After rule adoption, a substantive change to a rule shall be effectuated by initiating rulemaking as set forth in this Rule.

(7) Withdrawal of Proposed Rules.

- (a) Prior to the adoption of a rule, the District may elect to withdraw the proposed rule in whole or in part. After a rule has become effective, the District may only amend or repeal the rule through initiating the rulemaking procedures set forth in this Rule.
- (b) Prior to the adoption of a rule, the District shall withdraw the proposed rule if the District has either failed to adopt such rule within one-hundred eighty (180) days of the publication of the Notice of Rule Development required by Section 4 of this Rule or to approve a concise statement at least seven (7) days prior to the conclusion of the one-hundred eighty (180) day timeframe identifying the reason for the delay, which may be supplemented quarterly until the District has adopted the proposed rule.
- (c) In the event of a withdrawal of a proposed rule, the District shall publish a notice (“**Notice of Rule Withdrawal**”) in a newspaper of general circulation within the county or counties in which the District is located, and shall provide notice to those persons set forth in Section 5(c) of this Rule that have made requests of the District for advance notice of its rulemaking proceedings.
- (d) Within fifteen (15) days after the end of each calendar quarter, the District shall compile and post on its website a list of each failure to publish a Notice of Rulemaking within the timeframe prescribed by Section 5(b) of this Rule, which list shall include the information set forth in Section 120.54(3)(d)(7) of the Florida Statutes. The District is only required to provide such posting in any calendar quarter(s) in which there is an actual failure to timely publish a Notice of Rulemaking, if any.

(8) Rule Development Workshops.

- (a) Whenever requested in writing by any affected person, the District must conduct a rule development workshop prior to proposing rules for adoption for the purposes of rule development or information gathering for the preparation of the SERC, unless the Chairperson explains in writing why a workshop is unnecessary. The District may initiate a rule development workshop, but is not required to do so.
- (b) If a workshop is held, the District must ensure that the person(s) responsible for preparing the rule and the SERC, if applicable, are available to explain the District's proposed rule and to respond to questions or comments regarding the rule being developed.
- (c) The notice of any workshop shall be published in a newspaper of general circulation within the county or counties in which the District is located at least fourteen (14) days prior to the workshop setting forth the following:
 - (i) The place, date, and time of the workshop;
 - (ii) The subject area that will be addressed; and
 - (iii) The District Manager's contact information.

(9) Petitions to Initiate Rulemaking.

- (a) All Petitions to Initiate Rulemaking Proceedings must contain the name, address, and telephone number of the petitioner, the specific action requested, the specific reason for adoption, amendment, or repeal, the date submitted, the text of the proposed rule, and the facts showing that the petitioner is regulated by the District or has a substantial interest in the rulemaking. District staff shall forward a copy of the petition to the District's Board within seven (7) days of its receipt.
- (b) If the petition is directed to an adopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
- (c) If the petition is directed to an unadopted rule, within thirty (30) days following the date of filing a petition, the District shall either i) initiate rulemaking, or ii) set a public hearing to consider whether the public interest is served adequately by the application of the proposed rule on a case-by-case basis, as contrasted with its formal adoption as a rule.
 - (i) If the District elects to hold a public hearing, notice of the public hearing ("**Notice of Rulemaking Petition Public Hearing**") shall be published in a newspaper of general circulation within the county

or counties in which the District is located. The public hearing shall be held by the District within thirty (30) days after publication of the Notice of Rulemaking Petition Public Hearing.

- (ii) Not later than thirty (30) days following the date of the public hearing held pursuant to Section 9(c)(i) of this Rule, the District shall either i) initiate rulemaking proceedings, ii) otherwise comply with the requested action, or iii) deny the petition with a written statement of its reasons for the denial.
 - 1. If the District decides to initiate rulemaking it shall proceed with the rulemaking process as set forth in this Rule.
 - 2. If the District decides to not initiate rulemaking or otherwise comply with the requested action, the District shall publish a statement of its reasons for not initiating rulemaking or otherwise complying with the requested action and of any changes it will make in the scope or application of the unadopted rule (the “**Notice of Denial of Rulemaking Petition**”). The Notice of Denial of Rulemaking Petition shall be published in a newspaper of general circulation within the county or counties in which the District is located.
- (d) Nothing in this Rule shall be construed as requiring the District to adopt, amend, or repeal a rule as initiated by petition.

(10) Public Hearing.

- (a) The District may, or, upon the written request of any affected person received within twenty-one (21) days after the date of publication of the Notice of Rulemaking, shall, provide a public hearing for the presentation of evidence, argument, and oral statements, within the reasonable conditions and limitations imposed by the District to avoid duplication, irrelevant comments, unnecessary delay, or disruption of the proceedings. When a public hearing is held, the District shall ensure that staff is available to explain the proposed rule and to respond to questions or comments regarding the proposed rule. Written statements may be submitted by any person prior to or at the public hearing. All timely submitted written statements shall be considered by the District and made part of the rulemaking record.
- (b) The District shall publish notice of the public hearing (“**Notice of Public Hearing**”) in a newspaper of general circulation within the county or counties in which the District is located, either in the text of the Notice of Rulemaking or in a separate publication at least seven (7) days before the

scheduled public hearing. The Notice of Public Hearing shall include the following information:

- (i) The date, time, and location of the public hearing; and
- (ii) The name, address, and telephone number of the District contact person who can provide information about the public hearing.

(11) Emergency Rule Adoption.

- (a) The Board may adopt an emergency rule if it finds that immediate danger to the public health, safety, or welfare exists which requires immediate action or if the Legislature authorizes the District to adopt emergency rules. The District may use any procedure which is fair under the circumstances in the adoption of an emergency rule as long as it protects the public interest as determined by the District.
- (b) At the time or prior to the adoption of an emergency rule, the District shall post on its website a notice regarding its adoption of the emergency rule (the “**Notice of Emergency Rule**”) which includes the specific facts and reasons for finding an immediate danger to the public health, safety, or welfare and its reasons for concluding that procedure used is fair under the circumstances. The Notice of Emergency Rule shall thereafter be promptly published in a newspaper of general circulation within the county or counties in which the District is located, and shall include the following information:
 - (i) The full text of the rule(s); and
 - (ii) The District’s findings of immediate danger, necessity, and procedural fairness or a citation to the grant of emergency rulemaking authority.
- (c) An emergency rule shall be effective immediately upon adoption by the District, or on a date less than twenty (20) days thereafter if specified in the emergency rule if the District finds that a later effective date is necessary because of immediate danger to the public health, safety, or welfare. An emergency rule may not be effective for a period of more than ninety (90) days after adoption and may not be renewable, unless the District has initiated rulemaking to adopt rules addressing the subject of the emergency rule and either i) a challenge to the proposed rules has been filed and remains pending or ii) the proposed rules are awaiting ratification by the Legislature, if applicable. Nothing in this paragraph prohibits the District from adopting a rule identical to the emergency rule through the non-emergency rulemaking procedures set forth in this Rule.

- (i) If an emergency rule is being renewed in accordance with Section 11(d) of this Rule, notice of the renewal of the emergency rule (the “**Notice of Renewal of Emergency Rule**”) shall be published before the expiration of the existing emergency rule. The Notice of Renewal of Emergency Rule shall be published in a newspaper of general circulation within the county or counties in which the District is located and shall include the specific facts and reasons for such renewal.
- (ii) For emergency rules with an effective period of longer than ninety (90) days which are intended to replace an existing rule, the Rulemaking Record for the existing rule, as required by Section 13 of this Rule, shall specifically identify the emergency rule that is intended to supersede the existing rule as well as the date that the emergency rule was adopted by the District.
- (d) The District may supersede an emergency rule in effect through the adoption of another emergency rule before the superseded rule expires. The District shall post on its website and publish a Notice of Emergency Rule, in accordance with Section 11(b) of this Rule, identifying the reason for adopting the superseding rule. The superseding rule shall not be in effect longer than the duration of the effective period of the superseded rule.
- (e) The District may make technical changes to an emergency rule within the first seven (7) days after the rule is adopted, and such changes shall be published in a Notice of Correction as set forth in Section 6(a) of this Rule.
- (f) The District may repeal an emergency rule before it expires by publishing a notice (“**Notice of Repeal of Emergency Rule**”) in a newspaper of general circulation within the county or counties in which the District is located. The Notice of Repeal of Emergency Rule shall include the following information:
 - (i) The full text of the emergency rule and a summary thereof;
 - (ii) The rule number; and
 - (iii) A short and plain explanation as to why the conditions specified in the Notice of Emergency Rule no longer require the emergency rule.
- (12) Negotiated Rulemaking. The District may use negotiated rulemaking in developing and adopting rules pursuant to Section 120.54(2)(d) of the Florida Statutes, except that any notices required under Section 120.54(2)(d) of the Florida Statutes, may be published in a newspaper of general circulation within the county or counties in which the District is located.

- (13) Rulemaking Record. In all rulemaking proceedings, the District shall compile and maintain a rulemaking record (“**Rulemaking Record**”) which shall be on file with the District at least twenty-one (21) days prior to the proposed adoption date of the rule. The Rulemaking Record shall include, as applicable:
- (a) A copy of the rule;
 - (b) Any material incorporated by reference in the rule;
 - (c) A detailed written statement of the facts and circumstances justifying the proposed rule;
 - (d) Any SERC for the rule, if required by Section 120.54(3)(b)1. of the Florida Statutes or otherwise prepared, and any information created or used by the District in determining whether a SERC is required;
 - (e) A statement of the extent to which the proposed rule relates to federal standards on rules on the same subject;
 - (f) The Notice of Rule Development, Notice of Rulemaking, and notice(s) of any workshops held pursuant to Section 8 of this Rule; and
 - (g) If an emergency rule is intended to supersede an existing rule, the emergency rule number and the date that the emergency rule was adopted by the District.
- (14) Petitions to Challenge Rules.
- (a) Any person substantially affected by a proposed or existing rule may seek an administrative determination of the invalidity of the rule on the ground that the rule is an invalid exercise of the District’s authority.
 - (i) A petition alleging the invalidity of a proposed rule shall be filed within twenty-one (21) days after the date of publication of Notice of Rulemaking, within ten (10) days after the final public hearing is held on the proposed rule; within twenty (20) days after the SERC or revised SERC has been prepared and made available as provided in Section 120.541(1)(d) of the Florida Statutes, if applicable; or within twenty (20) days after the date of publication of the Notice of Rule Withdrawal required by Section 7(c) of this Rule.
 - (ii) A petition alleging the invalidity of an existing rule may be filed at any time during which the rule is in effect.
 - (b) The petition seeking an administrative determination must state with particularity the provisions alleged to be invalid with sufficient explanation

of the facts or grounds for the alleged invalidity and facts sufficient to show that the person challenging a proposed or existing rule is substantially affected by it. A person who is not substantially affected by the proposed rule as initially noticed, but who is substantially affected by the rule as a result of a change, may challenge any provision of the resulting proposed rule.

- (c) The petition shall be filed with the District. Within ten (10) days after receiving the petition, or seven (7) days if the challenge relates to an emergency rule, the Chairperson shall, if the petition complies with the requirements of subsection (b) of this section, designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer who shall conduct a hearing within thirty (30) days thereafter, or fourteen (14) days if the challenge relates to an emergency rule, unless the petition is withdrawn or a continuance is granted by agreement of the parties. The failure of the District to follow the applicable rulemaking procedures or requirements in this Rule shall be presumed to be material; however, the District may rebut this presumption by showing that the substantial interests of the petitioner and the fairness of the proceedings have not been impaired.
- (d) At the hearing, the petitioner and the District shall be adverse parties. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (e) Hearings held under this section shall be de novo in nature. For proposed rules, the petitioner has the burden to prove by a preponderance of the evidence that it would be substantially affected by the proposed rule, and the District has the burden to prove by a preponderance of the evidence that the proposed rule is not an invalid exercise of delegated legislative authority as to the objections raised. For existing rules, the petitioner has a burden of proving by a preponderance of the evidence that the existing rule is an invalid exercise of District authority as to the objections raised. During the hearing, the hearing officer may:
 - (i) Administer oaths and affirmations;
 - (ii) Rule upon offers of proof and receive relevant evidence;
 - (iii) Regulate the course of the hearing, including any pre-hearing matters;
 - (iv) Enter orders; and
 - (v) Make or receive offers of settlement, stipulation, and adjustment.

- (f) Within thirty (30) days after the hearing, or fourteen (14) days of the challenge relate to an emergency rule, the hearing officer shall render a decision and state the reasons therefor in writing. The hearing officer's order shall be considered final agency action. The hearing officer may declare all or part of a proposed or existing rule invalid. For a proposed rule, the proposed rule or provision thereof declared invalid shall not be adopted unless the decision of the hearing officer is reversed on appeal. In the event part of a proposed rule is declared invalid, the District may, in its sole discretion, withdraw the proposed rule in its entirety. For an existing rule, the rule or part thereof declared invalid shall become void when the time for filing an appeal expires. In the event that a proposed or existing rule has been declared invalid in whole or part, the District shall promptly publish notice of such occurrence published in a newspaper of general circulation within the county or counties in which the District is located.
- (15) Variations and Waivers. A “**variance**” means a decision by the District to grant a modification to all or part of the literal requirements of a rule to a person who is subject to the rule. A “**waiver**” means a decision by the District not to apply all or part of a rule to a person who is subject to the rule. Variations and waivers from District rules may be granted subject to the following:
- (a) Variations and waivers shall be granted when the person subject to the rule demonstrates that the purpose of the underlying statute will be or has been achieved by other means by the person, and when application of the rule would create a substantial hardship or would violate principles of fairness. For purposes of this section, “**substantial hardship**” means a demonstrated economic, technological, legal, or other type of hardship to the person requesting the variance or waiver. For purposes of this section, “**principles of fairness**” are violated when the literal application of a rule affects a particular person in a manner significantly different from the way it affects other similarly situated persons who are subject to the rule.
- (b) A person who is subject to regulation by a District rule may file a petition with the District, requesting a variance or waiver from the District's rule. Each petition shall specify:
- (i) The rule from which a variance or waiver is requested;
 - (ii) The type of action requested;
 - (iii) The specific facts that would justify a waiver or variance for the petitioner; and
 - (iv) The reason why the variance or the waiver requested would serve the purposes of the underlying statute.

- (c) The District shall review the petition and may request only that information needed to clarify the petition or to answer new questions raised by or directly related to the petition. If the petitioner asserts that any request for additional information is not authorized by law or by rule of the District, the District shall proceed, at the petitioner's written request, to process the petition.
 - (d) The Board shall grant or deny a petition for variance or waiver and shall announce such disposition at a publicly held meeting of the Board, within ninety (90) days after receipt of the original petition, the last item of timely requested additional material, or the petitioner's written request to finish processing the petition. The District's statement granting or denying the petition shall contain a statement of the relevant facts and reasons supporting the District's action. The District shall maintain a record of the type and disposition of each petition filed.
- (16) Rates, Fees, Rentals and Other Charges. All rates, fees, rentals, or other charges shall be subject to rulemaking proceedings.

Specific Authority: §§ 190.011(5), 190.011(15), 190.035, Fla. Stat.

Law Implemented: §§ 120.54, 120.542, 120.5435, 120.56, 120.81(2), 190.011(5), 190.035(2), Fla. Stat.

Rule 3.0 Competitive Purchase.

- (1) Purpose and Scope. In order to comply with Sections 190.033(1) through (3), 287.055 and 287.017 of the Florida Statutes, the following provisions shall apply to the purchase of Professional Services, insurance, construction contracts, design-build services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Board Authorization. Except in cases of an Emergency Purchase, a competitive purchase governed by these Rules shall only be undertaken after authorization by the Board.
- (3) Definitions.
 - (a) **“Competitive Solicitation”** means a formal, advertised procurement process, other than an Invitation to Bid, Request for Proposals, or Invitation to Negotiate, approved by the Board to purchase commodities and/or services which affords vendors fair treatment in the competition for award of a District purchase contract.
 - (b) **“Continuing Contract”** means a contract for Professional Services entered into in accordance with Section 287.055 of the Florida Statutes, between the District and a firm, whereby the firm provides Professional Services to the District for projects in which the costs do not exceed two million dollars (\$2,000,000), for a study activity when the fee for such Professional Services to the District does not exceed two hundred thousand dollars (\$200,000), or for work of a specified nature as outlined in the contract with the District, with no time limitation except that the contract must provide a termination clause (for example, a contract for general District engineering services). Firms providing Professional Services under Continuing Contracts shall not be required to bid against one another.
 - (c) **“Contractual Service”** means the rendering by a contractor of its time and effort rather than the furnishing of specific commodities. The term applies only to those services rendered by individuals and firms who are independent contractors. Contractual Services do not include auditing services, Maintenance Services, or Professional Services as defined in Section 287.055(2)(a) of the Florida Statutes, and these Rules. Contractual Services also do not include any contract for the furnishing of labor or materials for the construction, renovation, repair, modification, or demolition of any facility, building, portion of building, utility, park, parking lot, or structure or other improvement to real property entered into pursuant to Chapter 255 of the Florida Statutes, and Rules 3.5 or 3.6.
 - (d) **“Design-Build Contract”** means a single contract with a Design-Build Firm for the design and construction of a public construction project.

- (e) **“Design-Build Firm”** means a partnership, corporation or other legal entity that:
- (i) Is certified under Section 489.119 of the Florida Statutes, to engage in contracting through a certified or registered general contractor or a certified or registered building contractor as the qualifying agent; or
 - (ii) Is certified under Section 471.023 of the Florida Statutes, to practice or to offer to practice engineering; certified under Section 481.219 of the Florida Statutes, to practice or to offer to practice architecture; or certified under Section 481.319 of the Florida Statutes, to practice or to offer to practice landscape architecture.
- (f) **“Design Criteria Package”** means concise, performance-oriented drawings or specifications for a public construction project. The purpose of the Design Criteria Package is to furnish sufficient information to permit Design-Build Firms to prepare a bid or a response to the District’s Request for Proposals, or to permit the District to enter into a negotiated Design-Build Contract. The Design Criteria Package must specify performance-based criteria for the public construction project, including the legal description of the site, survey information concerning the site, interior space requirements, material quality standards, schematic layouts and conceptual design criteria of the project, cost or budget estimates, design and construction schedules, site development requirements, provisions for utilities, stormwater retention and disposal, and parking requirements applicable to the project. Design Criteria Packages shall require firms to submit information regarding the qualifications, availability, and past work of the firms, including the partners and members thereof.
- (g) **“Design Criteria Professional”** means a firm who holds a current certificate of registration under Chapter 481 of the Florida Statutes, to practice architecture or landscape architecture, or a firm who holds a current certificate as a registered engineer under Chapter 471 of the Florida Statutes, to practice engineering, and who is employed by or under contract to the District to provide professional architect services, landscape architect services, or engineering services in connection with the preparation of the Design Criteria Package.
- (h) **“Emergency Purchase”** means a purchase necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the Board finds that the delay incident to competitive purchase would be detrimental to the interests of the District. This includes, but is not limited to, instances where

the time to competitively award the project will jeopardize the funding for the project, will materially increase the cost of the project, or will create an undue hardship on the public health, safety, or welfare.

- (i) **“Invitation to Bid”** is a written solicitation for sealed bids with the title, date, and hour of the public bid opening designated specifically and defining the commodity or service involved. It includes printed instructions prescribing conditions for bidding, qualification, evaluation criteria, and provides for a manual signature of an authorized representative. It may include one or more bid alternates.
- (j) **“Invitation to Negotiate”** means a written solicitation for competitive sealed replies to select one or more vendors with which to commence negotiations for the procurement of commodities or services.
- (k) **“Negotiate”** means to conduct legitimate, arm’s length discussions and conferences to reach an agreement on a term or price.
- (l) **“Professional Services”** means those services within the scope of the practice of architecture, professional engineering, landscape architecture, or registered surveying and mapping, as defined by the laws of Florida, or those services performed by any architect, professional engineer, landscape architect, or registered surveyor and mapper, in connection with the firm’s or individual’s professional employment or practice.
- (m) **“Proposal (or Reply or Response) Most Advantageous to the District”** means, as determined in the sole discretion of the Board, the proposal, reply, or response that is:
 - (i) Submitted by a person or firm capable and qualified in all respects to perform fully the contract requirements, who has the integrity and reliability to assure good faith performance;
 - (ii) The most responsive to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation as determined by the Board; and
 - (iii) For a cost to the District deemed by the Board to be reasonable.
- (n) **“Purchase”** means acquisition by sale, rent, lease, lease/purchase, or installment sale. It does not include transfer, sale, or exchange of goods, supplies, or materials between the District and any federal, state, regional or local governmental entity or political subdivision of the State of Florida.
- (o) **“Request for Proposals”** or **“RFP”** is a written solicitation for sealed proposals with the title, date, and hour of the public opening designated and

requiring the manual signature of an authorized representative. It may provide general information, applicable laws and rules, statement of work, functional or general specifications, qualifications, proposal instructions, work detail analysis, and evaluation criteria as necessary.

- (p) **“Responsive and Responsible Bidder”** means an entity or individual that has submitted a bid that conforms in all material respects to the Invitation to Bid and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. **“Responsive and Responsible Vendor”** means an entity or individual that has submitted a proposal, reply, or response that conforms in all material respects to the Request for Proposals, Invitation to Negotiate, or Competitive Solicitation and has the capability in all respects to fully perform the contract requirements and the integrity and reliability that will assure good faith performance. In determining whether an entity or individual is a Responsive and Responsible Bidder (or Vendor), the District may consider, in addition to factors described in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the following:
- (i) The ability and adequacy of the professional personnel employed by the entity/individual;
 - (ii) The past performance of the entity/individual for the District and in other professional employment;
 - (iii) The willingness of the entity/individual to meet time and budget requirements;
 - (iv) The geographic location of the entity’s/individual’s headquarters or office in relation to the project;
 - (v) The recent, current, and projected workloads of the entity/individual;
 - (vi) The volume of work previously awarded to the entity/individual;
 - (vii) Whether the cost components of the bid or proposal are appropriately balanced; and
 - (viii) Whether the entity/individual is a certified minority business enterprise.
- (q) **“Responsive Bid,” “Responsive Proposal,” “Responsive Reply,” and “Responsive Response”** all mean a bid, proposal, reply, or response which conforms in all material respects to the specifications and conditions in the

Invitation to Bid, Request for Proposals, Invitations to Negotiate, or Competitive Solicitation document and these Rules, and the cost components of which, if any, are appropriately balanced. A bid, proposal, reply or response is not responsive if the person or firm submitting it fails to meet any material requirement relating to the qualifications, financial stability, or licensing of the bidder.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.033, 255.20, 287.055, Fla. Stat.

Rule 3.1 Procedure Under the Consultants' Competitive Negotiations Act.

- (1) Scope. The following procedures are adopted for the selection of firms or individuals to provide Professional Services exceeding the thresholds herein described, for the negotiation of such contracts, and to provide for protest of actions of the Board under this Rule. As used in this Rule, "**Project**" means that fixed capital outlay study or planning activity when basic construction cost is estimated by the District to exceed the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FIVE, or for a planning study activity when the fee for Professional Services is estimated by the District to exceed the threshold amount provided in Section 287.017 for CATEGORY TWO, as such categories may be amended or adjusted from time to time.

- (2) Qualifying Procedures. In order to be eligible to provide Professional Services to the District, a consultant must, at the time of receipt of the firm's qualification submittal:
 - (a) Hold all required applicable state professional licenses in good standing;
 - (b) Hold all required applicable federal licenses in good standing, if any;
 - (c) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the consultant is a corporation; and
 - (d) Meet any qualification requirements set forth in the District's Request for Qualifications.

Evidence of compliance with this Rule may be submitted with the qualifications, if requested by the District. In addition, evidence of compliance must be submitted any time requested by the District.

- (3) Public Announcement. Except in cases of valid public emergencies as certified by the Board, the District shall announce each occasion when Professional Services are required for a Project or a Continuing Contract by publishing a notice providing a general description of the Project, or the nature of the Continuing Contract, and the method for interested consultants to apply for consideration. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located and in such other places as the District deems appropriate. The notice must allow at least fourteen (14) days for submittal of qualifications from the date of publication. The District may maintain lists of consultants interested in receiving such notices. These consultants are encouraged to submit annually statements of qualifications and performance data. The District shall make reasonable efforts to provide copies of any notices to such consultants, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process. The Board has

the right to reject any and all qualifications, and such reservation shall be included in the published notice. Consultants not receiving a contract award shall not be entitled to recover from the District any costs of qualification package preparation or submittal.

(4) Competitive Selection.

- (a) The Board shall review and evaluate the data submitted in response to the notice described in section (3) of this Rule regarding qualifications and performance ability, as well as any statements of qualifications on file. The Board shall conduct discussions with, and may require public presentation by consultants regarding their qualifications, approach to the Project, and ability to furnish the required services. The Board shall then select and list the consultants, in order of preference, deemed to be the most highly capable and qualified to perform the required Professional Services, after considering these and other appropriate criteria:
- (i) The ability and adequacy of the professional personnel employed by each consultant;
 - (ii) Whether a consultant is a certified minority business enterprise;
 - (iii) Each consultant's past performance;
 - (iv) The willingness of each consultant to meet time and budget requirements;
 - (v) The geographic location of each consultant's headquarters, office and personnel in relation to the project;
 - (vi) The recent, current, and projected workloads of each consultant; and
 - (vii) The volume of work previously awarded to each consultant by the District.
- (b) Nothing in these Rules shall prevent the District from evaluating and eventually selecting a consultant if less than three (3) Responsive qualification packages, including packages indicating a desire not to provide Professional Services on a given Project, are received.
- (c) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (d) Notice of the rankings adopted by the Board, including the rejection of some or all qualification packages, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s ranking decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

(5) Competitive Negotiation.

- (a) After the Board has authorized the beginning of competitive negotiations, the District may begin such negotiations with the firm listed as most qualified to perform the required Professional Services at a rate or amount of compensation which the Board determines is fair, competitive, and reasonable.
- (b) In negotiating a lump-sum or cost-plus-a-fixed-fee professional contract for more than the threshold amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, the firm receiving the award shall be required to execute a truth-in-negotiation certificate stating that “wage rates and other factual unit costs supporting the compensation are accurate, complete and current at the time of contracting.” In addition, any professional service contract under which such a certificate is required, shall contain a provision that “the original contract price and any additions thereto, shall be adjusted to exclude any significant sums by which the Board determines the contract price was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs.”
- (c) Should the District be unable to negotiate a satisfactory agreement with the firm determined to be the most qualified at a price deemed by the District to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the District shall immediately begin negotiations with the second most qualified firm. If a satisfactory agreement with the second firm cannot be reached, those negotiations shall be terminated and negotiations with the third most qualified firm shall be undertaken.
- (d) Should the District be unable to negotiate a satisfactory agreement with one of the top three (3) ranked consultants, additional firms shall be selected by the District, in order of their competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.

- (6) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (7) Continuing Contract. Nothing in this Rule shall prohibit a Continuing Contract between a consultant and the District.
- (8) Emergency Purchase. The District may make an Emergency Purchase without complying with these Rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, 287.055, Fla. Stat.

Rule 3.2 Procedure Regarding Auditor Selection.

In order to comply with the requirements of Section 218.391 of the Florida Statutes, the following procedures are outlined for selection of firms or individuals to provide Auditing Services and for the negotiation of such contracts. “**Auditing Services**” means those services within the scope of the practice of a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy. For audits required under Chapter 190 of the Florida Statutes but not meeting the thresholds of Chapter 218 of the Florida Statutes, the District need not follow these procedures but may proceed with the selection of a firm or individual to provide Auditing Services and for the negotiation of such contracts in the manner the Board determines is in the best interests of the District.

- (1) Establishment of Auditor Selection Committee. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Board shall establish an auditor selection committee (“**Committee**”), the primary purpose of which is to assist the Board in selecting an auditor to conduct the annual financial audit required by Section 218.39 of the Florida Statutes. The Committee shall include at least three individuals, at least one of which must also be a member of the Board. The establishment and selection of the Committee must be conducted at a publicly noticed and held meeting of the Board. The Chairperson of the Committee must be a member of the Board. An employee, a chief executive officer, or a chief financial officer of the District may not serve as a member of the Committee; provided however such individual may serve the Committee in an advisory capacity.
- (2) Establishment of Minimum Qualifications and Evaluation Criteria. Prior to a public announcement under section (3) of this Rule that Auditing Services are required, the Committee shall meet at a publicly noticed meeting to establish minimum qualifications and factors to use for the evaluation of Auditing Services to be provided by a certified public accounting firm licensed under Chapter 473 of the Florida Statutes, and qualified to conduct audits in accordance with government auditing standards as adopted by the Florida Board of Accountancy.
 - (a) Minimum Qualifications. In order to be eligible to submit a proposal, a firm must, at all relevant times including the time of receipt of the proposal by the District:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation; and
- (iv) Meet any pre-qualification requirements established by the Committee and set forth in the RFP or other specifications.

If requested in the RFP or other specifications, evidence of compliance with the minimum qualifications as established by the Committee must be submitted with the proposal.

- (b) Evaluation Criteria. The factors established for the evaluation of Auditing Services by the Committee shall include, but are not limited to:
 - (i) Ability of personnel;
 - (ii) Experience;
 - (iii) Ability to furnish the required services; and
 - (iv) Such other factors as may be determined by the Committee to be applicable to its particular requirements.

The Committee may also choose to consider compensation as a factor. If the Committee establishes compensation as one of the factors, compensation shall not be the sole or predominant factor used to evaluate proposals.

- (3) Public Announcement. After identifying the factors to be used in evaluating the proposals for Auditing Services as set forth in section (2) of this Rule, the Committee shall publicly announce the opportunity to provide Auditing Services. Such public announcement shall include a brief description of the audit and how interested firms can apply for consideration and obtain the RFP. The notice shall appear in at least one (1) newspaper of general circulation within the county or counties in which the District is located. The public announcement shall allow for at least seven (7) days for the submission of proposals.
- (4) Request for Proposals. The Committee shall provide interested firms with a Request for Proposals (“RFP”). The RFP shall provide information on how proposals are to be evaluated and such other information the Committee determines is necessary for the firm to prepare a proposal. The RFP shall state the time and place for submitting proposals, which may be submitted either electronically or via hard copy as determined by the District and provided for in the RFP. For the avoidance of doubt, the Proposals shall not be required to be publicly opened at the date, time, and place provided for in the RFP relative to the submission of Proposals.

- (5) Committee's Evaluation of Proposals and Recommendation. The Committee shall meet at a publicly held meeting that is publicly noticed for a reasonable time in advance of the meeting to evaluate all qualified proposals and may, as part of the evaluation, require that each interested firm provide a public presentation where the Committee may conduct discussions with the firm, and where the firm may present information, regarding the firm's qualifications. At the public meeting, the Committee shall rank and recommend in order of preference no fewer than three firms deemed to be the most highly qualified to perform the required services after considering the factors established pursuant to subsection (2)(b) of this Rule. If fewer than three firms respond to the RFP or if no firms respond to the RFP, the Committee shall recommend such firm as it deems to be the most highly qualified. Notwithstanding the foregoing, the Committee may recommend that any and all proposals be rejected.
- (6) Board Selection of Auditor.
- (a) Where compensation was not selected as a factor used in evaluating the proposals, the Board shall negotiate with the firm ranked first and inquire of that firm as to the basis of compensation. If the Board is unable to negotiate a satisfactory agreement with the first ranked firm at a price deemed by the Board to be fair, competitive, and reasonable, then negotiations with that firm shall be terminated and the Board shall immediately begin negotiations with the second ranked firm. If a satisfactory agreement with the second ranked firm cannot be reached, those negotiations shall be terminated and negotiations with the third ranked firm shall be undertaken. The Board may reopen formal negotiations with any one of the three top-ranked firms, but it may not negotiate with more than one firm at a time. If the Board is unable to negotiate a satisfactory agreement with any of the selected firms, the Committee shall recommend additional firms in order of the firms' respective competence and qualifications. Negotiations shall continue, beginning with the first-named firm on the list, until an agreement is reached or the list of firms is exhausted.
- (b) Where compensation was selected as a factor used in evaluating the proposals, the Board shall select the highest-ranked qualified firm or document in its public records the reason for not selecting the highest-ranked qualified firm.
- (c) In negotiations with firms under this Rule, the Board may allow the District Manager, District Counsel, or other designee to conduct negotiations on its behalf.
- (d) Notwithstanding the foregoing, the Board may reject any or all proposals. The Board shall not consider any proposal, or enter into any contract for Auditing Services, unless the proposed agreed-upon compensation is

reasonable to satisfy the requirements of Section 218.39 of the Florida Statutes, and the needs of the District.

- (7) Contract. Any agreement reached under this Rule shall be evidenced by a written contract, which may take the form of an engagement letter signed and executed by both parties. The written contract shall include all provisions and conditions of the procurement of such services and shall include, at a minimum, the following:
- (a) A provision specifying the services to be provided and fees or other compensation for such services;
 - (b) A provision requiring that invoices for fees or other compensation be submitted in sufficient detail to demonstrate compliance with the terms of the contract;
 - (c) A provision setting forth deadlines for the auditor to submit a preliminary draft audit report to the District for review and to submit a final audit report no later than June 30 of the fiscal year that follows the fiscal year for which the audit is being conducted;
 - (d) A provision specifying the contract period, including renewals, and conditions under which the contract may be terminated or renewed. The maximum contract period including renewals shall be five (5) years. A renewal may be done without the use of the auditor selection procedures provided in this Rule but must be in writing.
 - (e) Provisions required by law that require the auditor to comply with public records laws.
- (8) Notice of Award. Once a negotiated agreement with a firm or individual is reached, or the Board authorizes the execution of an agreement with a firm where compensation was a factor in the evaluation of proposals, notice of the intent to award, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the RFP. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests regarding the award of contracts under this Rule shall be as provided for in Rule 3.11. No proposer shall be entitled to recover any costs of proposal preparation or submittal from the District.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 119.0701, 218.33, 218.391, Fla. Stat.

Rule 3.3 Purchase of Insurance.

- (1) Scope. The purchases of life, health, accident, hospitalization, legal expense, or annuity insurance, or all of any kinds of such insurance for the officers and employees of the District, and for health, accident, hospitalization, and legal expenses upon a group insurance plan by the District, shall be governed by this Rule. This Rule does not apply to the purchase of any other type of insurance by the District, including but not limited to liability insurance, property insurance, and directors and officers insurance. Nothing in this Rule shall require the District to purchase insurance.
- (2) Procedure. For a purchase of insurance within the scope of these Rules, the following procedure shall be followed:
 - (a) The Board shall cause to be prepared a Notice of Invitation to Bid.
 - (b) Notice of the Invitation to Bid shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall allow at least fourteen (14) days for submittal of bids.
 - (c) The District may maintain a list of persons interested in receiving notices of Invitations to Bid. The District shall make reasonable efforts to provide copies of any notices to such persons, but the failure to do so shall not give such consultants any bid protest or other rights or otherwise disqualify any otherwise valid procurement process.
 - (d) Bids shall be opened at the time and place noted in the Invitation to Bid.
 - (e) If only one (1) response to an Invitation is received, the District may proceed with the purchase. If no response to an Invitation to Bid is received, the District may take whatever steps are reasonably necessary in order to proceed with the purchase.
 - (f) The Board has the right to reject any and all bids and such reservations shall be included in all solicitations and advertisements.
 - (g) Simultaneously with the review of the submitted bids, the District may undertake negotiations with those companies that have submitted reasonable and timely bids and, in the opinion of the District, are fully qualified and capable of meeting all services and requirements. Bid responses shall be evaluated in accordance with the specifications and criteria contained in the Invitation to Bid; in addition, the total cost to the District, the cost, if any, to the District officers, employees, or their dependents, the geographic location of the company's headquarters and offices in relation to the District, and the ability of the company to guarantee

premium stability may be considered. A contract to purchase insurance shall be awarded to that company whose response to the Invitation to Bid best meets the overall needs of the District, its officers, employees, and/or dependents.

- (h) Notice of the intent to award, including rejection of some or all bids, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of insurance under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 112.08, Fla. Stat.

Rule 3.4 Pre-qualification

- (1) Scope. In its discretion, the District may undertake a pre-qualification process in accordance with this Rule for vendors to provide construction services, goods, supplies, and materials, Contractual Services, and maintenance services.
- (2) Procedure. When the District seeks to pre-qualify vendors, the following procedures shall apply:
 - (a) The Board shall cause to be prepared a Request for Qualifications.
 - (b) For construction services exceeding the thresholds described in Section 255.20 of the Florida Statutes, the Board must advertise the proposed pre-qualification criteria and procedures and allow at least seven (7) days' notice of the public hearing for comments on such pre-qualification criteria and procedures. At such public hearing, potential vendors may object to such pre-qualification criteria and procedures. Following such public hearing, the Board shall formally adopt pre-qualification criteria and procedures prior to the advertisement of the Request for Qualifications for construction services.
 - (c) The Request for Qualifications shall be advertised at least once in a newspaper of general circulation within the county or counties in which the project is located. The notice shall allow at least seven (7) days for submittal of qualifications for goods, supplies and materials, Contractual Services, maintenance services, and construction services under two hundred fifty thousand dollars (\$250,000). The notice shall allow at least twenty-one (21) days for submittal of qualifications for construction services estimated to cost over two hundred fifty thousand dollars (\$250,000) and thirty (30) days for construction services estimated to cost over five hundred thousand dollars (\$500,000).
 - (d) The District may maintain lists of persons interested in receiving notices of Requests for Qualifications. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any pre-qualification determination or contract awarded in accordance with these Rules and shall not be a basis for a protest of any pre-qualification determination or contract award.
 - (e) If the District has pre-qualified vendors for a particular category of purchase, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies or responses in response to the applicable Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

- (f) In order to be eligible to submit qualifications, a firm or individual must, at the time of receipt of the qualifications:
- (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Request for Qualifications.

Evidence of compliance with these Rules must be submitted with the qualifications if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the qualifications.

- (g) Qualifications shall be presented to the Board, or a committee appointed by the Board, for evaluation in accordance with the Request for Qualifications and this Rule. Minor variations in the qualifications may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature.
- (h) All vendors determined by the District to meet the pre-qualification requirements shall be pre-qualified. To assure full understanding of the responsiveness to the requirements contained in a Request for Qualifications, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion and revision of qualifications. For construction services, any contractor pre-qualified and considered eligible by the Department of Transportation to bid to perform the type of work the project entails shall be presumed to be qualified to perform the project.
- (i) The Board shall have the right to reject all qualifications if there are not enough to be competitive or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of qualification preparation or submittal from the District.
- (j) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (k) Notice of intent to pre-qualify, including rejection of some or all qualifications, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Request for Qualifications. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s pre-qualification decisions under this Rule shall be in accordance with the procedures set forth in Rule 3.11; provided however, protests related to the pre-qualification criteria and procedures for construction services shall be resolved in accordance with section (2)(b) of this Rule and Section 255.20(1)(b) of the Florida Statutes.

(2) Suspension, Revocation, or Denial of Qualification

- (a) The District, for good cause, may deny, suspend, or revoke a prequalified vendor’s pre-qualified status. A suspension, revocation, or denial for good cause shall prohibit the vendor from bidding on any District construction contract for which qualification is required, shall constitute a determination of non-responsibility to bid on any other District construction or maintenance contract, and shall prohibit the vendor from acting as a material supplier or subcontractor on any District contract or project during the period of suspension, revocation, or denial. Good cause shall include the following:
- (i) One of the circumstances specified under Section 337.16(2), Fla. Stat., has occurred.
 - (ii) Affiliated contractors submitted more than one proposal for the same work. In this event the pre-qualified status of all of the affiliated bidders will be revoked, suspended, or denied. All bids of affiliated bidders will be rejected.
 - (iii) The vendor made or submitted false, deceptive, or fraudulent statements, certifications, or materials in any claim for payment or any information required by any District contract.
 - (iv) The vendor or its affiliate defaulted on any contract or a contract surety assumed control of financial responsibility for any contract of the vendor.
 - (v) The vendor’s qualification to bid is suspended, revoked, or denied by any other public or semi-public entity, or the vendor has been the

subject of a civil enforcement proceeding or settlement involving a public or semi-public entity.

- (vi) The vendor failed to comply with contract or warranty requirements or failed to follow District direction in the performance of a contract.
- (vii) The vendor failed to timely furnish all contract documents required by the contract specifications, special provisions, or by any state or federal statutes or regulations. If the vendor fails to furnish any of the subject contract documents by the expiration of the period of suspension, revocation, or denial set forth above, the vendor's pre-qualified status shall remain suspended, revoked, or denied until the documents are furnished.
- (viii) The vendor failed to notify the District within 10 days of the vendor, or any of its affiliates, being declared in default or otherwise not completing work on a contract or being suspended from qualification to bid or denied qualification to bid by any other public or semi-public agency.
- (ix) The vendor did not pay its subcontractors or suppliers in a timely manner or in compliance with contract documents.
- (x) The vendor has demonstrated instances of poor or unsatisfactory performance, deficient management resulting in project delay, poor quality workmanship, a history of payment of liquidated damages, untimely completion of projects, uncooperative attitude, contract litigation, inflated claims or defaults.
- (xi) An affiliate of the vendor has previously been determined by the District to be non-responsible, and the specified period of suspension, revocation, denial, or non-responsibility remains in effect.
- (xii) The vendor or affiliate(s) has been convicted of a contract crime.
 1. The term "**contract crime**" means any violation of state or federal antitrust laws with respect to a public contract or any violation of any state or federal law involving fraud, bribery, collusion, conspiracy, or material misrepresentation with respect to a public contract.
 2. The term "**convicted**" or "**conviction**" means a finding of guilt or a conviction of a contract crime, with or without an adjudication of guilt, in any federal or state trial court of

record as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

- (b) A denial, suspension, or revocation shall prohibit the vendor from being a subcontractor on District work during the period of denial, suspension, or revocation, except when a prime contractor's bid has used prices of a subcontractor who becomes disqualified after the bid, but before the request for authorization to sublet is presented.
- (c) The District shall inform the vendor in writing of its intent to deny, suspend, or revoke its pre-qualified status and inform the vendor of its right to a hearing, the procedure which must be followed, and the applicable time limits. If a hearing is requested within 10 days after the receipt of the notice of intent, the hearing shall be held within 30 days after receipt by the District of the request for the hearing. The decision shall be issued within 15 days after the hearing.
- (d) Such suspension or revocation shall not affect the vendor's obligations under any preexisting contract.
- (e) In the case of contract crimes, the vendor's pre-qualified status under this Rule shall be revoked indefinitely. For all violations of Rule 3.4(3)(a) other than for the vendor's conviction for contract crimes, the revocation, denial, or suspension of a vendor's pre-qualified status under this Rule shall be for a specific period of time based on the seriousness of the deficiency.

Examples of factors affecting the seriousness of a deficiency are:

- (i) Impacts on project schedule, cost, or quality of work;
- (ii) Unsafe conditions allowed to exist;
- (iii) Complaints from the public;
- (iv) Delay or interference with the bidding process;
- (v) The potential for repetition;
- (vi) Integrity of the public contracting process;
- (vii) Effect on the health, safety, and welfare of the public.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 190.033, 255.0525, 255.20, Fla. Stat.

Rule 3.5 Construction Contracts, Not Design-Build.

- (1) Scope. All contracts for the construction or improvement of any building, structure, or other public construction works authorized by Chapter 190 of the Florida Statutes, the costs of which are estimated by the District in accordance with generally accepted cost accounting principles to be in excess of the threshold amount for applicability of Section 255.20 of the Florida Statutes, as that amount may be indexed or amended from time to time, shall be let under the terms of these Rules and the procedures of Section 255.20 of the Florida Statutes, as the same may be amended from time to time. A project shall not be divided solely to avoid the threshold bidding requirements.

- (2) Procedure. When a purchase of construction services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least twenty-one (21) days for submittal of sealed bids, proposals, replies, or responses, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of bids, proposals, replies, or responses. If the Board has previously pre-qualified contractors pursuant to Rule 3.4 and determined that only the contractors that have been pre-qualified will be permitted to submit bids, proposals, replies, and responses, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation need not be published. Instead, the Notice of Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be sent to the pre-qualified contractors by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service.

 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, or to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.

- (d) If the District has pre-qualified providers of construction services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses to Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations.
- (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;
 - (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the bidder is a corporation; and
 - (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to, reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response, if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or

Competitive Solicitation and these Rules. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.

- (g) The lowest Responsive Bid submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No contractor shall be entitled to recover any costs of bid, proposal, response, or reply preparation or submittal from the District.
- (i) The Board may require potential contractors to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase construction services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of construction services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the construction services without further competitive selection processes.
- (k) If the selection process is administered by any person or committee other than the full Board, the selection made will be presented to the full Board

with a recommendation that competitive negotiations be instituted with the selected firms in order of preference listed.

- (1) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s purchase of construction services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (3) Sole Source; Government. Construction services that are only available from a single source are exempt from this Rule. Construction services provided by governmental agencies are exempt from this Rule. This Rule shall not apply to the purchase of construction services, which may include goods, supplies, or materials, that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules. A contract for construction services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
- (4) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
- (5) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board Meeting.
- (6) Exceptions. This Rule is inapplicable when:
 - (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contract; or

- (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.6 Construction Contracts, Design-Build.

- (1) Scope. The District may utilize Design-Build Contracts for any public construction project for which the Board determines that use of such contract is in the best interest of the District. When letting a Design-Build Contract, the District shall use the following procedure:
- (2) Procedure.
 - (a) The District shall utilize a Design Criteria Professional meeting the requirements of Section 287.055(2)(k) of the Florida Statutes, when developing a Design Criteria Package, evaluating the proposals and qualifications submitted by Design-Build Firms, and determining compliance of the project construction with the Design Criteria Package. The Design Criteria Professional may be an employee of the District, may be the District Engineer selected by the District pursuant to Section 287.055 of the Florida Statutes, or may be retained pursuant to Rule 3.1. The Design Criteria Professional is not eligible to render services under a Design-Build Contract executed pursuant to the Design Criteria Package.
 - (b) A Design Criteria Package for the construction project shall be prepared and sealed by the Design Criteria Professional. If the project utilizes existing plans, the Design Criteria Professional shall create a Design Criteria Package by supplementing the plans with project specific requirements, if any.
 - (c) The Board may either choose to award the Design-Build Contract pursuant to the competitive proposal selection process set forth in Section 287.055(9) of the Florida Statutes, or pursuant to the qualifications-based selection process pursuant to Rule 3.1.
 - (i) Qualifications-Based Selection. If the process set forth in Rule 3.1 is utilized, subsequent to competitive negotiations, a guaranteed maximum price and guaranteed completion date shall be established.
 - (ii) Competitive Proposal-Based Selection. If the competitive proposal selection process is utilized, the Board, in consultation with the Design Criteria Professional, shall establish the criteria, standards and procedures for the evaluation of Design-Build Proposals based on price, technical, and design aspects of the project, weighted for the project. After a Design Criteria Package and the standards and procedures for evaluation of proposals have been developed, competitive proposals from qualified firms shall be solicited pursuant to the design criteria by the following procedure:

1. A Request for Proposals shall be advertised at least once in a newspaper of general circulation within the county in which the project is located. The notice shall allow at least twenty-one (21) days for submittal of sealed proposals, unless the Board, for good cause, determines a shorter period of time is appropriate. Any project projected to cost more than five hundred thousand dollars (\$500,000) must be noticed at least thirty (30) days prior to the date for submittal of proposals.
2. The District may maintain lists of persons interested in receiving notices of Requests for Proposals. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
3. In order to be eligible to submit a proposal, a firm must, at the time of receipt of the proposals:
 - a. Hold the required applicable state professional licenses in good standing, as defined by Section 287.055(2)(h) of the Florida Statutes;
 - b. Hold all required applicable federal licenses in good standing, if any;
 - c. Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the proposer is a corporation;
 - d. Meet any special pre-qualification requirements set forth in the Request for Proposals and Design Criteria Package.

Any contractor that has been found guilty by a court of any violation of federal labor or employment tax laws regarding subjects including but not limited to reemployment assistance, safety, tax withholding, worker's compensation, unemployment tax, social security and Medicare tax, wage or hour, or prevailing rate laws within the past 5 years may

be considered ineligible by the District to submit a bid, response, or proposal for a District project.

Evidence of compliance with these Rules must be submitted with the proposal if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the proposal.

4. The proposals, or the portions of which that include the price, shall be publicly opened at a meeting noticed in accordance with Rule 1.3, and at which at least one district representative is present. The name of each bidder and the price submitted in the bid shall be announced at such meeting and shall be made available upon request. Minutes should be taken at the meeting and maintained by the District. In consultation with the Design Criteria Professional, the Board shall evaluate the proposals received based on evaluation criteria and procedures established prior to the solicitation of proposals, including but not limited to qualifications, availability, and past work of the firms and the partners and members thereof. The Board shall then select no fewer than three (3) Design-Build Firms as the most qualified.
5. The Board shall have the right to reject all proposals if the proposals are too high, or rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of proposal preparation or submittal from the District.
6. If less than three (3) Responsive Proposals are received, the District may purchase design-build services or may reject the proposals for lack of competitiveness. If no Responsive Proposals are received, the District may proceed with the procurement of design-build services in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the design-build services without further competitive selection processes.
7. Notice of the rankings adopted by the Board, including the rejection of some or all proposals, shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of

the Board meeting where the proposals were evaluated if so provided for in the Design Criteria Package. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's rankings under this Rule shall be in accordance with the procedures set forth in Rule 3.11.

8. The Board shall negotiate a contract with the firm ranking the highest based on the evaluation standards and shall establish a price which the Board determines is fair, competitive and reasonable. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the second most qualified firm, based on the ranking by the evaluation standards. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the second most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. The Board shall then undertake negotiations with the third most qualified firm. Should the Board be unable to negotiate a satisfactory contract with the firm considered to be the third most qualified at a price considered by the Board to be fair, competitive, and reasonable, negotiations with that firm must be terminated. Should the Board be unable to negotiate a satisfactory contract with any of the selected firms, the Board shall select additional firms in order of their rankings based on the evaluation standards and continue negotiations until an agreement is reached or the list of firms is exhausted.
 9. After the Board contracts with a firm, the firm shall bring to the Board for approval, detailed working drawings of the project.
 10. The Design Criteria Professional shall evaluate the compliance of the detailed working drawings and project construction with the Design Criteria Package and shall provide the Board with a report of the same.
- (3) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.

- (4) Emergency Purchase. The Board may, in case of public emergency, declare an emergency and immediately proceed with negotiations with the best qualified Design-Build Firm available at the time. The fact that an Emergency Purchase has occurred shall be noted in the minutes of the next Board meeting.
- (5) Exceptions. This Rule is inapplicable when:
- (a) The project is undertaken as repair or maintenance of an existing public facility;
 - (b) The funding source of the project will be diminished or lost because the time required to competitively award the project after the funds become available exceeds the time within which the funding source must be spent;
 - (c) The District has competitively awarded a project and the contractor has abandoned the project or the District has terminated the contractor; or
 - (d) The District, after public notice, conducts a public meeting under Section 286.011 of the Florida Statutes, and finds by a majority vote of the Board that it is in the public's best interest to perform the project using its own services, employees, and equipment.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 189.053, 190.033, 255.0518, 255.0525, 255.20, 287.055, Fla. Stat.

Rule 3.7 Payment and Performance Bonds.

- (1) Scope. This Rule shall apply to contracts for the construction of a public building, for the prosecution and completion of a public work, or for repairs upon a public building or public work and shall be construed in addition to terms prescribed by any other Rule that may also apply to such contracts.
- (2) Required Bond. Upon entering into a contract for any of the services described in section (1) of this Rule in excess of \$200,000, the Board shall require that the contractor, before commencing the work, execute and record a payment and performance bond, or other acceptable surety, in an amount equal to the contract price. Notwithstanding the terms of the contract or any other law, the District may not make payment to the contractor until the contractor has provided to the District a certified copy of the recorded bond.
- (3) Discretionary Bond. At the discretion of the Board, upon entering into a contract for any of the services described in section (1) of this Rule for an amount not exceeding \$200,000, the contractor may be exempted from executing a payment and performance bond.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: § 255.05, Fla. Stat.

Rule 3.8 Goods, Supplies, and Materials.

- (1) Purpose and Scope. All purchases of goods, supplies, or materials exceeding the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR, shall be purchased under the terms of this Rule. Contracts for purchases of “**goods, supplies, and materials**” do not include printing, insurance, advertising, or legal notices. A contract involving goods, supplies, or materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of goods, supplies, or materials is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the District and within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, or Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of goods, supplies, and materials, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, or responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

Any firm or individual whose principal place of business is outside the State of Florida must also submit a written opinion of an attorney at law licensed to practice law in that foreign state, as to the preferences, if any or none, granted by the law of that foreign state to business entities whose principal places of business are in that foreign state, in the letting of any or all public contracts. Failure to submit such a written opinion or submission of a false or misleading written opinion may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and this Rule. Minor variations in the bids, proposals, replies, or responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid, after taking into account the preferences provided for in this subsection, submitted by a Responsive and Responsible Bidder in response to an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be accepted. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which does not grant a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsive and Responsible Bidder whose principal place of business is in the State of

Florida shall be awarded a preference of five (5) percent. If the lowest Responsive Bid is submitted by a Responsive and Responsible Bidder whose principal place of business is located in a foreign state which grants a preference in competitive purchase to businesses whose principal place of business are in that foreign state, the lowest Responsible and Responsive Bidder whose principal place of business is in the State of Florida shall be awarded a preference equal to the preference granted by such foreign state.

To assure full understanding of the responsiveness to the solicitation requirements contained in an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, and responses.

- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No vendor shall be entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.
- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
- (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: "Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules," or wording to that effect. Protests of the District's purchase of goods, supplies, and materials under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
- (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase goods, supplies, or materials, or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of goods, supplies, and materials, in the manner the Board determines is in the best interests of the District, which

may include but is not limited to a direct purchase of the goods, supplies, and materials without further competitive selection processes.

- (3) Goods, Supplies, and Materials included in a Construction Contract Awarded Pursuant to Rule 3.5 or 3.6. There may be occasions where the District has undergone the competitive purchase of construction services which contract may include the provision of goods, supplies, or materials. In that instance, the District may approve a change order to the contract and directly purchase the goods, supplies, and materials. Such purchase of goods, supplies, and materials deducted from a competitively purchased construction contract shall be exempt from this Rule.
- (4) Exemption. Goods, supplies, and materials that are only available from a single source are exempt from this Rule. Goods, supplies, and materials provided by governmental agencies are exempt from this Rule. A contract for goods, supplies, or materials is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process. This Rule shall not apply to the purchase of goods, supplies or materials that are purchased under a federal, state, or local government contract that has been competitively procured by such federal, state, or local government in a manner consistent with the material procurement requirements of these Rules.
- (5) Renewal. Contracts for the purchase of goods, supplies, and/or materials subject to this Rule may be renewed for a maximum period of five (5) years.
- (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 189.053, 190.033, 287.017, 287.084, Fla. Stat.

Rule 3.9 Maintenance Services.

- (1) Scope. All contracts for maintenance of any District facility or project shall be set under the terms of this Rule if the cost exceeds the amount provided in Section 287.017 of the Florida Statutes, for CATEGORY FOUR. A contract involving goods, supplies, and materials plus maintenance services may, in the discretion of the Board, be treated as a contract for maintenance services. However, a purchase shall not be divided solely in order to avoid the threshold bidding requirements.
- (2) Procedure. When a purchase of maintenance services is within the scope of this Rule, the following procedures shall apply:
 - (a) The Board shall cause to be prepared an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.
 - (b) Notice of the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation shall be advertised at least once in a newspaper of general circulation within the county or counties in which the District is located. The notice shall also include the amount of the bid bond, if one is required. The notice shall allow at least seven (7) days for submittal of bids, proposals, replies, or responses.
 - (c) The District may maintain lists of persons interested in receiving notices of Invitations to Bid, Requests for Proposals, Invitations to Negotiate, and Competitive Solicitations. The District shall make a good faith effort to provide written notice, by e-mail, United States Mail, hand delivery, to persons who provide their name and address to the District Manager for inclusion on the list. However, failure of a person to receive the notice shall not invalidate any contract awarded in accordance with this Rule and shall not be a basis for a protest of any contract award.
 - (d) If the District has pre-qualified suppliers of maintenance services, then, at the option of the District, only those persons who have been pre-qualified will be eligible to submit bids, proposals, replies, and responses.
 - (e) In order to be eligible to submit a bid, proposal, reply, or response, a firm or individual must, at the time of receipt of the bids, proposals, replies, or responses:
 - (i) Hold all required applicable state professional licenses in good standing;
 - (ii) Hold all required applicable federal licenses in good standing, if any;

- (iii) Hold a current and active Florida corporate charter or be authorized to do business in the State of Florida in accordance with Chapter 607 of the Florida Statutes, if the vendor is a corporation; and
- (iv) Meet any special pre-qualification requirements set forth in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation.

Evidence of compliance with these Rules must be submitted with the bid, proposal, reply, or response if required by the District. Failure to submit evidence of compliance when required may be grounds for rejection of the bid, proposal, reply, or response.

- (f) Bids, proposals, replies, and responses shall be publicly opened at the time and place noted on the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. Bids, proposals, replies, and responses shall be evaluated in accordance with the respective Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, and these Rules. Minor variations in the bids, proposals, replies, and responses may be waived by the Board. A variation is minor if waiver of the variation does not create a competitive advantage or disadvantage of a material nature. Mistakes in arithmetic extension of pricing may be corrected by the Board. Bids and proposals may not be modified or supplemented after opening; provided however, additional information may be requested and/or provided to evidence compliance, make non-material modifications, clarifications, or supplementations, and as otherwise permitted by Florida law.
- (g) The lowest Responsive Bid submitted in response to an Invitation to Bid by a Responsive and Responsible Bidder shall be accepted. In relation to a Request for Proposals, Invitation to Negotiate or Competitive Solicitation the Board shall select the Responsive Proposal, Reply, or Response submitted by a Responsive and Responsible Vendor which is most advantageous to the District. To assure full understanding of the responsiveness to the solicitation requirements contained in a Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, discussions may be conducted with qualified vendors. Vendors shall be accorded fair treatment prior to the submittal date with respect to any opportunity for discussion, preparation, and revision of bids, proposals, replies, or responses.
- (h) The Board shall have the right to reject all bids, proposals, replies, or responses because they exceed the amount of funds budgeted for the purchase, if there are not enough to be competitive, or if rejection is determined to be in the best interest of the District. No Vendor shall be

entitled to recover any costs of bid, proposal, reply, or response preparation or submittal from the District.

- (i) The Board may require bidders and proposers to furnish bid bonds, performance bonds, and/or other bonds with a responsible surety to be approved by the Board.
 - (j) Notice of intent to award, including rejection of some or all bids, proposals, replies, or responses shall be provided in writing to all proposers by e-mail (with a delivery and read receipt), United States Mail, hand delivery, or overnight delivery service. The District may alternatively post the notice of intent to award on its website at the conclusion of the Board meeting where the proposals were evaluated if so provided for in the Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation. The notice shall include the following statement: “Failure to file a protest within the time prescribed in Rule 3.11 of the Rules of the District shall constitute a waiver of proceedings under those Rules,” or wording to that effect. Protests of the District’s procurement of maintenance services under this Rule shall be in accordance with the procedures set forth in Rule 3.11.
 - (k) If less than three (3) Responsive Bids, Proposals, Replies, or Responses are received, the District may purchase the maintenance services or may reject the bids, proposals, replies, or responses for a lack of competitiveness. If no Responsive Bid, Proposal, Reply, or Response is received, the District may proceed with the procurement of maintenance services, in the manner the Board determines is in the best interests of the District, which may include but is not limited to a direct purchase of the maintenance services without further competitive selection processes.
- (3) Exemptions. Maintenance services that are only available from a single source are exempt from this Rule. Maintenance services provided by governmental agencies are exempt from this Rule. A contract for maintenance services is exempt from this Rule if state or federal law prescribes with whom the District must contract or if the rate of payment is established during the appropriation process.
 - (4) Renewal. Contracts for the purchase of maintenance services subject to this Rule may be renewed for a maximum period of five (5) years.
 - (5) Contracts; Public Records. In accordance with Florida law, each contract entered into pursuant to this Rule shall include provisions required by law that require the contractor to comply with public records laws.
 - (6) Emergency Purchases. The District may make an Emergency Purchase without complying with these rules. The fact that an Emergency Purchase has occurred or is necessary shall be noted in the minutes of the next Board meeting.

Specific Authority: §§ 190.011(5), 190.011(15), 190.033, Fla. Stat.

Law Implemented: §§ 119.0701, 190.033, 287.017, Fla. Stat.

Rule 3.10 Contractual Services.

- (1) Exemption from Competitive Purchase. Pursuant to Section 190.033(3) of the Florida Statutes, Contractual Services shall not be subject to competitive purchasing requirements. If an agreement is predominantly for Contractual Services, but also includes maintenance services or the purchase of goods and services, the contract shall not be subject to competitive purchasing requirements. Regardless of whether an advertisement or solicitation for Contractual Services is identified as an Invitation to Bid, Request for Proposals, Invitation to Negotiate, or Competitive Solicitation, no rights or remedies under these Rules, including but not limited to protest rights, are conferred on persons, firms, or vendors proposing to provide Contractual Services to the District.

- (2) Contracts; Public Records. In accordance with Florida law, each contract for Contractual Services shall include provisions required by law that require the contractor to comply with public records laws.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 119.0701, 190.011(3), 190.033, Fla. Stat.

Rule 3.11 Protests with Respect to Proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9.

The resolution of any protests with respect to proceedings under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, and 3.9 shall be in accordance with this Rule.

(1) Filing.

- (a) With respect to a protest regarding qualifications, specifications, documentation, or other requirements contained in a Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation issued by the District, the notice of protest shall be filed in writing within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the first advertisement of the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's intended decision. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (b) Except for those situations covered by subsection (1)(a) of this Rule, any firm or person who is affected adversely by a District's ranking or intended award under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9 and desires to contest the District's ranking or intended award, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after receipt of the notice of the District's ranking or intended award or after posting on the District's website if so provided for in the Request for Qualifications, Request for Proposals, Invitation to Bid, or Competitive Solicitation. A formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was filed. For purposes of this Rule, wherever applicable, filing will be perfected and deemed to have occurred upon receipt by the District. Failure to file a notice of protest shall constitute a waiver of all rights to protest the District's ranking or intended award. Failure to file a formal written protest shall constitute an abandonment of the protest proceedings and shall automatically terminate the protest proceedings.
- (c) If the requirement for the posting of a protest bond and the amount of the protest bond, which may be expressed by a percentage of the contract to be

awarded or a set amount, is disclosed in the District's competitive solicitation documents for a particular purchase under Rules 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.8, or 3.9, any person who files a notice of protest must post the protest bond. The amount and form of the protest bond shall be determined by District staff after consultation with the Board and within the limits, if any, imposed by Florida law. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses, and attorney's fees associated with hearing and defending the protest. In the event the protest is settled by mutual agreement of the parties, the protest bond shall be distributed as agreed to by the District and protestor.

- (d) The District does not accept documents filed by e-mail or facsimile transmission. Filings are only accepted during normal business hours.
- (2) Contract Execution. Upon receipt of a notice of protest which has been timely filed, the District shall not execute the contract under protest until the subject of the protest is resolved. However, if the District sets forth in writing particular facts and circumstances showing that delay incident to protest proceedings will jeopardize the funding for the project, will materially increase the cost of the project, or will create an immediate and serious danger to the public health, safety, or welfare, the contract may be executed.
 - (3) Informal Proceeding. If the Board determines a protest does not involve a disputed issue of material fact, the Board may, but is not obligated to, schedule an informal proceeding to consider the protest. Such informal proceeding shall be at a time and place determined by the Board. Notice of such proceeding shall be sent via e-mail (with a delivery and read receipt), United States Mail, or hand delivery to the protestor and any substantially affected persons or parties not less than three (3) calendar days prior to such informal proceeding. Within thirty (30) calendar days following the informal proceeding, the Board shall issue a written decision setting forth the factual, legal, and policy grounds for its decision.
 - (4) Formal Proceeding. If the Board determines a protest involves disputed issues of material fact or if the Board elects not to use the informal proceeding process provided for in section (3) of this Rule, the District shall schedule a formal hearing to resolve the protest. The Chairperson shall designate any member of the Board (including the Chairperson), District Manager, District Counsel, or other person as a hearing officer to conduct the hearing. The hearing officer may:
 - (a) Administer oaths and affirmations;
 - (b) Rule upon offers of proof and receive relevant evidence;
 - (c) Regulate the course of the hearing, including any pre-hearing matters;

- (d) Enter orders; and
- (e) Make or receive offers of settlement, stipulation, and adjustment.

The hearing officer shall, within thirty (30) days after the hearing or receipt of the hearing transcript, whichever is later, file a recommended order which shall include a caption, time and place of hearing, appearances entered at the hearing, statement of the issues, findings of fact and conclusions of law, separately stated, and a recommendation for final District action. The District shall allow each party fifteen (15) days in which to submit written exceptions to the recommended order. The District shall issue a final order within sixty (60) days after the filing of the recommended order.

- (5) Rejection of all Qualifications, Bids, Proposals, Replies and Responses after Receipt of Notice of Protest. If the Board determines there was a violation of law, defect, or an irregularity in the competitive solicitation process, the Bids, Proposals, Replies, and Responses are too high, or if the Board determines it is otherwise in the District's best interest, the Board may reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew. If the Board decides to reject all qualifications, bids, proposals, replies, and responses and start the competitive solicitation process anew, any pending protests shall automatically terminate.
- (6) Judicial Review. A party who is adversely affected by final District action is entitled to judicial review. Judicial review shall be sought in the county where the District is located. All proceedings shall be instituted by filing a notice of appeal or petition for review in accordance with the Florida Rules of Appellate Procedure within thirty (30) calendar days after the rendition of the decision being appealed. The filing of an appeal does not itself stay enforcement of the final District decision. Judicial review of any District action shall be confined to the record transmitted. The record for judicial review shall be compiled in accordance with the Florida Rules of Appellate Procedure. Failure to file a notice of appeal or petition for review within the time prescribed herein shall constitute a waiver of judicial review proceedings.
- (7) Intervenors. Other substantially affected persons may join the proceedings as intervenors on appropriate terms which shall not unduly delay the proceedings.
- (8) Settlement. Nothing herein shall preclude the settlement of any protest under this Rule at any time.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.
Law Implemented: §§ 120.69(2)(a), 190.033, Fla. Stat.

Rule 4.0 Effective Date.

These Rules shall be effective _____, 2026, except that no election of officers required by these Rules shall be required until after the next regular election for the Board.

Specific Authority: §§ 190.011(5), 190.011(15), Fla. Stat.

Law Implemented: §§ 190.011(5), 190.011(15), Fla. Stat.

SECTION D

SECTION 1



Lakeside plantation entrance with tropical foliage.png

Fine Design Lawn Care Inc.

767 Tamiami Trail
 Port Charlotte, Florida 33953
 941-202-5454
 Info@finedesignlawncare.com | <https://finedesignlawncare.com/>


RECIPIENT:
Harold

2800 Plantation Boulevard
 North Port, Florida 34289

Quote #401

Sent on

Apr 10, 2026

Total
\$9,135.00

Product/Service	Description	Qty.	Unit Price	Total
Removal	Remove existing Bougainvillea against pergola columns, My suggestion would be to remove 90% of smaller shrubs to get the look I am suggesting.	1	\$800.00	\$800.00
Blue Daze 1gal		40	\$25.00	\$1,000.00
Ixora - Dwarf 3gal		30	\$30.00	\$900.00
Pentas - Red 1gal		30	\$25.00	\$750.00
Croton, Petra 3gal		20	\$40.00	\$800.00
Ti Plant - Red Sisters 3gal		10	\$40.00	\$400.00
Ti Plant, Auntie Lou, 3gal		10	\$40.00	\$400.00
Heliconia Orange 3gal		15	\$40.00	\$600.00
Honeysuckle, Orange Glow 3gal		4	\$40.00	\$160.00
Bird Of Paradise Orange 7gal		2	\$75.00	\$150.00
Flax Lily, 3gal		15	\$25.00	\$375.00
Bougainvillea "Barbara Karst 3gal		20	\$40.00	\$800.00
Adonidia Palm Triple 25gal		2	\$375.00	\$750.00

Fine Design Lawn Care Inc.

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Product/Service	Description	Qty.	Unit Price	Total
Irrigation Inspection	Irrigation is looking chopped up and it seems shrubs in front are getting too much water. I suggest we check the irrigation and remove any old irrigation drip line. If any parts and repairs are necessary, we will provide a separate quote at that time.	1	\$175.00	\$175.00
Mulch - Premium Chocolate/Cocoa Brown Per Bag		70	\$10.00	\$700.00
Material Delivery		1	\$225.00	\$225.00
Disposal Fee (Dump)		1	\$150.00	\$150.00
Outdoor Lighting Fixtures	This information is provided for pricing purposes to indicate the cost of additional lighting fixtures should you be interested in enhancing your outdoor space. While I have noted some existing fixtures, I believe that increasing the number could significantly elevate the overall aesthetic. The price listed above is for each individual light fixture and does not account for any additional transformers or timers that may be required.	1	\$250.00	\$250.00

Not included

A deposit of \$4,567.50 will be required to begin.

Total

\$9,135.00

Images

View online <https://l.jbbr.io/LzB7IG0>



Fine Design Lawn Care Inc.

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Scope of Work

Customer acknowledges understanding the scope of work described in this estimate. No additional materials or labor are included beyond what is detailed here. Any additional materials or labor will require a separate estimate and written approval.

Deposits and Payment

A 50% deposit is required to schedule landscape installation.

Remaining balance is due in full upon completion of the work.

Design Fees

Any landscape design fee is due up front.

If Customer accepts this installation proposal, the design fee will be deducted from the final invoice.

If Customer does not choose Fine Design Lawn Care Inc. for installation, the design fee is non-refundable and all rights to the design remain with the Customer.

Irrigation and Warranty

If Customer has an irrigation system that has been inspected by Fine Design Lawn Care Inc. for proper functionality to ensure new landscaping is watered adequately:

A 30-day limited warranty applies to plant installation for normal establishment.

Customer acknowledges that all newly installed trees, shrubs, or sod require daily watering for the first 30 days to ensure proper establishment.

Recommended guidelines (Florida):

Sod: Water lightly 1–2 times daily for the first 14–21 days, then reduce to once every other day as roots establish.

Shrubs and trees: Water daily for the first 30 days, then reduce to 2–3 times per week as needed.

Water early in the morning to minimize evaporation and reduce disease risk.

Customer also acknowledges that newly installed sod must not be cut (mowed) for a minimum of 30 days, or until the roots have fully secured the sod to the ground. Cutting too early can damage or kill the sod and void any warranty.

Warranty exclusions include:

Acts of God (storms, flooding, etc.)

Erosion or washout caused by heavy rain

Sod loss or damage due to disease or fungus

Death or damage of plants, shrubs, trees, or sod due to inadequate watering, untreated pest infestations, or disease not caught and treated in time.

Customer is responsible for maintaining the health of their new sod or landscaping after installation unless they have separately contracted Fine Design Lawn Care Inc. for lawn and ornamental pest control.

No warranty applies to any landscape installation for customers who do not have a functional irrigation system inspected by Fine Design Lawn Care Inc.

Concrete Curbing Installation Terms

Fine Design Lawn Care Inc.

767 Tamiami Trail
 Port Charlotte, Florida 33953
 941-202-5454
 Info@finedesignlawncare.com | <https://finedesignlawncare.com/>



Concrete curbing installation is warranted for 30 days against defects in workmanship.

Minor hairline cracks are typical with any concrete installation and are not covered under warranty. We install stress joints to help prevent significant cracking, but some cracking is normal.

Colored concrete is susceptible to discoloration if it gets wet before curing. The final color may not exactly match photos or samples, and wet colored concrete will lighten as it dries.

Irrigation must be turned off for the first 24 hours after installation to avoid water damage.

It is the Customer's responsibility to ensure that nothing (people, pets, wildlife) steps on or disturbs the wet concrete during curing.

Fine Design Lawn Care Inc. is not responsible for damage caused by animals, people, or other external factors stepping on wet concrete or damaging forms.

We are also not responsible for water damage to the concrete caused by irrigation, rain, or other sources if these precautions are not followed.

We are not responsible for damage to curbing caused by large or heavy items such as lawn mowers, vehicles, trailers, or other equipment running over or striking the curbing.

Payment Terms and Late Fees

Residential customers: Payment is due upon completion. A 15-day grace period is provided. Payments received after 15 days will incur:

A 10% late fee on the outstanding balance.

An additional 1.5% monthly interest (18% annual) on any remaining unpaid balance.

Commercial customers: Payment is due upon completion. A 30-day grace period is provided. Payments received after 30 days will incur:

A 10% late fee on the outstanding balance.

An additional 1.5% monthly interest (18% annual) on any remaining unpaid balance.

Collection Costs

Customer agrees to pay any reasonable costs of collection, including attorney fees and court costs, incurred by Fine Design Lawn Care Inc. in enforcing payment of any unpaid balance.

SECTION 2

ESTIMATE

**Beltran's Nursery and
Landscaping, Inc**
4320 Taylor Rd
Punta Gorda, FL 33950

beltransnursery2016@gmail.com
+1 (239) 362-4327

**Bill to**

Harol Myers
Plantation
2800 Plantation Blvd.
Main Entrance/Toledo Blade
North Port, Florida 34289

Ship to

Harol Myers
Plantation
2800 Plantation Blvd.
Main Entrance/Toledo Blade
North Port, Florida 34289

Estimate details

Estimate no.: 20418
Estimate date: 05/04/2026
Expiration date: 06/30/2026

P.O. Number: 941-423-5500
Sales Rep: Diana Ray

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Removal	<p>Right Entry : Removal of 11 Large Barbara Kharst Bougainvillea's, 2 Allamanda shrubs, 1 Jatropha tree and 3 Plumbago shrubs. (Lack of nutrition, disease and poor health) Removal of accessible Pepper trees growing throughout bed areas.</p> <p>Left Entry : Removal of 12 Large 3 Firebush, 15 Croton, 2 grasses, 5 Red Hot Hibiscus, 1 Allamanda, 2 Jatropha trees, Cabbage Palm saplings and 1st Ligustrum behind Arbor structure. (Lack of nutrition, disease and poor health) Removal of accessible Pepper trees growing throughout bed areas.</p> <p>Center Median: Removal of Copperleaf, numerous dead/dying shrubs and Front-End entry plants. Includes disposal. Not Responsible for underground impediments.</p>	1	\$9,700.00	\$9,700.00
2.		Bougainvillea	7 gallon - Barbara Kharst Trellis. Installed by pillars with removed bougainvillea.	23	\$175.00	\$4,025.00
3.		Cocoa Brown Mulch	2 cu ft bags, per pallet, for Right/Left Entry.	12	\$550.00	\$6,600.00

4.	Pine Bark Mulch	Per Bag for island median.	400	\$13.00	\$5,200.00
5.	Croton	7 gallon, mixed varieties. Right/Left Entry.	16	\$90.00	\$1,440.00
6.	Cape Honeysuckle	3 gallon - Right/Left Entry.	14	\$36.00	\$504.00
7.	Hibiscus	7 gallon - island median in replacement of copperleaf.	7	\$90.00	\$630.00
8.	Carissa, Boxwood Beauty	3 gallon - island median in Rear of ligustrums. Top center in line.	30	\$40.00	\$1,200.00
9.	Oyster Plant	1 gallon - island medium in Rear of ligustrums on sides of Carissa Boxwoods.	60	\$24.00	\$1,440.00
10.	Lantana	1 gallon - Left/Right Entry towards fronts of beds.	50	\$24.00	\$1,200.00
11.	Bulbine, Orange	1 gallon - island median bed, at Front.	8	\$24.00	\$192.00
12.	Society Garlic	1 gallon - island median bed, at Front.	10	\$24.00	\$240.00
13.	Muhly Grass	3 gallon - Left/Right Entry beds.	16	\$36.00	\$576.00
14.	Dwarf Ixora Pink	3 gallon - Left/Right Entry beds.	14	\$36.00	\$504.00
15.	Foxtail Palm	10-12' - Left/Right Entry beds. Discounted 30% each.	4	\$420.00	\$1,680.00
16.	Cowabunga Soil additive	For plantings.	30	\$10.00	\$300.00
17.	Transport	Trip/Delivery fees.	1	\$2,500.00	\$2,500.00

Subtotal \$37,931.00

Sales tax \$2,655.17

Total \$40,586.17

Expiry date 06/30/2026

Note to customer

We appreciate your business. Feel free to contact us if you have any questions.

1.2. All purchased plants, shrubs, and trees planted by Beltran's Nursery and Landscape are covered by a 90-day warranty, provided payment has been made in full upon completion of the project. Beltran's Nursery and Landscape will not be responsible for natural disasters or acts of God, such as hurricanes, freezing, floods, excessive wind, and drought. The warranty excludes any insects, disease, negligence, branch or palm dieback, failure to blossom or other acts of nature, damage done by rabbits, deer, or any other wildlife or fruit bearing trees.

2. Cancellation of installation after horticultural or Paver products are ordered will result in a 30% restocking fee of the initial deposit. After 3 Days of deposit 40% will be withheld to cover cost of materials and time if client withdrawal from contract.

3. Beltran's Nursery is not responsible for anything below grade (pipe, sprinklers, walkway, wires).

SECTION E



Greentopps Landscape Maintenance & Tree Services

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

RECIPIENT:

Lakeside Plantation

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

Estimate #3288

Sent on

May 11, 2026

Total

\$1,648.00

Product/Service	Description	Qty.	Unit Price	Total
James Asbury	Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615	1	\$0.00	\$0.00
Equipment Needed	Cat with mulcher Feller with gear Haul truck for cat	1	\$0.00	\$0.00
Materials needed	None	1	\$0.00	\$0.00
Irrigation Responsibility Notice	Irrigation Disclaimer: Irrigation Disclaimer: Irrigation lines are private utilities and cannot be located through utility marking services. Clients are responsible for marking all private owned utility lines, including irrigation lines prior to work. Greentopps is not responsible for damage to any unmarked irrigation; however, should damage occur during our service, repairs can be performed at \$80/hour plus the cost of materials by our in-house technician.	1	\$0.00	\$0.00
Tree Removal	Behind house number 1596 Scarlett Ave There are two dead pines in the preserve area. We are going to fell these trees in to the preserve and leave the debris laying. There is one live pine to the right of the house we are going to fell this tree into the preserve also.	1	\$1,200.00	\$1,200.00
Tree Removal	Behind the pool house there is one dead pine we will fell thus tree into the woods and cut up and branches that are sticking up. Leaving everything laying flat.	1	\$400.00	\$400.00
Administration Fee- 3%	Credit card, Debit Card & ACH administration fee 3%.	0.03	\$1,600.00	\$48.00

Total

\$1,648.00



Greentopps Landscape Maintenance & Tree Services

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

Please review this proposal carefully, by agreeing you understand:

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

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

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

Locates - Sunshine 811: When any digging is required on a job site Greentopps will call Sunshine 811 to request location services for the property. Due to the nature of the Sunshine 811 service not all items on the property will be marked by the location technician. It is the customer's responsibility to notify Greentopps and document any utilities in the job site area that will not be marked by Sunshine 811 before the start of the job. These areas include but are not limited to; septic and sewer lines, the main water lines that run from the back flow valve or meter to the house, gas lines and/or gas tanks, any and all irrigation or landscape lighting/electrical in the work area.

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

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

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

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

May 11, 2026

Harold Myers

Date

Client Signature

SECTION F

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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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.

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

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.

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
----------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
--------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

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	

Initials _____

**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*.

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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]



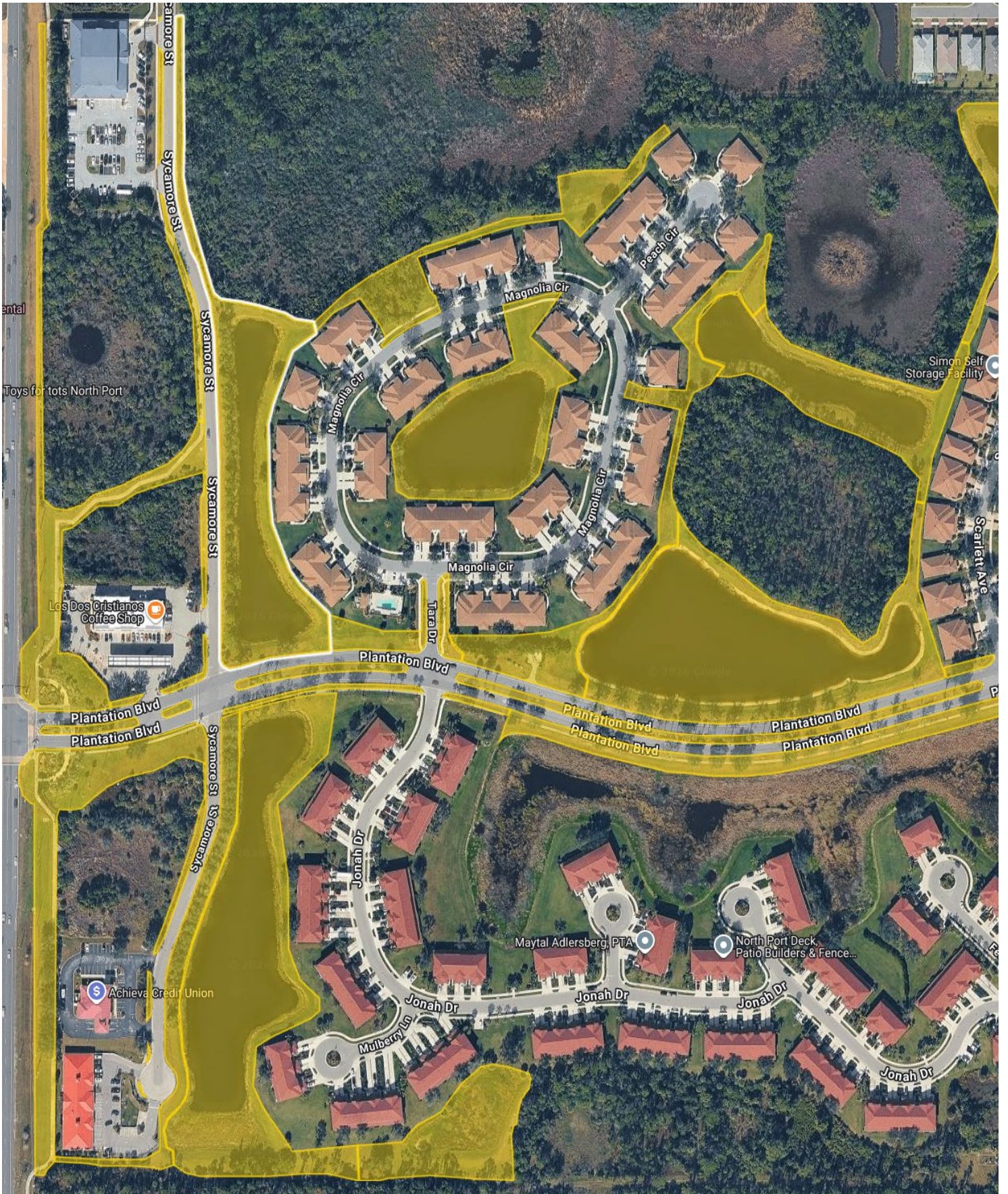






Exhibit C: Fee Summary

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
----------------------------------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------	--------

Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
--------------------------------------	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

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	

Initials _____

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 G

**LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 1, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

May 1, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakeside Plantation Community Development District, City of North Port, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,144,230
- The change in the District's total net position in comparison with the prior fiscal year was \$284,048, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,054,562, a decrease of (\$59,643) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, assigned to capital reserves, non-spendable for prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management), physical environment, and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered to be major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Current and other assets	\$ 1,089,798	\$ 1,158,054
Capital assets, net of depreciation	4,000,296	3,774,935
Total assets	<u>5,090,094</u>	<u>4,932,989</u>
Current liabilities	60,864	72,807
Long-term liabilities	885,000	1,000,000
Total liabilities	<u>945,864</u>	<u>1,072,807</u>
Net position		
Net investment in capital assets	3,115,296	2,774,935
Restricted	122,251	110,858
Unrestricted	906,683	974,389
Total net position	<u>\$ 4,144,230</u>	<u>\$ 3,860,182</u>

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations and depreciation expense.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 1,429,146	\$ 1,453,494
Operating grants and contributions	6,289	6,055
Capital grants and contributions	11,805	13,570
General revenues		
Miscellaneous revenue	5,870	77,702
Unrestricted investment earnings	11,445	94
Total revenues	<u>1,464,555</u>	<u>1,550,915</u>
Expenses:		
General government	166,815	168,553
Physical environment	257,521	191,550
Recreation	690,001	521,638
Interest	66,170	73,757
Total expenses	<u>1,180,507</u>	<u>955,498</u>
Change in net position	<u>284,048</u>	<u>595,417</u>
Net position - beginning	<u>3,860,182</u>	<u>3,264,765</u>
Net position - ending	<u>\$ 4,144,230</u>	<u>\$ 3,860,182</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$1,180,507. The costs of the District's activities were primarily funded by program revenues. Program revenues for the current fiscal year consisted primarily of assessments. In addition, the District received interest income and miscellaneous revenues. The majority of the change in expenses results from an increase in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$80,160 and increase appropriations by \$80,160. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$9,684. The over-expenditure were funded by available fund balance.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$9,080,865 invested in capital assets for its governmental activities. In the government-wide financial statements, depreciation of \$5,080,569 has been taken, which resulted in a net book value of \$4,000,296. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$885,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND OTHER EVENTS

The District does not anticipate any major projects or significant changes to its infrastructure maintenance program for the subsequent fiscal year.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakeside Plantation Community Development District's Finance Department at 4530 Eagle Falls Pl., Tampa, Florida 33619.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 477,433
Investments	390,569
Assessments receivable	13,043
Prepaid items and deposits	62,619
Restricted assets:	
Investments	146,134
Capital assets:	
Nondepreciable	3,266,092
Depreciable, net	734,204
Total assets	<u>5,090,094</u>
LIABILITIES	
Accounts payable	35,236
Accrued interest payable	25,628
Non-current liabilities:	
Due within one year	125,000
Due in more than one year	760,000
Total liabilities	<u>945,864</u>
NET POSITION	
Net investment in capital assets	3,115,296
Restricted for debt service	122,251
Unrestricted	906,683
Total net position	<u>\$ 4,144,230</u>

See notes to the financial statements

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

<u>Functions/Programs</u>	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Governmental Activities					Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 166,815	\$ 166,815	\$ -	\$ -	\$ -
Physical environment	257,521	1,032,828	-	11,805	787,112
Culture and recreation	690,001	43,229	-	-	(646,772)
Interest on long-term debt	66,170	186,274	6,289	-	126,393
Total governmental activities	1,180,507	1,429,146	6,289	11,805	266,733
General revenues:					
					5,870
					11,445
					17,315
					284,048
					3,860,182
					\$ 4,144,230

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 143,386	\$ -	\$ 334,047	\$ 477,433
Investments	126,370	146,134	264,199	536,703
Assessments receivable	13,043	-	-	13,043
Due from other funds	9,559	1,745	-	11,304
Prepaid items and deposits	62,619	-	-	62,619
Total assets	<u>\$ 354,977</u>	<u>\$ 147,879</u>	<u>\$ 598,246</u>	<u>\$ 1,101,102</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 35,236	\$ -	\$ -	\$ 35,236
Due to other funds	-	-	11,304	11,304
Total liabilities	<u>35,236</u>	<u>-</u>	<u>11,304</u>	<u>46,540</u>
Fund balances:				
Nonspendable:				
Prepaid items and deposits	62,619	-	-	62,619
Restricted for:				
Debt service	-	147,879	-	147,879
Assigned to:				
Capital reserves	-	-	586,942	586,942
Unassigned	257,122	-	-	257,122
Total fund balances	<u>319,741</u>	<u>147,879</u>	<u>586,942</u>	<u>1,054,562</u>
Total liabilities and fund balances	<u>\$ 354,977</u>	<u>\$ 147,879</u>	<u>\$ 598,246</u>	<u>\$ 1,101,102</u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Fund balance - governmental funds		\$	1,054,562
Amounts reported for governmental activities in the statement of net position are different because:			
Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.			
Cost of capital assets			9,080,865
Accumulated depreciation			(5,080,569)
			4,000,296
Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund financial statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.			
Accrued interest payable			(25,628)
Bonds payable			(885,000)
			(910,628)
Net position of governmental activities			\$ 4,144,230

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,199,643	\$ 186,274	\$ -	\$ 1,385,917
Interest	11,445	6,289	11,805	29,539
Clubhouse revenues	43,229	-	-	43,229
Miscellaneous income	5,870	-	-	5,870
Total revenues	<u>1,260,187</u>	<u>192,563</u>	<u>11,805</u>	<u>1,464,555</u>
EXPENDITURES				
Current:				
General government	166,815	-	-	166,815
Physical environment	217,946	-	-	217,946
Culture and recreation	455,847	-	199,347	655,194
Debt service:				
Principal	-	115,000	-	115,000
Interest	-	69,500	-	69,500
Capital outlay	-	-	299,743	299,743
Total expenditures	<u>840,608</u>	<u>184,500</u>	<u>499,090</u>	<u>1,524,198</u>
Excess (deficiency) of revenues over (under) expenditures	419,579	8,063	(487,285)	(59,643)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in / (out)	(485,626)	-	485,626	-
Total other financing sources (uses)	<u>(485,626)</u>	<u>-</u>	<u>485,626</u>	<u>-</u>
Net change in fund balances	(66,047)	8,063	(1,659)	(59,643)
Fund balances - beginning	<u>385,788</u>	<u>139,816</u>	<u>588,601</u>	<u>1,114,205</u>
Fund balances - ending	<u>\$ 319,741</u>	<u>\$ 147,879</u>	<u>\$ 586,942</u>	<u>\$ 1,054,562</u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (59,643)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however in the statement of activities, the cost of those assets are eliminated and capitalized as capital assets.	299,743
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	(74,382)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	115,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>3,330</u>
Change in net position of governmental activities	<u><u>\$ 284,048</u></u>

See notes to the financial statements

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

The Lakeside Plantation Community Development District ("District") was created on March 1, 1999, by Ordinance 99-1 of the City of North Port, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. (Operating-type special assessments for maintenance and debt service are treated as charges for services.); and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefitted property within the District. Operating and Maintenance Assessments are based upon adopted budget and levied annually at a public hearing of the District. Debt Service Assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection (Chapter 197.3632, Florida Statutes). Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the Debt Service Assessments on their property subject to various provisions in the Bond documents.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service funds are used to account for the accumulation of resources for the annual payment of principal and interest on debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and for the accumulation of capital reserves.

As a general rule, the effect of inter-fund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)**Capital Assets (Continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Building and Infrastructure	25-30
Improvements other than buildings	15
Equipment	10

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**Assets, Liabilities and Net Position or Equity (Continued)****Fund Equity/Net Position**

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures**Use of Estimates**

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2025:

	Maturities	Amortized cost	Credit Risk
	Weighted average of 47		
Florida PRIME	days	\$ 252,962	S&P AAAm
First American Institutional Govt. Fund	N/A	283,741	N/A
Total investments		\$ 536,703	

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)**Investments (Continued)**

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1: Investments* whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2025, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant's daily access to 100% of their account value.

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025, were as follows:

Fund	Transfers in	Transfers out
General fund	\$ -	\$ 485,626
Capital projects	485,626	-
Total	\$ 485,626	\$ 485,626

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made in order to fund the capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 3,266,092	\$ -	\$ -	\$ 3,266,092
Total capital assets, not being depreciated	3,266,092	-	-	3,266,092
Capital assets, being depreciated				
Buildings	\$ 1,384,314	\$ 8,128	\$ -	\$ 1,392,442
Improvements other than buildings	1,613,968	149,395	-	1,763,363
Infrastructure	2,309,880	109,577	-	2,419,457
Equipment	206,868	32,643	-	239,511
Total capital assets, being depreciated	5,515,030	299,743	-	5,814,773
Less accumulated depreciation	(5,006,187)	(74,382)	-	(5,080,569)
Total capital assets being depreciated, net	508,843	225,361	-	734,204
Governmental activities capital assets, net	\$ 3,774,935	\$ 225,361	\$ -	\$ 4,000,296

Depreciation expense was charged to function/programs as follows:

Physical environment	\$ 39,575
Recreation	34,807
Total depreciation expense	<u>\$ 74,382</u>

NOTE 7 – LONG TERM LIABILITIES**Series 1999**

On October 28, 1999, the District issued \$8,000,000 of Capital Improvement Revenue Bonds Series 1999 consisting of \$3,360,000 of Series 1999A Bonds and \$4,640,000 of Series 1999B Bonds with fixed interest rates of 6.95% and 6.625% respectively. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2002, through May 1, 2031

The Series 1999A Bonds are subject to redemption at the option of the District prior to maturity. The Series 1999A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was not in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 1999	\$ 1,000,000	\$ -	\$ 115,000	\$ 885,000	\$ 125,000
Total	\$ 1,000,000	\$ -	\$ 115,000	\$ 885,000	\$ 125,000

NOTE 7 – LONG TERM LIABILITIES (Continued)**Long-term Debt Activity (Continued)**

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 125,000	\$ 61,507	\$ 186,507
2027	130,000	52,820	182,820
2028	140,000	43,785	183,785
2029	150,000	34,055	184,055
2030	165,000	23,630	188,630
2031	175,000	12,162	187,162
	<u>\$ 885,000</u>	<u>\$ 227,959</u>	<u>\$ 1,112,959</u>

NOTE 8 – MANAGEMENT AGREEMENTS

The District has contracted with a management company to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,199,840	\$ 1,199,840	\$ 1,199,643	\$ (197)
Interest	50	11,445	11,445	-
Clubhouse revenues	35,000	44,194	43,229	(965)
Miscellaneous income	1,500	61,071	5,870	(55,201)
Total revenues	1,236,390	1,316,550	1,260,187	(56,363)
EXPENDITURES				
Current:				
General government	177,526	156,728	166,815	(10,087)
Maintenance and operations	206,128	215,746	217,946	(2,200)
Parks and recreation	367,110	458,450	455,847	2,603
Total expenditures	750,764	830,924	840,608	(9,684)
Excess (deficiency) of revenues over (under) expenditures	485,626	485,626	419,579	(66,047)
OTHER FINANCING SOURCES (USES)				
Interfund transfers (out)	(485,626)	(485,626)	(485,626)	-
Total other financing sources (uses)	(485,626)	(485,626)	(485,626)	-
Net change in fund balances	\$ -	\$ -	(66,047)	\$ (66,047)
Fund balances - beginning			385,788	
Fund balances - ending			\$ 319,741	

See notes to required supplementary information

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$80,160 and increase appropriations by \$80,160. Actual general fund expenditures for the fiscal year ended September 30, 2025, exceeded appropriations by \$9,684. The over-expenditures were funded by available fund balance.

**LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
CITY OF NORTH PORT, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	16
Employee compensation	\$0
Independent contractor compensation	\$762,136
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,352 - \$16,086 Debt service - \$328 - \$3,287
Special assessments collected	\$1,385,917
Outstanding Bonds:	
Series 1999, due May 1, 2031	\$885,000

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated May 1, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

We noted certain matters that we reported to management of the District in a separate letter dated May 1, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

May 1, 2026

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

We have examined Lakeside Plantation Community Development District, City of North Port, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

May 1, 2026

**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Plantation Community Development District
City of North Port, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakeside Plantation Community Development District, City of North Port, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated May 1, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated May 1, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakeside Plantation Community Development District, City of North Port, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakeside Plantation Community Development District, City of North Port, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

May 1, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Reserve Requirement:

Observation: As a result of unscheduled draws on the Series 1999 debt service reserve account the reserve requirement was not met at September 30, 2025.

Recommendation: The District should take the necessary steps to replenish the reserve account.

Reference Number for Prior Year Findings: 2024-01, 2018-01, 2017-01, & 2016-01

Management Response: The applicable Trust Indenture does not require the District to assess property owners who have paid their assessments to make up for the shortfall caused by a landowner that did not pay their assessments. The Trustee has not required the reserve account to be replenished.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

- a. Finding 2022-01: Actual expenditures exceeded the total budget for expenditures.

Current Status: Matter has been resolved.

- b. Finding 2024-01, 2018-01, 2017-01, & 2016-01: Failure to Meet Reserve Requirement

Current Status: See finding no. 2025-01 above

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

REPORT TO MANAGEMENT (Continued)

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.

SECTION H

May 15, 2026

Via Overnight DeliveryMichael Louis Sullivan
2352 Rosewood Lane
North Port, Florida 34289**Re:** Notice of Temporary Suspension of Amenity Facilities Use

Dear Mr. Sullivan:

I serve as District Counsel for the Lakeside Plantation Community Development District (the “**District**”). On behalf of the Board of Supervisors (the “**Board**”) of the District, I am writing to advise that your privileges to use the District’s Amenity Facilities¹ have been suspended until the next regularly scheduled Board meeting. The next Board meeting will be held on May 20, 2026.

We have been advised that on the evening of May 9, 2026, you and a guest entered and were found in the Lakeside Plantation Swimming Pool after posted hours of operation. The incident was subsequently reported to the North Port Police Department and an Activity Detail Report was issued without further incident.

Your actions are in violation of the District’s Amenity Facilities Policies, including, but not limited to: “General Facility Provisions,” “General Swimming Pool Rules,” and “Suspension and Termination of Privileges.”

Pursuant to the Amenity Facilities Policies, at the next Board meeting the Board will be presented with the facts surrounding the incident and decide regarding any further suspension, termination, or reinstatement of your Amenity Facilities privileges. You are entitled to attend this meeting of the Board to be heard as to the incident and your suspension.

The next Board meeting is scheduled for **May 20, 2026, at 5:00 p.m.**, to be held at the **Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida 34289**. **You are hereby notified that your suspension shall be in effect until May 20, 2026, at which time the Board will consider any further suspension, termination, or reinstatement of your Amenity Facilities privileges. You are entitled to attend the meeting to testify as to the incidents and suspension. Due to the short notice,**

¹ As defined in the District’s Amenity Facilities Policies, as amended and last revised on April 15, 2026 (the “**Amenity Facilities Policies**”). All capitalized terms used but otherwise defined herein shall have the meanings subscribed to them in the Amenity Facilities Policies. A copy of the Amenity Facilities Policies can be found on the District’s website: www.lakesideplantationcdd.org

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May 15, 2026
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you may, at your discretion, delay the consideration of this matter until the June 17, 2026, Board meeting. If you chose to do so, your temporary suspension shall be in effect until June 17, 2026. If you would like to delay until June 17, 2026, please contact the District Manager, Amanda Ferguson, at (813) 344-4844 Ext. 102.

Thank you for your cooperation. Should you have any questions regarding any of the foregoing, please do not hesitate to contact me.

Sincerely,



Sarah R. Sandy
District Counsel

cc: Ken Saul, Chairperson
Amanda Ferguson, District Manager
Harold Myers, Facilities and Amenities Director

SECTION VI

SECTION 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, **April 15, 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
Residents	

The following is a summary of the discussions and actions taken at the April 15, 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 and noted that this section was meant for comments and not a question-and-answer period. Staff would take notes of the comments and either address them later in the meeting or meet with the resident after the meeting. The following residents addressed the Board:

- Mr. Bob Sixt of 1274 Jonah Drive thanked staff for hiding the wire on the TV, wondered if the money for the tennis courts could be used for the landscaping at the front entrance and if the stumps from the Palm trees at the marsh, could be removed. *Mr. Myers emailed Solitude two days ago regarding the marsh. Mr. Saul indicated that stumps were supposed to be removed and Mr. Myers had a rendering of what the front entrance could look like.*
- Mr. Mark Wende of 1197 Jonah Drive felt that not getting answers from the Board caused transparency and confusion. There should be question and answer periods after every agenda item, before any vote by the Board and requested clarity on the financial situation with the bible study group.
- Mr. Joe Michaels of 2644 Peach Circle pointed out that the tennis courts did not cost any money, as the water comes from a well. There was \$20,000 per year in revenue and if there was revenue of \$15,000 over more than 20 years, it would generate \$300,000 and they could spend a few thousand dollars to maintain the courts.
- Mr. Bob Carroll, the tennis pro ran a facility of six clay courts in Massachusetts, where they had to invest \$30,000 to \$40,000 to scarify them every four years. The CDD courts have not been refurbished in over 20 years and should be refurbished every six to eight years. If they scarified the courts, they would drain better and the clay would be absorbed and stay fresh.
- A Resident of 1187 Jonah Drive appreciated what was being done to the tennis courts and having a bible study group on Friday.

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

FOURTH ORDER OF BUSINESS**Direction of Operations****A. Report**

Mr. Myers reported that the landscaper was coming back on Tuesday to remove the stump left from the removal of the Palm tree. There was an issue with Sewer Station #60, as pepper trees were growing over and intruding the Sewer District's equipment. They would be cut back on April 21st at 9:00 a.m. Palm trees were trimmed at the Clubhouse and up front, in preparation for the upcoming hurricane season. The last phase of the power washing was completed on Plantation Drive. A maintenance plan with Symbiont was purchased for the air conditioners at the Clubhouse, as they were doing a great job with the pool heaters. The cost was \$498 for Symbiont to come out twice per year to maintain them. He requested that the Board make a decision tonight on the rental fees, as there were frustrations with his team over the last couple of months, regarding the Villas and Carriage Homes having to pay to rent the room. He would also like for the Board to make a decision on the tennis courts, as his team brought in revenues of \$81,000 in the past 18 months, of which \$39,000 was spent.

Mr. Myers reported that the cleaning company was cut back to one night per week on Sunday nights and his team would clean the rest of the nights. However, for the Fall season, the cleaning company should clean three nights. Staff recommended that the Board approve two events per year for the Villas and Carriage Homes. If the Board needed something from him, Mr. Myers preferred that Board Members come to his office during the week, call him or send an email, versus bringing it up at a meeting. Comments were being made to his employees in his office from Board Members about the District Manager. Mr. Poulos recalled a comment that he made at the last meeting regarding staffing at the Clubhouse being reduced, due to not receiving any rental revenue. However, he was only one Board Member and three Board Members were needed to make a motion. Staff did a tremendous job, but if they were not going to rent the Clubhouse to make money, there was no reason to pay \$300,000 to have employees in the Clubhouse. They could get by with a skeleton crew.

Mr. Myers reported that there was one pallet of clay left, which should last until the end of the month. During the rainy season, they would go through clay every single day, because of improper adherence. Since December, the CDD purchased six pallets of clay at a cost of \$600 per pallet plus \$250 for shipping. He negotiated with Welch to only charge for shipping one pallet, when four pallets were ordered. If they waited until Fall to have the work done, they would have to purchase a great deal of clay. Mr. Saul pointed out that the Board could either vote

at this meeting to approve the Welch proposal for resurfacing or push it off to Fall. Mr. Perry recalled that Mr. Saul did not want this item on the agenda. Mr. Saul explained that there was discussion about including it in the budget, so they would not have to use reserves. The question was whether to discuss it now and take public comments and vote on it, but there needed to be a decision one way or another. Mr. Poulos pointed out that every expense was coming from reserves, as these were unbudgeted items. The thought was to include it in the budget and raise assessments. Mr. Saul indicated that the Board could find ways to trim the budget.

Mr. Poulos felt that the Board needed to do something with the tennis courts, because the community did not get what it expected with Sports Surfaces, but the community needed to understand that all of these expenses were coming from reserves and there were big projects coming up such as the repaving and sidewalk repairs. Tennis was one of the few things in this community that non-residents were allowed to participate in. Therefore, a rate assessment needed to be done, to figure out if enough money was being charged to non-residents to cover the maintenance costs. Mr. Sabol felt that it made more sense to fix the tennis courts now, in order to save \$5,000 or \$6,000, as they would have to fix it eventually and money should be transferred out of reserves. Mr. LaVoy asked if \$50,000 was budgeted for the tennis court resurfacing. Ms. Ferguson replied affirmatively. Mr. Perry pointed out that what Mr. Myers was currently doing with the clay, was a maintenance item, not a capital improvement. There was a line item in the Capital Reserve Fund for the tennis courts of \$138,000, which could be used to scarify and replace all of the clay. Mr. Poulos understood what Mr. Perry was saying, but they would be using money budgeted for Fiscal Year 2028. Mr. Saul pointed out that only a portion of that money could be used.

Mr. Perry reported that the pepper trees behind the sewer station were planted when the community was built. If the Board ripped all of them out and did not replace them, residents would be angry, because there would be vegetation that would block the view of Plantation Boulevard. Mr. Myers pointed out that staff made a decision to trim them and not remove them. They planned to install a chain link fence, to take away the view of the sewer equipment. Four rolls of weaving were ordered and one would be placed on Scarlett Avenue. If it looked good, they would install another one up front. However, they could not grow plants on Scarlett Avenue, because there was no source of water. Mr. Poulos asked if this was approved by the city, as the city owned the fence. Mr. Myers indicated that the city informed them that the CDD

was responsible for everything outside of that fence. Mr. LaVoy recalled that there was vegetation around the lift station on Scarlett Avenue. Mr. Saul pointed out that plantings were placed along the front and they died. Mr. Myers reported that the bible study was an event that his team set up, which he supported. Mr. Poulos pointed out that the issue with the bible study group was that a donation was made to the Clubhouse. However, he asked if they were tracking whether residents or non-residents attended these events and if they were opened to the community. Mr. Myers confirmed that it was open to the community. Many were coming from Cypress Falls and Port Charlotte. Mr. Poulos wondered whether they should look at charging a minimal fee of \$1 for non-residents to participate.

Ms. Ferguson opened a public comment period regarding the Welch proposal for laser grading the four courts and adding five tons of clay per court in the amount of \$32,995. Mr. Bob Sixt of 1274 Jonah Drive felt that they were paying a great deal of money for the tennis courts to be used by non-residents and renters who only lived in the community for six months per year. Mr. Joe Michaels of 2644 Peach Circle pointed out that non-residents were paying to support the tennis courts and over 20 years, the tennis courts generated over \$300,000, with very little money being spent to maintain them. A Resident who was the captain of two women's league teams, reported that there was revenue of 48% and thanked the Board in advance for approving the Welch proposal. Mr. Glen Woods supported the resurfacing, as it helps with the resale value of homes and was part of the community and reported that there were cracks on the pickleball courts. If there was a charge of \$1 for someone to play mahjongg, then everyone who brings a visitor to the pool, needed to be charged. There being no further comments, Ms. Ferguson closed the public comment period.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor the proposal with Welch Tennis for resurfacing of the tennis courts in the amount of \$32,995 was approved.
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Mr. Saul did not understand why there was a question about how much revenue tennis was generating, as opposed to how much money was spent on maintaining them, after they spent a great deal of money on the pool, which did not bring any money in. He did not advocate charging non-residents \$1 to attend an event. Mr. LaVoy agreed as it was the cost of doing business. Mr. Poulos reiterated his suggestion about analyzing the rates being charged, as

residents were continuing to subsidize non-residents using the Clubhouse, pool and Gym. Mr. LaVoy suggested checking the rental prices of all surrounding clubs. Ms. Ferguson pointed out that if the Board decided to adjust the rates, another public hearing must be scheduled. Mr. Perry reported that this was the first year that a significant amount of money was spent on the tennis courts. Mr. Poulos recalled that a significant amount of money was spent on a shade structure for the tennis courts. Mr. LaVoy explained that it replaced what was destroyed in a hurricane.

B. Grounds Maintenance Report

1. Getz Outdoor Monthly Report

Ms. Ferguson presented the monthly report from Getz Outdoor.

FIFTH ORDER OF BUSINESS

Business Items

A. Continued 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. The public hearing was continued at the last meeting, because there were some questions that needed clarification and the policies were updated by District Counsel. Ms. Sandy explained that an exception for houseguests, was removed from the Tennis/Guest Policy at the Board's direction, additional fees and deposits for events with alcoholic beverages was removed and events with alcohol were required to have insurance. Some updates were also made to the deposits for rental of the great room, which was updated to \$50 per hour for patrons, up to a maximum of \$300 and \$75 per hour for non-residents, up to a maximum of \$450.

Mr. Saul was agreeable to the HOA having two HOA sanctioned events at no charge. Mr. Myers concurred, as it would take care of the tension in the community. Mr. Sabol was in favor of it, as long as there was no sharing amongst the HOAs. Mr. Perry did not like that the Board was allowing a third-party entity to use their facility 52 weeks out of the year at no charge and allowing a for profit organization, to have four free events in the Clubhouse. Mr. Poulos agreed and felt that the policy should be approved as-is, as the policies state that the Board and/or Facility Manager may authorize discounts at their discretion. Ms. Sandy confirmed that this language was in the policy, but over the past few meetings, in listening to the Board and residents, instances were brought up where Mr. Myers made certain decisions and felt that

District staff needed better direction from the Board on when exceptions should be made. Mr. Poulos pointed out that if the Board voted today to approve the policy, the Board would be giving Mr. Myers direction to follow it. However, the discretion did not just apply to the HOA. It was for all rentals. Mr. Poulos further pointed out that Mr. Myers did not work for the Board. He worked for Ms. Ferguson, who worked for the Board.

On MOTION by Mr. LaVoy seconded by Mr. Saul 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. Mark Wende of 1197 Jonah Drive felt that there was confusion and not enough transparency. He was not against tennis, but if people knew what non-residents pay, people would have a better feeling about it. His problem with the bible study group, was that non-residents were attending them and did not pay or paid very little. Ms. Barbara Wende of 1197 Jonah Drive requested that the minutes be amended to the correct spelling of her last name and pointed out that the bible study group has been an established group in this community for a long time and they clean the room after they use it. However, they were pushed to move their function to accommodate all of the vehicles in the parking lot, when people were parking on the tree lawns and grass. She also did not understand why the bible study group had to pay a fee or why she was not allowed to enter this room during bible study, when this facility was not a church. A resident and member of the bible study group, who lived on Scarlett Avenue, agreed that the Clubhouse gets filled with parking, but the bible study group was only one hour per week. Ms. Liz Spring of 1079 Jonah Drive pointed out that the community enjoys it. Cypress Falls had issues with their Clubhouse, but the ladies of this community made new friends and the Board should reconsider removing or charging them.

Mr. Poulos clarified that the Board was not talking about removing the bible study group. Ms. Ferguson pointed out that the Board was not going to charge the bible study group, as it was a CDD sponsored event. Ms. Louise Castleman of 2259 Boxwood Drive pointed out that since the bible study group started, more Lakeside Plantation residents were attending and believed that the parking would improve, since the snowbirds were leaving. Mr. Saul heard about the bible study group for months and had no problem with it. Mr. Sabol endorsed it. Mr. Saul could

not understand why residents keep bringing this matter up, as it has been discussed and the Board granted Mr. Myers the authority to approve these events. Mr. Poulos indicated that Mr. Myers had the responsibility to make decisions but needed to know that the Board supported him. Mr. Saul felt that the Mr. Myers would be supported by the Board making a motion and following through with it.

On MOTION by Mr. LaVoy seconded by Mr. Saul 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. Perry was not in favor of leaving it up to Mr. Myers to make a decision on events. Mr. Saul pointed out that the Board would be making a motion to allow the bible study to use the Clubhouse. Ms. Ferguson recalled that the bible study was already allowed to, but there was confusion on what a CDD sponsored event was, compared to rental of the facility for outside residents. A CDD sponsored event was open to whoever the residents bring at no cost. The motion before the Board would be to adopt the policies that were amended in the agenda package, as is, including allowing the bible study group. Mr. Perry pointed out that the resolution did not allow the HOAs to have events for free but believed that there was Board consensus on allowing them to have at least two events at no charge. Ms. Sandy indicated if the Board wanted to incorporate two free events in the rules, it needed to be approved prior to adopting the resolution, as the resolution would either approve the rules as is or approve the rules subject to any changes.

Mr. Saul MOVED to allow two free HOA events per year in the Clubhouse, as long as it was a CDD sanctioned event with no sharing amongst the HOAs and Mr. LaVoy seconded the motion.

Mr. Perry requested further clarification. Mr. Saul clarified that there would two free HOA events for the Villas and two for the Carriage Homes, but it needed to be an HOA sanctioned event. If the residents wanted to hold a welcome back or going away event, they must go to the HOA President and provide the dates, which would be presented to Mr. Myers to add to the schedule.

On VOICE VOTE with all in favor allowing two free HOA events per year in the Clubhouse, as long as it was a CDD sanctioned event with no sharing amongst the HOAs was approved.

On MOTION by Mr. LaVoy seconded by Mr. Perry with all in favor Resolution 2026-06 Adopting the Amendments to the Amenity Facility Policies and Amenity Rates, Deposits and Fees as amended, allowing two free HOA events per year in the Clubhouse was adopted.

Mr. Sabol pointed out that the Board makes the rules of the CDD, but the Board Members provided the power to Mr. Myers and should give the power to Mr. Myers to run other activities in this facility.

SIXTH ORDER OF BUSINESS

Business Items

A. Consideration of Reserve Advisors Proposal to Provide an Updated Capital Reserve

Ms. Ferguson presented a proposal from Reserve Advisors to provide an updated Capital Reserve Study in the amount of \$1,900. This item was requested by Mr. Perry, who wanted an updated one. Mr. Perry explained that the Reserve Study from 2024 needed to be updated, as there was a major change to the street milling and resurfacing project and the numbers did not match up, there were some capital items that no longer existed and Board Members wanted a rip rap project on 3,600 linear feet of ponds at a cost of \$89,000. Mr. Saul asked if Mr. Perry was willing to serve as liaison. Mr. Perry agreed. Ms. Ferguson would provide Reserve Advisors contact information to Mr. Perry.

On MOTION by Mr. LaVoy seconded by Mr. Poulos with all in favor the proposal from Reserve Advisors to provide an updated capital reserve in the amount of \$1,900 and for Mr. Perry to act as liaison was approved.

B. Consideration of J. William’s Concrete Proposal for Sidewalk Replacement

Ms. Ferguson presented a proposal from J. William’s Concrete to grind 18 pieces of sidewalk and tear out and replace three sections of sidewalk, in the amount of \$5,000. Mr. Myers

pointed out that one sidewalk that needed to be replaced was right across the street at the Raymond's house, which was in severe condition. Mr. Perry questioned if J. Williams installed the old concrete. Mr. Myers recalled that the concrete was installed by a company prior to him working for the CDD and still looked good. Mr. Perry asked if there were trees in the proximity of the sidewalks. Mr. Myers did not see any large Oak trees.

Mr. Saul MOVED to approve the proposal from J. William's Concrete for a sidewalk replacement in the amount of \$5,000 and Mr. Poulos seconded the motion.

Mr. Saul requested that Mr. Myers send out an email to residents.

On VOICE VOTE with all in favor the proposal from J. William's Concrete for a sidewalk replacement in the amount of \$5,000 was approved.

C. Approval of Landscape RFP Bid Package *(To Be Provided Under Separate Cover)*

Ms. Ferguson presented a Request for Proposal (RFP) bid package for landscaping. Because all vendors were bidding on the same scope, this allowed the Board to make a true apples-to-apples comparison about the pricing, service levels and overall approach. Several key components were included in the bid package, such as a scope of services, detailing what the contractor was proposing to do; summary sheet, including the base, monthly and yearly maintenance cost and landscape maintenance map. Once bids were received, they would be presented to the Board. The Board could then discuss any questions or obtain clarifications and invite the top five bidders to provide presentations. Mr. Poulos noted that the due date was June 17th and questioned when they would set the not-to-exceed budget amount. Ms. Ferguson confirmed that the amount would be set in May. Mr. Poulos voiced concern that if the Board sets a not-to-exceed amount and the proposals were higher, the budget must be adjusted to account for it. Ms. Ferguson indicated that the budget amount would be increased, but staff would work on the budget over the next few months. Mr. Poulos anticipated that the contract amount would be \$250,000 to \$280,000. Mr. LaVoy questioned what the CDD was paying Getz. Ms. Ferguson recalled that the amount was \$144,000.

Mr. Perry felt that they should sit down with Getz and discuss the problems, as a new vendor would always bend over backwards, to get the contract signed. Mr. Saul recalled that there were conversations with Getz. Ms. Ferguson reported that Getz paid thousands of dollars to the CDD for the mower incident. Mr. Poulos felt that these issues should be discussed before they go out the RFP, because once it was out, they could not take it back. All that Getz could then do, was bid on the landscaping. Ms. Ferguson pointed out that the Board had the option to make a motion to not go out for RFP. Mr. Myers anticipated if the Board went out for RFP, Getz would raise their price and suggested that the Board sit down with Getz and discuss their expectations. Mr. Saul asked if the Board wanted to table this matter and discuss it between now and May with Getz. Mr. Poulos recommended discussing it at the budget workshop, so residents could hear how much assessments would increase if they go out for RFP. Mr. Saul requested that Mr. Austin Getz attend the budget workshop. Ms. Ferguson pointed out that either Mr. Getz or a representative needed to be at every Board meeting, according to their contract. Mr. Saul would schedule a meeting to meet with Mr. Myers, Mr. LaVoy and Getz. This item was tabled.

D. Discussion of Holding a Budget Workshop on Wednesday, May 6th at 5:00 p.m.

Ms. Ferguson asked if the Board wanted to schedule a budget workshop on Wednesday, May 6, 2026 at 5:00 p.m. Mr. Perry pointed out that most of the budget was cut and dry, but the big-ticket item was the capital reserve. Mr. Saul indicated that the Board would receive a draft budget and would have enough time to review it. Mr. LaVoy asked Mr. Myers to look at the labor hours. Mr. Poulos requested Mr. Myers thoughts for the budget workshop and asked if Ms. Ferguson was providing real-time numbers. Ms. Ferguson would provide an Excel spreadsheet. Mr. Poulos requested the amount of funds in reserves and the amount that they were supposed to have in reserves. Mr. Perry pointed out that the 2026 Reserve Study would not be completed by the budget workshop and the Board would have to rely on the 2024 numbers. However, at the end of Fiscal Year 2026, according to the Capital Reserve Study, there should be \$1,138,000 in reserves and there was currently \$842,000.

On MOTION by Mr. LaVoy seconded by Mr. Saul with all in favor scheduling a Budget Workshop on Wednesday, May 6, 2026 at 5:00 p.m. at this location was approved.
--

E. Discussion of Pool Maintenance

Mr. LaVoy reported that there was a long-term contract for pool maintenance with Monster Pools. Mr. Myers felt that the communication with the pool maintenance provider was difficult, as he did not hear from them for two or three days, but their regular cleaning technician seems to be doing better. If the pool was down, they needed it back up today or tomorrow at the latest. Ms. Ferguson confirmed that she sent the pool leak information to the contractor after the last meeting, requesting that they refund \$5,000 back to the District for the overage with the water. She would obtain the final number and provide it to the contractor, but she contacted them three and a half weeks ago and there was no response. Mr. Saul questioned at what point they get District Counsel involved in pursuing the money. Mr. Poulos felt that the Board needed to look at a different company, as he had no faith in them. Mr. Saul recommended staying with Monster Pools until the warranty lapsed. Mr. Myers recalled that the warranty lapsed in July. Mr. Perry felt that they needed to have a boilerplate RFP for pool maintenance. Ms. Ferguson pointed out that the Board could go out for proposals and already looked at pool vendors. Mr. Saul did not want to go with the cheapest one. Mr. Poulos recommended hiring someone to look at the filters. *There was Board consensus to obtain proposals from pool vendors.*

SEVENTH ORDER OF BUSINESS**Business Administration****A. Approval of Minutes of the March 18, 2026 Meeting**

Ms. Ferguson presented the minutes of the March 18, 2026 meeting. On Page 2, the bible study group only paid a \$200 one-time donation and not the LPSPG and a resident clarified that her last name was Wende.

On MOTION by Mr. Perry seconded by Mr. LaVoy with all in favor the Minutes of the February 18, 2026 Meeting were approved as amended.

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

Ms. Ferguson presented the March 1, 2026 to March 31, 2026 Check Register, in the amount of \$38,136.46, Unaudited Financial Statements and Special Assessment Receipts Schedule. 87% of assessments were collected, which was lower than Ms. Ferguson liked.

On MOTION by Mr. LaVoy seconded by Mr. Sabol with all in favor the March 1, 2026 to March 31, 2026 Check Register, in the amount of \$38,136.46 was approved as presented.

EIGHTH ORDER OF BUSINESS

General Audience Comments

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

- Ms. Diane Raymond of 1509 Scarlett Avenue believed that the community needed a full-time person to help maintain the facility and reported that before the meeting, she asked to speak with a Board Member and was told that she could not do so.

Ms. Ferguson pointed out that residents could speak with a Board Member, but the Board was planning on having a budget workshop, instead of a Board Member meeting with residents. Mr. Poulos pointed out that he was amenable to sitting down and having a discussion with the Raymond's, but at the Clubhouse instead of their home. District Counsel confirmed that Board Members could individually speak with residents, but no other Board Members should be in attendance, due to the Sunshine Law and individual Supervisors could not represent the Board.

- Mr. Mark Wende of 1197 Jonah Drive felt that transparency was the issue and requested that the Board use their discretion, so no one claimed that they were discriminated from having a function and requested the amount that non-residents pay to play tennis. *Mr. Myers confirmed that non-residents pay \$84 per month, \$186 for three months, \$360 for six months and \$720 per year. Ms. Ferguson pointed out that the policies were posted on the CDD website.*
- A Resident requested when they grind the sidewalks, that residents move their cars and noticed that security ticketed some vehicles for parking on the sidewalk, but there should be leniency if a wheelchair or stroller could get by. However, security should be ticketing trailers that were parked on the road.

- Ms. Louise Castleman of 2259 Boxwood Drive felt that the Board should consider residents that were not part of the HOA, as the HOA sent out a warning that someone was going to be fining people if they parked over the walkway, but no one from the bible study group received the email and people were fined.

Mr. Poulos pointed out that the CDD was not calling the police to go through the community and ticket and believed that neighbors were calling the police. Mr. LaVoy felt that the CDD did a bad job communicating with people about the North Port Police Department ticketing cars that parked on the sidewalk, when the HOA President sent out a letter. Mr. Myers pointed out in order for the CDD to communicate with residents, they must have a list of houses and emails. Mr. Saul indicated that no matter where someone lived, they could not block a sidewalk.

NINTH 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. Discussion of Speed Limit Signs & Sidewalk Parking Enforcement

Ms. Ferguson reported that it was against the ordinance for people to park on sidewalks. However, there were 30 mile-per-hour (MPH) and 35 MPH speed limit signs on Plantation Boulevard, but the Police Department could not do speed enforcement, because the speed limit signs were different. However, someone else at the Police Department explained that the speed limits were lower, because there were more cut throughs and they wanted people to slow down. A Resident asked if there was a No Soliciting sign in front of the community. Mr. Saul confirmed that there were signs, but it did not stop the soliciting.

TENTH ORDER OF BUSINESS

Supervisors Requests

Mr. Sabol requested that future meetings be held at 5:00 p.m.

On MOTION by Mr. Sabol seconded by Mr. Perry with all in favor changing the Fiscal Year 2026 meeting time to 5:00 p.m. was approved.

Mr. Saul reported that with the cold weather, some of the flowers were dying and offered to work with Mr. Myers on identifying what was dead. There were a few that needed to be replaced. Mr. Poulos requested input on CDD activities for the next six months before the May meeting and noted that middle sections of the community were starting to look rough. Mr. Saul recalled conversations about planting additional Palms. Mr. Myers reported that he was obtaining a quote for the islands. Mr. Poulos indicated that someone who was feeding the Sandhill Cranes, have not been doing so lately, which he appreciated, as two baby Sandhill Cranes were killed.

ELEVENTH ORDER OF BUSINESS

**Next Regularly Scheduled Board Meeting
is Wednesday, May 20, 2026 at 5:00 p.m.
at Lakeside Plantation Clubhouse**

Ms. Ferguson reported that the next regularly scheduled Board meeting was on Wednesday, May 20, 2026 at 6:00 p.m. at the Clubhouse. Mr. Saul noted that this was his wedding anniversary.

TWELFTH ORDER OF BUSINESS

Adjournment

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

Secretary/Assistant Secretary

Chair/Vice Chair

SECTION B

Lakeside Plantation Community Development District

Summary of Invoices April 1, 2026 to April 30, 2026

<i>Date</i>	<i>Check No.'s/Vendors</i>	<i>Amount</i>
<i>General Fund</i>		
4/9/26	3940	\$ 35,589.46
4/13/26	3941-3955	\$ 62,342.79
4/27/26	3956-3960	\$ 1,486.56
	General Fund Check Total	\$ 99,418.81
<i>General Fund - Auto Pay</i>		
	NP Utility	\$ 558.17
	Frontier	\$ 248.28
	FPL	\$ 2,856.32
	Marlin Lease	\$ 104.86
	Comcast	\$ -
	Everon	\$ 519.04
	General Fund Auto Pay Total	\$ 4,286.67
Total		\$ 103,705.48

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/09/26	00028	4/09/26	04092026	202604	300	20700	10000		DEBT ASSESSMENTS 4.9.26 LAKESIDE PLANTATION C/O USBANK	*	35,589.46	35,589.46	003940
4/13/26	00415	4/03/26	26-00738	202604	310	51300	48000		LEGAL ADVERTISING BUSINESS OBSERVER	*	85.31	85.31	003941
4/13/26	00463	4/01/26	1323	202604	320	53800	46400		LANDSCAPE MAINT AUSTIN GETZ DBA GETZ OUTDOOR	*	11,815.24	11,815.24	003942
4/13/26	00417	3/31/26	50	202603	330	53800	12000		MAR26 AMENITY MGMT FEES	*	24,283.67		
		4/03/26	51	202604	310	51300	34000		MGMT FEES	*	4,560.42		
		4/03/26	51	202604	310	51300	35200		INFORMATION TECH	*	199.50		
		4/03/26	51	202604	310	51300	31300		DISS AGENT	*	87.50		
		4/03/26	51	202604	310	51300	42500		COPIES	*	25.05		
		4/03/26	51	202604	310	51300	42000		POSTAGE	*	113.20		
									GOVERNMENTAL MANAGEMENT SERVICES			29,269.34	003943
4/13/26	00258	4/02/26	29072	202604	310	51300	32200		AUDIT FYE 9/30/2025 GRAU AND ASSOCIATES	*	2,300.00	2,300.00	003944
4/13/26	00489	4/01/26	1712	202604	320	53800	47302		TREE TRIMMING GREENTOPPS LANDSCAPE MAINTENANCE &	*	7,540.00	7,540.00	003945
4/13/26	00444	4/01/26	JB040120	202604	330	53800	48000		FIT TO CORE CLASSES JACQUELYN BALDELLI	*	476.25	476.25	003946
4/13/26	00488	4/01/26	3	202604	330	53800	48900		REGULAR CLEANING JIH CARE SOLUTIONS	*	1,120.00	1,120.00	003947
4/13/26	00271	4/01/26	3362609	202604	330	53800	48600		POOL PHONES APRIL KINGS III OF AMERICA, LLC	*	169.50	169.50	003948

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/13/26	00467	4/01/26	2313	202604 330-53800-51100	COMMERCIAL CLEANING POOL MONSTER POOLS INCORPORATED	*	1,900.00	1,900.00	003949
4/13/26	00473	4/02/26	159457-A	202604 330-53800-48400	ALARM SECURITY NORTH PORT POLICE DEPARTMENT	*	100.00	100.00	003950
4/13/26	00272	3/31/26	WO-00960	202604 320-53800-46100	EROSION RPR	*	4,521.00		
		4/02/26	PSI25676	202604 320-53800-46000	APRIL LAKE MAINT SOLITUDE LAKE MANAGEMENT LLC	*	1,350.96	5,871.96	003951
4/13/26	00362	3/31/26	I76022	202603 330-53800-48102	ELECTRICAL RPRS SYMBIONT SERVICES CORP	*	158.00	158.00	003952
4/13/26	00428	4/02/26	363	202604 330-53800-48000	TRIVIA TIMOTHY DOWD	*	250.00	250.00	003953
4/13/26	00431	4/01/26	48156	202604 310-51300-35200	WEBSITE MAINT VENTURESIN INC	*	150.00	150.00	003954
4/13/26	00483	3/25/26	174268	202603 330-53800-52000	LINE BLITZ 10-S TENNIS SUPPLY & DINKSHOT PICKL	*	1,137.19	1,137.19	003955
4/27/26	00200	4/15/26	BS041520	202604 310-51300-11000	BOS ALAN SABOL	*	200.00	200.00	003956
4/27/26	00415	4/24/26	26-00915	202604 310-51300-48000	LEGAL ADVERTISING	*	67.81		
		4/24/26	26-00916	202604 310-51300-48000	LEGAL ADVERTISING BUSINESS OBSERVER	*	78.75	146.56	003957
4/27/26	00453	4/15/26	KS041520	202604 310-51300-11000	BOS KENNETH SAUL	*	200.00	200.00	003958
4/27/26	00467	4/16/26	2376	202604 330-53800-51000	VALVE REPLACEMENT MONSTER POOLS INCORPORATED	*	540.00	540.00	003959

LKSD LAKESIDE PLANT LPOPELKA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/27/26	00401	4/15/26	PL041520 BOS	202604	310	51300	11000		PATRICK LAVOY	*	200.00	200.00	003960
4/27/26	00326	4/15/26	RP041520 BOS	202604	310	51300	11000		RONALD PERRY	*	200.00	200.00	003961
TOTAL FOR BANK A											99,418.81		
TOTAL FOR REGISTER											99,418.81		

✓ approved?

31 600 5346 61

Asphalt Sealers, Inc.

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



INVOICE

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

INVOICE 26-0012-2
 DATE 03/08/2026
 TERMS Net 30

ITEM	DESCRIPTION	AMOUNT
Seal and Stripe	<p>A complete barricade system will be set up to safely control the work area.</p> <ul style="list-style-type: none"> • The asphalt surface will be thoroughly cleaned using high-powered blowers and steel brooms. • Surface preparation will include treatment and priming of oil spots as needed. • Tarconite sealcoat will be applied, meeting or exceeding federal specification ASTM D5727 with a solids content of over 50%. • Silica sand (approximately 3 lbs per gallon) and a copolymer additive (2%) will be blended into the mix to improve durability and finish. • This custom mix is designed to extend the life and overall performance of the pavement. • The process will be rigorously controlled to ensure a clean, consistent, and well-managed job site. <p>Striping Included in Price Included in Scope of Work: Re-stripe all existing pavement markings using premium-grade latex traffic paint applied in accordance with DOT standards.</p> <p>Please ensure all irrigation is turned off prior to the start date and remains off until 30 hours after the project is completed</p> <p>Additional or Optional Work (If Desired): The following items are not included in the base scope and may be added if requested:</p> <ul style="list-style-type: none"> • Paint wheel stops solid color, two coats, at \$35 each. • Stencil wheel stops with unit numbers and/or "Guest" marking at \$35 each. • Stencil parking stalls at \$35 per stall, limited to standard numbering or short wording. <p>Custom stenciling involving longer text, logos, or non-standard layouts will be quoted separately.</p>	5,840.00
Wheel Stops	<p>Price includes (12) wheel stops remove and replace. Removal and demo of the existing wheel stop, haul away, disposal, clean up, installation of a new concrete wheel stop in the same location, aligned with the existing layout, and pinned in place with rebar as needed.</p> <p>SEE PICS 1-12 in PROJECT DOCUMENTS</p> <p>Additional or Optional Work (If Desired): The following items are not included in the base scope and may be added if</p>	1,620.00

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

requested:

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

Mobilization	OPTIONAL /ADDITIONAL The project will be divided into two phases to maintain convenient resident access and minimize disruption. This approach requires additional mobilizations, including setup and breakdown for each phase, as well as coordination efforts to ensure safe and consistent access for residents throughout the duration of the work. Every effort will be made to maintain access; however, some temporary restrictions may occur during active work periods	675.00
Crackseal	OPTIONAL /ADDITIONAL up to 1000 LF SEE PICS 13-18 in PROJECT DOCUMENTS * Mobilization of equipment and material * Designate all areas to be filled 1,000 feet * Clean cracks using high powered blowers and brooms * Install hot pour polymeric crackfill * Clean job site debris	1,500.00

Please send check to: 19867 Bridgetown Loop, Venice FL 34293.

SUBTOTAL	9,635.00
TAX	0.00
TOTAL	9,635.00
<hr/>	
BALANCE DUE	\$9,635.00

INVOICE

MS Service Solutions & Project Management LLC
8815 Dolomite Ave
North Port, FL 34287-3749

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



Bill to
Harold Myers
2200 Plantation Blvd.
North Port
FL
34289

Ship to
Harold Myers
2200 Plantation Blvd.
North Port
FL
34289

Invoice details
Invoice no.: 06242053
Terms: Net 15
Invoice date: 04/12/2026
Due date: 04/27/2026

*LAST phase of Plantation
Power washing - Islands
And curbing.
AM*

#	Product or service	Description	Qty	Rate	Amount
1.	Dumpster and Walkway Surface Cleaning	Pre-treat surface with our specialized cleaning solution (where needed). Surface clean (using nozzle or disc) areas to remove organic build up. Rinse and post treat area for sparkling results 7500 feet walkway and dumpster area	1	\$1,650.00	\$1,650.00

Total \$1,650.00

Ways to pay

BANK



031-600-538-61000

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00738S

Date 04/03/2026

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

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

Description

Amount

Serial # 26-00738S	\$85.31
Notice of Regular Meeting	
RE: Meeting on April 15, 2026 at 5:00pm	
Published: 4/3/2026	

Important Message

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

Paid	()
Total	\$85.31

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

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

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Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Lakeside Plantation Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **April 15, 2026, at 5:00 PM** at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at lakesideplantationcdd.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or a Ferguson@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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 Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC
26-00738S

April 3, 2026

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

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INVOICE

Getz Outdoor Services
22460 Cherokee Rose Pl
Land O Lakes, FL 34639-3817

getzoutdoorservices@gmail.com
+1 (813) 701-6831
http://Getzoutdoorservices.com



Bill to

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

Invoice details

Invoice no.: 1323
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

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

Total \$11,815.24

Ways to pay



[View and pay](#)



Search mail



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- Meet **Cory Lakes**
- Creek Preserve
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- Dupree Lakes
- Estancia
- Forest Brooke
- Fronterra
- Garden Trails
- Gir East
- GMS-TP INV
- Golden Gem
- Harbor Bay
- Hidden Creek
- INBOX/Robs charges

5 of 8,025

Fwd: INVOICE_1323_from_Getz Outdoor Services Inbox x



Amanda Ferguson
to me

Thu, Apr 2, 7:42AM (6 days ago)

Lakeside invoice good to pay!

----- Forwarded message -----

From: **Getz Outdoor Services** <getzoutdoorservices@gmail.com>
 Date: Wed, Apr 1, 2026 at 8:19 PM
 Subject: INVOICE_1323_from_Getz Outdoor Services
 To: Amanda Ferguson <aferguson@gms-tampa.com>

Amanda Ferguson
 District Manager
 429 10th Avenue West, Suite D
 Palmetto, FL 34221
 ✉ aferguson@gms-tampa.com
 ☎ Office: (813) 344-4844 Ext. 102
 📱 Cell: (727) 229-7446

Reply
Forward
😊
Share in chat

Hannah



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

1 330 538 489

Invoice

BILL TO:

Invoice No.: 3

Lakeside Plantation
 2800 Plantation BLVD.
 North Port, FL

CLEANING SERVICE	PRICE	QTY	SUBTOTAL
Mar 01/regular cleaning <i>Sunday</i>	\$160.00	1	\$160.00
Mar 05/regular cleaning <i>Sunday</i>	\$160.00	1	\$160.00
Mar 06/regular cleaning <i>Per Ken - Amanda</i>	\$160.00	1	\$160.00
Mar 08/regular cleaning <i>Going away party</i>	\$160.00	1	\$160.00
Mar 08/regular cleaning <i>After 80's Party</i>	\$160.00	1	\$160.00
Mar 15/regular cleaning - <i>Sunday</i>	\$160.00	1	\$160.00
Mar 22/regular cleaning - <i>Sunday</i>	\$160.00	1	\$160.00
Mar 29/regular cleaning - <i>Sunday</i>	\$160.00	1	\$160.00

Subtotal **\$1,120.00**

Discount **\$0.00**

Tax **\$0.00**

Total \$1,120.00

For Direct deposit payments:

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

Gisella Villavicencio

04 / 01 / 2026



Search mail



5 of 8,096

- 99+
- Mail
- Compose
- INBOX/Rob's charges
- Chat
- Lake Ashton II
- Lake Deer
- Meet
- Lakeshore Ranch
- Lakeside Plantation
- LSP
- Lucaya
- Mirada
- Misc
- Palms of Terra Ceia
- Park Creek
- Pollard Road
- Post Oak Ranch
- Remington
- Rhodine Road North
- Riverbend
- Rivercrest
- Summit View
- Summit View II

Fwd: LSP Inbox x



Hannah Henry
to me

Mon, Apr 6, 4:42AM (2 days ago)

Approved for payment

Best Wishes,
Hannah Henry Greenwood
Governmental Management Services
 4530 Eagle Falls Pl
 Tampa, FL 33619
 Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: copier@gms-tampa.com
Date: April 3, 2026 at 9:41:19 AM EDT
To: hhenry@gms-tampa.com

CS 308ci
 100-17-0-10-00-100

Reply
Forward

Share in chat

Governmental Management Services- Tampa, LLC1001 Bradford Way
Kingston, TN 37763**Invoice****Invoice #:** 51**Invoice Date:** 4/3/2026**Due Date:** 4/3/2026**Project:****P.O. Number:****Bill To:**Lakeside Plantation CDD
C/O GMS- Tampa, LLC

Description	Hours/Qty	Rate	Amount
Management Fees- April 26 1 310 513 34		4,560.42	4,560.42
Information Tech- April 26 1 310 513 352		199.50	199.50
Dissemination Agent- April 26 1 310 513 313		87.50	87.50
Copies 1 310 513 425		25.05	25.05
Postage 1 310 513 420		113.20	113.20
Total			\$4,985.67
Payments/Credits			\$0.00
Balance Due			\$4,985.67

was on hold

Governmental Management Services- Tampa, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 50
Invoice Date: 3/31/2026
Due Date: 3/31/2026
Project:
P.O. Number:

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

Description	Hours/Qty	Rate	Amount
Amenity Payroll- March 26 1 330 538 12		24,283.67	24,283.67
Total			\$24,283.67
Payments/Credits			\$0.00
Balance Due			\$24,283.67

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. 29072
Date 04/02/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,300.00</u>
Current Amount Due	\$ <u>2,300.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,300.00	0.00	0.00	0.00	0.00	2,300.00

Payment due upon receipt.

282
Palm Tree Hurricane Co

Hamden 4/1



Greentopps Landscape Maintenance & Tree Services

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

RECIPIENT:

Lakeside Plantation

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

Invoice #1712

Issued Apr 01, 2026

Due Apr 01, 2026

Total \$7,766.20

Account Balance \$7,766.20

1 320 538 47302 ?

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Mar 31, 2026				
James Asbury	Estimate completed by James Asbury ISA Certified Arborist FL -10116A Greentopps estimator3@gmail.com (941)-204-9615	1	\$0.00	\$0.00
Equipment Needed	Track lift Mats Polesaw Grapple Bucket truck	1	\$0.00	\$0.00
Materials needed	None	1	\$0.00	\$0.00
Tree Trimming	Type of tree: live oak	1	\$200.00	\$200.00

Location of tree: to the right of the entrance.

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

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

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



Greentopps Landscape Maintenance & Tree Services

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

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

Thank you for your business. Please contact us with any questions regarding this invoice.

Preferred method of payment:
Check- mail to PO Box 7452 North Port, FL. 34290

Alternative options:
ACH Transfer- 1% fee will apply, can be done through Client Hub
Credit Card- 2.9% fee will apply, please call office to pay with a card
(941) 468-1655

Total	\$7,766.20
Account balance	\$7,766.20

Pay Now



Search mail



99+

Compose



5 of 8,103

Mail

Inbox

110

Fwd: Greentopp's Tree Trim Inbox x

Chat

Starred

Summarize this email

Meet

Sent



Hannah Henry

Mon, Apr 6, 5:25 AM (2 days ago)

Drafts

to me

Categories

approved to pay for \$7540 - Lakeside Plantation

More

Best Wishes.

Hannah Henry Greenwood

Governmental Management Services

4530 Eagle Falls Pl

Tampa, FL 33619

Phone: (813) 344-4844 ext 109

Labels

Asturia

Ballentrae

Belmont

Bridgewater

Chapel Creek

Cory Lakes

Creek Preserve

Cypress Creek

Cypress Ridge

Deer Island

Begin forwarded message:

From: "Harold Myers(LSP)" <lakesideplantationamenitymanager@gms-tampa.com>

Subject: Greentopp's Tree Trim

Date: April 1, 2026 at 2:48:56 PM EDT

Reply
Forward

Share in chat

Amount 4-1-08

1 330 538 68

Check Request

District	Lakeside Addition CDD	Date	4-1-26
Payable to	Jackie Babbell	Account Number	
Amount Requested	\$ 476.25		
Requested By	Harold Myers		
Description of Need	Fit to Core Class March 2026		
Approved By	<i>Harold Myers</i>	Signature	
Received By		Signature	

Fit to Core March 26 635.00
 25% to CDD 158.75
 TOTAL to JACKIE 476.25



on hold until 4/1

286



Kings III Emergency Communications, LLC

The Nation's Leading Provider
of Emergency Communications Solutions

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

Account Information

Customer Name 2800 Plantation Blvd
Customer Number 42876
Invoice Number 3362609
Invoice Date 04/01/2026
Terms Net Due in 20 Days
PO Number

Important Messages

Registration Code: 6A6277
Test Your Telephone Regularly

Sales (866) 354-6473
Service (800) 766-2029
Billing (866) 632-5884

Summary of Charges

Description	Quantity	Rate	Months	Amount
2800 Plantation Blvd, 2800 Plantation Blvd, North Port, FL, 34289				
Pool Phone(s) - Complete Service 04/01/2026 - 06/30/2026	1.00	56.50	3.00	169.50
Sales Tax				0.00
Payments/Credits Applied				0.00
Invoice Balance Due:				\$169.50

Date	Invoice #	Description	Amount	Balance Due
04/01/2026	3362609	Recurring Charges	\$169.50	\$169.50

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

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

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

INVOICE

Customer Number	42876
Invoice Number	3362609
Invoice Date	04/01/2026
Terms	Net Due in 20 Days
Amount Due	\$169.50
Amount Enclosed:	\$ _____



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

Return Service Requested


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

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

REMIT TO:

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

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

From: Invoices GMS-Tampa invoices@gms-tampa.com 
Subject: Fwd: This is your invoice 3362609 from Kings III Emergency Communications, LLC
Date: March 24, 2026 at 9:06 AM
To: Savannah Szozda ssozda@gms-tampa.com

----- Forwarded message -----

From: Hannah Henry <hhenry@gms-tampa.com>
Date: Mon, Mar 23, 2026 at 3:48 PM
Subject: Fwd: This is your invoice 3362609 from Kings III Emergency Communications, LLC
To: Invoices GMS-Tampa <invoices@gms-tampa.com>

Approved to pay for Lakeside Plantation

Best Wishes,

Hannah Henry Greenwood

Governmental Management Services

4530 Eagle Falls Pl

Tampa, FL 33619

Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: Billings <Billing@kingsiii.com>
Subject: This is your invoice 3362609 from Kings III Emergency Communications, LLC
Date: March 22, 2026 at 4:31:39 AM EDT
To: hhenry@gms-tampa.com
Cc: invoices@kingsiii.com

--

Thank you,

Susan Rice
 Governmental Management Services

FOR ADDITIONAL SUPPORT PLEASE CONTACT:

Savannah Szozda

ssozda@gms-tampa.com

Governmental Management Services

4530 Eagle Falls Place

Tampa, FL 33619



Kings III Emergency Communications, LLC

*The Nation's Leading Provider
 of Emergency Communications Solutions*

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

Account Information

Customer Name	2800 Plantation Blvd
Customer Number	42876
Invoice Number	3362609
Invoice Date	04/04/2026

Important Messages

Registration Code: 6A6277
 Test Your Telephone Regularly

Monster Pools Incorporated

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

1 370 538 51

INVOICE

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

INVOICE 2313
DATE 04/01/2026
TERMS Due on receipt
DUE DATE 04/01/2026

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



Search mail



99+



5 of 8,102

Mail

Compose

Dupree Lakes

Estancia

Forest Brooke

Fronterra

Garden Trails

Gir East

Golden Gem

Harbor Bay

Hidden Creek

INBOX/Robs charges

Lake Ashton II

Lake Deer

Lakeshore Ranch

Lakeside Plantation

LSP

Lucaya

Mirada

Misc

Palms of Terra Ceia

Fwd: Invoice - Reminder: Your payment to Monster Pools Incorporated is due

Inbox x

Summarize this email



Hannah Henry

to me

approved for Lakeside Plantation

Mon, Apr 6, 5:19 AM (2 days ago)



Best Wishes,
Hannah Henry Greenwood
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 109

Begin forwarded message:

Reply
Forward
🗨️
Share in chat



North Port Police Department

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

1 330 538 48400

Alarm Statement by Account Number (New)

Printed On: 04/02/26 11:22

Lakeside Plantation
 2800 Plantation Blvd
 North Port, FL 34289

Current Balance : \$100.00

Account# : Business-0000159457

Account Summary

Alarm#	Location	Year to Date Occurrence	
		Total	Chargeable
587	2800 Plantation Blvd	13	10

Transaction History

Date/Time	Type	Notes	Fee \$	Paid \$	Invoice#	False Alarm Date/Time	Call#
02/26/26 09:54	False Alarm		\$50.00		26-000230	02/22/26 21:59	26-013984
02/26/26 09:54	False Alarm		\$50.00		26-000229	02/19/26 22:08	26-013267
02/06/26 13:22	Payment	Receipt#26-000049 Paid for Amount \$50.00		\$50.00	25-001426	12/14/25 22:12	25-082187
12/16/25 14:39	False Alarm		\$50.00		25-001426	12/14/25 22:12	25-082187
09/29/25 12:55	Payment	Receipt#25-000419 Paid for Amount \$50.00		\$50.00	25-000802	07/04/25 09:48	25-042601
09/29/25 12:55	Payment	Receipt#25-000419 Paid for Amount \$50.00		\$50.00	25-000803	07/04/25 17:58	25-042700
07/10/25 13:57	False Alarm		\$50.00		25-000803	07/04/25 17:58	25-042700
07/10/25 13:57	False Alarm		\$50.00		25-000802	07/04/25 09:48	25-042601
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000312	01/16/25 22:12	25-003498
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000348	02/02/25 22:24	25-006971
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000406	03/10/25 22:16	25-014771
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000408	03/11/25 22:07	25-014995
04/09/25 10:52	Payment	Receipt#25-000183 Paid for Amount \$50.00		\$50.00	25-000412	03/12/25 23:36	25-015270
03/31/25 23:59	Alarm Statement						
03/27/25 12:45	False Alarm		\$50.00		25-000412	03/12/25 23:36	25-015270
03/27/25 12:19	False Alarm		\$50.00		25-000408	03/11/25 22:07	25-014995



Search mail



- 99+ **Compose**
- Mail**
- Chapel Creek
- Chat Cory Lakes
- Creek Preserve
- Meet Cypress Creek
- Cypress Ridge
- Deer Island
- Dupree Lakes
- Estancia
- Forest Brooke
- Fronterra
- Garden Trails
- Gir East
- Golden Gem
- Harbor Bay
- Hidden Creek
- INBOX/Robs charges
- Lake Ashton II
- Lake Deer
- Lakeshore Ranch

5 of 8,137

Fwd: LSP Inbox x



Hannah Henry
to me

Mon, Apr 6, 2:09 PM (2 days ago)



Approved for Lakeside

Best Wishes,
Hannah Henry Greenwood
Governmental Management Services
 4530 Eagle Falls Pl
 Tampa, FL 33619
 Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: copier@gms-tampa.com
Date: April 6, 2026 at 1:57:57 PM EDT
To: hhenry@gms-tampa.com

CS 308ci
 100 17 0 10 00 00

Reply
Forward

Share in chat ^{New}

1 370 538 46



INVOICE

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

Page: 1

Invoice Number: PS1256763
 Invoice Date: 4/2/2026

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

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

Ship Via
 Ship Date 4/2/2026
 Due Date 5/2/2026
 Terms Net 30

Customer ID L2077
 P.O. Number
 P.O. Date 4/2/2026
 Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance April Billing 4/1/2026 - 4/30/2026 Site 15 Littoral/Wetland Site 16 Littoral/Wetland Site 18 Littoral/Wetland Site 19 Littoral/Wetland Lakeside Plantation Cdd LAKE ALL		1	1	1,350.96	1,350.96

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

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



293

1 320 538 uel ?

Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: **WO-00960248**

Invoice Date: **3/31/2026**

PROPERTY: **Lakeside Plantation CDD**

SOLD TO: **Lakeside Plantation CDD
4530 Eagle Falls Pl
Tampa, FL 33619**

Customer ID L2077	Customer PO	Payment Terms Due Upon Receipt
Sales Rep ID LisaMarie Strawser	Additional WO#s	Scheduling Terms Work will not be scheduled until payment is received.

Qty	Item Description	Contract Price	Deposit Amount
1	2026 SOX Erosion Repair (Lake 17)	\$ 9,042.00	\$ 4,521.00

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice	\$ 4,521.00
Payment Received	\$0.00
TOTAL	\$ 4,521.00

Please note: Deposits in excess of \$10,000 are not eligible for payment via credit card.



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 #: 93647

Transaction Date: 3/31/2026

Terms: Net

Invoice #: i76022

Assigned Tech: Jacob W.


1 330 538 48102

Item	Description	Price	Amount	Equipment
Notes	Found spa off on no pool flow I found that the breaker for the spa pump and therapy jet was tripped. I reset breaker and the system started. I check amp draws on everything but found no issues. I checked over everything and watched heaters to see if breaker tripped again but it didn't. I did find the breaker getting warm so I think the breaker is getting hot and going off on thermal over load. I told Harold to get the pool company to come out and check the breakers and wiring to see if there something wrong.	\$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
------	--------	--------

1 236 528 W8

Check Request

District	Leaside Plantation CDD	Date	4/2/26
Payable to	Timothy Dowd	Account Number	
Amount Requested	250.00		
Requested By	Paula Myers		
Description of Need	I VIA February 27, 2026		
Approved By		Signature	
Received By		Signature	



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

INVOICE

Invoice # 363

Invoice Date 2/27/26

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



Search mail



5 of 8,100

- 99+
- Compose
- Mail
- Remington
- Chat
- Rhodine Road North
- Riverbend
- Meet
- Rivercrest
- Summit View
- Summit View II
- Tapestry
- Terra Bella
- Ventana
- Viera East
- VOB
- Waterleaf
- Waters Edge
- Westside of Haines City
- Wynnmere West
- Zephyr Ridge
- Less
- Emailed Out

Fwd: LSP Inbox x



Hannah Henry
to me

Mon, Apr 6, 4:58 AM (2 days ago)

Approved to pay

Best Wishes,
Hannah Henry Greenwood
Governmental Management Services
 4530 Eagle Falls Pl
 Tampa, FL 33619
 Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: copier@gms-tampa.com
Date: April 2, 2026 at 12:12:31 PM EDT
To: hhenry@gms-tampa.com

CS 308ci

Reply
Forward
😊
Share in chat

1 30 513 752

298

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



Invoice

Date	Invoice #
4/1/2026	48156

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
4/1/2026		Due on receipt	

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

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

Payment Instructions

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

Late Fee Policy

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



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

Invoice

#174268

Date: 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

Terms	Due Date	PO #	Sales Rep	Ship Via
Net 30	4/24/2026	Harold Myers / Frank Caruso	John DiBari	FedEx Ground®

Quantity	Item	Options	Customer Description	Rate	Amount
4	WZ1000 Line Blitz Complete - With Aluminum Handle			\$259.00	\$1,036.00

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



174268

From: Invoices GMS-Tampa invoices@gms-tampa.com
Subject: Fwd: Lakeside Plantation Invoice - Tennis Supply & Dinkshot Pickleball
Date: March 31, 2026 at 1:52 PM
To: Savannah Szozda ssozda@gms-tampa.com

----- Forwarded message -----

From: Amanda Ferguson <aferguson@gms-tampa.com>
Date: Tue, Mar 31, 2026 at 12:54 PM
Subject: Re: Lakeside Plantation Invoice - Tennis Supply & Dinkshot Pickleball
To: Rebecca Santos <rsantos@gms-tampa.com>
Cc: Invoices GMS-Tampa <invoices@gms-tampa.com>

This is good to pay for Lakeside. Thanks!

On Tue, Mar 31, 2026 at 12:11 PM Rebecca Santos <rsantos@gms-tampa.com> wrote:

Thank you,


Rebecca Santos
Governmental Management Services - Tampa
4530 Eagle Falls Place
Tampa, FL 33619
Office: (813) 344-4844 ext. 336

--

Amanda Ferguson
District Manager
429 10th Avenue West, Suite D
Palmetto, FL 34221

 aferguson@gms-tampa.com

 Office: (813) 344-4844 Ext. 102

 Cell: (727) 229-7446

GMS-Tampa has expanded!
Please note our additional office location.

--

Thank you,

Susan Rice
Governmental Management Services

FOR ADDITIONAL SUPPORT PLEASE CONTACT:

Savannah Szozda
ssozda@gms-tampa.com
Governmental Management Services
4530 Eagle Falls Place
Tampa, FL 33619

HANNAH



pro audio services
LIAISON TECHNOLOGY GROUP COMPANY

**Liaison Technology Commercial Services,
LLC DBA Pro Audio Services**
288 N. Park St.
Decatur, IL 62523
Phone: 888-279-1235

Invoice

Date: 4/13/2026
Invoice Ref: 3415
Rep: Samuel Smith
Terms:
Sales Order: Lakeside Plantation,

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

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

Item	Description	Quantity	Unit Price	Amount
RFP-Liability	50% Due Upon Completion Invoice for Sales Order #20610 - Lakeside Plantation, 2800_Plantation_Bldv, System Additions, FL-C_#20610-Revision: 0	1	\$2,129.51	\$2,129.51

*Final Invoice for
Sound System
Board Approved.*

31 600 538 ul

50% Due Upon Completion Invoice for Sales Order #20610 - Lakeside Plantation, 2800_Plantation_Bldv, System Additions, FL-C_#20610- Revision: 0 - RFP 2129.51
Contact Liaison Technology Commercial Services LLC
Mail Payments to: Liaison Commercial Technology Services LLC, 288 N Park, Decatur, IL 62523
Thank you for choosing
Liaison Technology Commercial Services, LLC.
DBA Pro Audio Services.

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

Parts Total:	\$2,129.51
Labor Total:	
Subtotal:	\$2,129.51
0%:	\$0.00
Total:	\$2,129.51
Payments:	
Balance Due:	\$2,129.51

From: Hannah Henry hhenry@gms-tampa.com
Subject: Fwd: LSP Invoice
Date: April 17, 2026 at 5:01 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Approved for Lakeside Plantation

Best Wishes,
Hannah Henry Greenwood
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: copier@gms-tampa.com
Date: April 13, 2026 at 2:00:13 PM EDT
To: hhenry@gms-tampa.com

CS 308ci
[00:17:c8:d0:88:f2]



**Liaison Technology Commercial Services,
LLC DBA Pro Audio Services**
288 N. Park St.
Decatur, IL 62523
Phone: 888-279-1235

Hannah Greenwood

Invoice

Date: 4/13/2026
Invoice Ref: 3415
Rep: Samuel Smith
Terms:
Sales Order: Lakeside Plantation,



Voice: (888) 480-LAKE • Fax: (888) 358-0088

SERVICE DEPOSIT REQUEST

Invoice Number: WO-00960248

Invoice Date: 3/31/2026

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
4530 Eagle Falls Pl
Tampa, FL 33619

Customer ID	Customer PO	Payment Terms
L2077		Due Upon Receipt
Sales Rep ID	Additional WO#s	Scheduling Terms
LisaMarie Strawser		Work will not be scheduled until payment is received.

Qty	Item Description	Contract Price	Deposit Amount
1	2026 SOX Erosion Repair (Lake 17)	\$ 9,042.00	\$ 4,521.00

PLEASE REMIT PAYMENT TO:
SOLitude Lake Management, LLC
1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Total Invoice	\$ 4,521.00
Payment Received	\$0.00
TOTAL	\$ 4,521.00

Please note: Deposits in excess of \$10,000 are not eligible for payment via credit card.

From: Hannah Henry hhenry@gms-tampa.com
Subject: Fwd: Deposit Invoice - Lakeside Plantation CDD #L2077 - WO-00960248
Date: April 17, 2026 at 10:47 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Morgan,

This is approved to pay from the capital reserve fund - property site elements

Best Wishes,

Hannah Henry Greenwood
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: Jennifer Bustos-Fitz <jennifer.bustos-fitz@solitudelake.com>
Subject: Re: Deposit Invoice - Lakeside Plantation CDD #L2077 - WO-00960248
Date: April 1, 2026 at 11:29:01 AM EDT
To: Hannah Henry <hhenry@gms-tampa.com>
Cc: Onboarding Customer Solitude Lake <onboarding.customer@solitudelake.com>, laksideplantationamenitymanager@gms-tampa.com, invoices@gms-tampa.com, Lisamarie Strawser <lisamarie.strawser@solitudelake.com>, Mason Maher <mason.maher@solitudelake.com>, Lenny Susa <lenny.susa@solitudelake.com>, Sebastian Willis <Sebastian.willis@solitudelake.com>, Matthew Drake <matthew.drake@solitudelake.com>

Good mornng Ms. Henry Greenwood,

I've attached it again. Please let me know if you receive this copy (might be something weird with our system). Thank you!

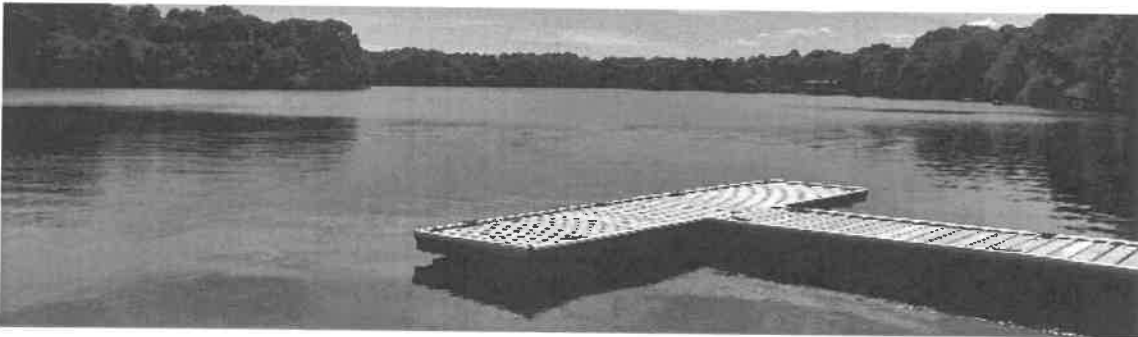
Have a wonderful day!

Jennifer Bustos Fitz
Erosion Line of Business - Operations Manager

SOLITUDE
LAKE MANAGEMENT
P: 888.480.5253 | D: 239.980.6660



solitudelakemanagement.com



Business³⁰⁶ Observer

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

INVOICE

Legal Advertising

Invoice # 26-00916S

Date 04/24/2026

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

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

Description

Amount

Serial # 26-00916S Notice of Meetings RE: Fiscal Year 2025-2026 Published: 4/24/2026	\$78.75
--	---------

Important Message

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

Paid	0
Total	\$78.75

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

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

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer³⁰⁶

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

INVOICE

Legal Advertising

NOTICE OF MEETINGS

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakeside Plantation Community Development District will hold their meetings for Fiscal Year 2025-2026 on the third Wednesday of the following months at 5:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289, unless otherwise indicated as follows:

May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained from the District Manager at 4530 Eagle Falls Place, Tampa, FL 33619.

A meeting may be continued to a date, time, and place as evidenced by motion of the majority of Board Members participating at that meeting. There may be occasions when one or more Supervisors will participate by telephone.

Any person requiring special accommodations at a meeting because of a disability or physical impairment should contact the District Office at (813) 344-4844 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordantly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Lakeside Plantation Community Development District

April 24, 2026

26-00916S

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

NOTICE

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Business³⁰Observer

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

INVOICE

Legal Advertising

Invoice # 26-00915S

Date 04/24/2026

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

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

Description	Amount
Serial # 26-00915S Notice of Workshop & Board of Supervisors Meeting RE: Meeting on May 6, 2026 at 5:00pm Published: 4/24/2026	\$67.81

Important Message	Paid
Please include our Serial # on your check	()
Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	Total \$67.81

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

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

NOTICE

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Business³⁰⁶Observer

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

INVOICE

Legal Advertising

NOTICE OF WORKSHOP & BOARD OF SUPERVISORS MEETING LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

A workshop meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on *Wednesday, May 6, 2026* at 5:00 PM at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 4530 Eagle Falls Place, Tampa, FL 33619. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Immediately following the budget workshop meeting, a regular board of Supervisors meeting will be held.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Amanda Ferguson, District Manager
Governmental Management Services - Tampa, LLC

April 24, 2026

26-00915S

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

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

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 2376
DATE 04/16/2026
TERMS Due on receipt
DUE DATE 04/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Small Repair/ Service	1	540.00	540.00

BALANCE DUE

\$540.00

Ways to pay



[View and pay](#)

From: Hannah Henry hhenry@gms-tampa.com ✉
Subject: Fwd: New payment request from Monster Pools Incorporated - invoice 2376
Date: April 17, 2026 at 4:35 AM
To: Invoices GMS-Tampa invoices@gms-tampa.com

Approved to pay for Lakeside Plantation

Best Wishes,

Hannah Henry Greenwood
Governmental Management Services
4530 Eagle Falls Pl
Tampa, FL 33619
Phone: (813) 344-4844 ext 109

Begin forwarded message:

From: Monster Pools Incorporated <quickbooks@notification.intuit.com>
Subject: New payment request from Monster Pools Incorporated - invoice 2376
Date: April 16, 2026 at 10:09:28 AM EDT
To: hhenry@gms-tampa.com
Reply-To: service@monsterpoolsinc.com



Your invoice is ready!

BALANCE DUE

\$540.00

0% APR¹ or as low as **\$49/mo** with **affirm**. [Get started](#)

[View and pay](#)



Dear Lakeside Plantation,

We appreciate your business. Please find your invoice details here. Feel free to contact us if you have any questions.

Have a great day!

Monster Pools Incorporated



Accounts

Pay My Bill

AutoPay

Bill History

Payment History

External Payments

My Wallet

My Profile

Log out

Bill History > View Bill > 43123-154656

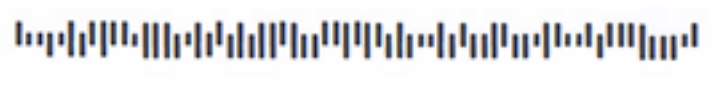


City of North Port Utilities

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	03/26/2026	04/16/2026

Total Current Charges	\$1,785.99
Balance Forward	-\$5,561.50
Total Amount Due	-\$3,775.51



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

0000431230001546560000000000005

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	03/26/2026	04/16/2026

Last Bill Amount	\$4,404.72
Payments	-\$4,404.72
Adjustments	\$0.00
Balance Forward	-\$5,561.50

Rate Class: COMMERCIAL
Last payment amount/date: \$4,404.72 03/20/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
02/18/2026 - 03/18/2026	28.0	80005382	1.0000	TGAL	741.00	634.00	107.00
Previous year Usage						03/25	0.00

Service	Consumption	Charge	Total
WA Base facility chg		\$137.48	
WA Base facility chg		\$137.48	
WA Usage block 1	20.00	\$129.20	
WA Usage block 1	20.00	\$129.20	
WA Usage block 2	20.00	\$193.40	
WA Usage block 2	20.00	\$193.40	
WA Usage block 3	20.00	\$272.00	
WA Usage block 3	20.00	\$272.00	
WA Usage block 4	20.00	\$362.60	
WA Usage block 4	20.00	\$362.60	
WA Usage block 5	20.00	\$465.00	
WA Usage block 5	20.00	\$465.00	
WA Usage block 6	7.00	\$226.31	
WA Usage block 6	7.00	\$226.31	
TOTAL WATER			\$1,785.99
TOTAL WATER			\$1,785.99

Total Current Charges	\$1,785.99
Balance Forward	-\$5,561.50
Total Amount Due	-\$3,775.51

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[Bill Payment Terms and Conditions](#)
[Payment Authorization Terms](#)
[SMS Text Communication Terms and Privacy](#)

Last login was on
Apr 22, 2026, 11:48:11 AM



[Bill History](#) > View Bill > 43123-156052

Accounts

Pay My Bill

AutoPay

Invoices
Bill History

Payment History

External Payments

My Wallet

My Profile

Log out



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	03/26/2026	04/16/2026

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



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

000043123000156052000000237581

1.0 LAKE Please return this portion with payment. **Thank You.**

SERVICE ADDRESS 2800 PLANTATION BLVD

*** E CYC BILL-AUTO PAY ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
43123-156052	18-29	03/26/2026	04/16/2026

Last Bill Amount \$253.16
 Payments -\$253.16
 Adjustments \$0.00
 Balance Forward \$0.00

Rate Class: COMMERCIAL
 Last payment amount/date: \$253.16 03/20/2026

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
02/18/2026 - 03/18/2026	28.0	15464397	1.0000	TGAL	77.00	73.00	4.00
Previous year Usage						03/25	7.00

Service	Consumption	Charge	Total
WA Base facility chg		\$70.48	
WA Usage block 1	4.00	\$25.84	
TOTAL WATER			\$96.32
SE Base facility chg		\$104.78	
SE Consumption	4.00	\$36.48	
TOTAL SEWER			\$141.26

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

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Last login was on
Apr 22, 2026, 11:48:11 AM

[Back](#) [Print](#)

DEBIT CARD RECONCILIATION

Apr-26

Amount	Vendor	GL Code
\$ 272.25	Amazon	001.330.53800.52000
\$ 103.75	Amazon	001.330.53800.48101
\$ 125.25	Culligan Water	001.330.53800.48101
\$ 47.96	Amazon	001.330.53800.48101
\$ 99.99	Amazon	001.330.53800.48102
\$ 150.00	Beltrnas Nursery	001.320.53800.46500
\$ 9.99	Amazon	001.330.53800.48900
\$ 350.00	Viking Electric	001.330.53800.51000
\$ 19.79	Amazon	001.330.53800.52000
\$ 102.98	Amazon	001.330.53800.48800
\$ 99.98	Amazon	001.320.53800.46500
\$ 299.00	Mindbody	001.330.53800.48100
\$ 59.98	Amazon	001.330.53800.48101
\$ 7.73	Amazon	001.330.53800.48900
\$ 99.00	Constant Contact	001.330.53800.48100
\$ 111.06	BJ's	001.330.53800.48000
\$ 48.65	Wal-mart	001.330.53800.48000
\$ 8.50	Amazon	001.330.53800.48101
\$ 14.67	Spotify	001.330.53800.48100
\$ 35.48	Amazon	001.330.53800.48101
\$ 27.34	Aldi	001.330.53800.48000
\$ 26.28	Amazon	001.330.53800.48101
\$ 14.99	Amazon	001.330.53800.48101
\$ 29.98	Amazon	001.330.53800.48101
\$ 49.99	Amazon	001.320.53800.46500
\$ (27.77)	Amazon	001.330.53800.48101
\$ (213.98)	SamS Club	001.330.53800.48101
\$ -		
\$ -		
\$ 1,972.84		



Invoice

Liaison Technology Commercial Services, LLC DBA Pro Audio Services

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

Date: 2/2/2026
Invoice Ref: 2808
Rep: Samuel Smith
Terms:
Sales Order: Lakeside Plantation,



Paid In Full

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

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

Item	Description	Quantity	Unit Price	Amount
RFP-Liability	50% Due Upon Completion Invoice for Sales Order #20590 - Lakeside Plantation, 2800_Plantation_Bldv, Add Wireless Mic, FL-C_#20590- Revision: 0	1	\$407.10	\$407.10

*Past Due
Invoice - cordless
Microphone for
Sound system
Credit Card
330-53800-48103
Renewals & Replacements*

50% Due Upon Completion Invoice for Sales Order #20590 - Lakeside Plantation, 2800_Plantation_Bldv,
Add Wireless Mic, FL-C_#20590- Revision: 0 - RFP 407.1
Contact Liaison Technology Commercial Services LLC
Mail Payments to: Liaison Commercial Technology Services LLC, 288 N Park, Decatur, IL 62523
Thank you for choosing
Liaison Technology Commercial Services, LLC.
DBA Pro Audio Services.

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

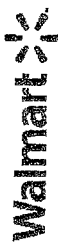
Parts Total:	\$407.10
Labor Total:	
Subtotal:	\$407.10
0%:	\$0.00
Total:	\$407.10
Payments:	\$407.10
Balance Due:	\$0.00

*Hannah, I'm sorry but these two receipts
 they have been riding around in my wallet.*

*330-53800-48000
 Clubhouse Activities*

*330-53800-48101
 General Supplies*

Give us feedback @ survey.walmart.com
 Thank you! ID #: 7WR8JZ7T1DS



WM Supercenter
 941-625-2399 Mgr. SCOTT
 19100 MURDOCK CIR
 PORT CHARLOTTE FL 33948

ST# 00721 OP# 009031 TE# 31 TR# 00779

ITEMS SOLD 5
 TC# 0775 5424 1193 6853 3104



12 CT OFFICE 200042000000 F 6.97 N
 12 CT OFFICE 200042000000 F 6.97 N
 12 CT OFFICE 200042000000 F 6.97 N
 12 CT OFFICE 200042000000 F 6.97 N
 ANNUAL 739983030040 19.88 X

TAXI 47.76
 SUBTOTAL 1.39
 TOTAL 49.15
 VISA TEND 49.15
 CHANGE DUE 0.00

US DEBIT - 0709 I 0 APPR#095223
 49.15 TOTAL PURCHASE
 REF # UDRBIG599709
 TRANS ID - 386084442896242
 VALIDATION - 9W8R
 PAYMENT SERVICE - E
 AID A000000980840
 TERMINAL # 28056543
 *No Signature Required
 03/25/26 08:18:08



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 with Walmart+

Scan for 30-day free trial.

Low prices You Can Trust. Every Day.
 03/25/26 08:18:14



Store# 7947
 1001 Gateway Ave
 North Port FL 34289-0000
 (941) 257-3628

DESCRIPTION	QTY	PRICE	TOTAL
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
BAGGED ICE 10LB	1	2.00	2.00
Sub. Total			\$16.00
SALES TAX			\$1.12
Total			\$17.12

US DEBIT *****0709
 Approved
 Purchase
 Auth/Trace Number: 096697/014300
 Chip Card AID: A0000000980840


NON SHOP ON-LINE AT DOLLARTREE.COM
 Please provide your feedback at
 www.dollartreefeedback.com

1774 07947 01 011 21684021 3/08/26 12:33
 Sales Associate: donna

*Ice for
 goes Away
 party*

Included in April list

Arriving April 6-7

NEW Bocce - 
 Scoreboard
 To replace
 rusted and broken
 current sign.

330-53800-52000

amazon.com

Paid on March 31st.

Details for Order #113-7708197-2725058

Order Placed: March 26, 2026

Amazon.com order number: 113-7708197-2725058

Order Total: \$272.25

Not Yet Shipped

Tennis Courts Maint.

Items Ordered

Price

1 of: BuyBocceBalls Listing - Bocce Scoreboard (Choice of Indicators)

\$272.25

Sold by and invoiced on behalf of: BuyBocceBalls USA ([seller profile](#))Seller Credentials: [Registered Small Business](#), Classified Small Business - Gartner Standard

Business Price

Condition: New

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$272.25

Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$272.25

Estimated Tax: \$0.00

Grand Total: \$272.25

To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

Included on April list.



Details for Order #113-1586599-7297831

Order Placed: April 3, 2026

Amazon.com order number: 113-1586599-7297831

Order Total: \$47.96

Not Yet Shipped	
Items Ordered 2 of: Permasteel Grill Cover for Outdoor Grill, 33 Inch, Waterproof, Weather- UV- and Fade-Resistant, Universal Heavy Duty Bar becue Grill Cover for Propane Gas Grills, 33" Wide, Tan Sold by and invoiced on behalf of: Amazon.com Condition: New	Price \$23.98
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: \$47.96 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$47.96 Estimated Tax: \$0.00
	Grand Total: \$47.96

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

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Grill covers
 to cover seats on
 handicap l.f.t.s.
 Manufacturer of units recommend
 as they do not carry A cover
 to protect from sun.

330-53800-51000 ✓
 Pool Maintenance



amazon.com

Paid on April 4th 126

Details for Order #113-9741866-4883423

Order Placed: April 3, 2026

Amazon.com order number: 113-9741866-4883423

Order Total: \$99.99

Cordless Vac
for Clubhouse/Office
330-53800-48102
Clubhouse Maint

Not Yet Shipped

Items Ordered

Price

1 of: KARDV Cordless Vacuum Cleaner, 500W/40Kpa Vacuum Cleaners for Home, 60Mins Stick Vacuum with LED Display, Anti-Tangle & mp; Wall Mount Charging, 8 in 1 Lightweight Vacuum for Hard Floors Carpet Pet Hair
Sold by and invoiced on behalf of: KARDV US ([seller profile](#))
Condition: New

\$99.99

Shipping Address:

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

Shipping Speed:

Standard Shipping

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$99.99

Shipping & Handling: \$0.00

Billing address

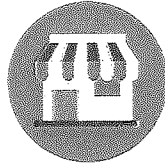
Lakeside Plantation Clubhouse
2800 PLANTATION BLVD
NORTH PORT, FL 34289-9472
United States

Total before tax: \$99.99

Estimated Tax: \$0.00

Grand Total: **\$99.99**To view the status of your order, return to [Order Summary](#).[Conditions of Use](#) | [Privacy Notice](#) © 1996-2020, Amazon.com, Inc.

319



BELTRANS NURSERY AND LAN

4320 TAYLOR ROAD
PUNTA GORDA, FL 33950
+1 239-362-4327

C.E.



Front Entrance
Design - Quote
per Devon

February Meeting

320 - 53800 - 4640
Landscape Maint - other

Consultation Fee \$150.00

Subtotal \$150.00

Total Taxes \$0.00

Total \$ 150 00

VISA VISA \$150.00
0709
Cashier: Diane

April 07, 2026 • 10:40 am
Payment ID: ZAECYJVNQDGY
Order ID: S65B0CBC8FBZ0
Order Employee: Diane

Hide Details

Card: Visa 0709
April 07, 2026, 10:46 AM
Method: KEYED
Auth ID: 097580
Reference ID: 609700650107
Authorizing Network: VISA
CVM: SIGNATURE

View the Privacy Policies for
Clover

Returns(excluding
PLANTS/PALMS/CONS.FEE) must be
within 15 DAYS and will be processed



Final Details for Order #114-0607981-0084251

Order Placed: April 7, 2026

Amazon.com order number: 114-0607981-0084251

Order Total: \$19.79

*Calendar for
Jennings
330-53800-52100
Tennis courts programs*

Shipped on April 7, 2026

Items Ordered	Price
1 of: 2026-2027 Desk Calendar - Large Desk Calendar, July 2026 - December 2027, 22" x 17", Office Supplies, Corner Protector, Ruled Blocks, 2-in-1 Sold by and invoiced on behalf of: Maalbok (seller profile) Condition: New	\$21.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$21.99 Shipping & Handling: \$0.00 Promotion Applied: -\$2.20 ----- Total before tax: \$19.79 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$19.79 -----

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$21.99 Shipping & Handling: \$0.00 Promotion applied: -\$2.20 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$19.79 Estimated Tax: \$0.00 -----
	Grand Total: \$19.79
Credit Card transactions	Visa ending in 0709: April 7, 2026: \$19.79

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

INVOICE

Viking Electric
11339 Third Ave
Punta Gorda, FL 33955

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



[Handwritten mark]

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

*Replace GFCI for
pool spa pump motor.
for 4/7/26
paid on CC.*

Invoice details

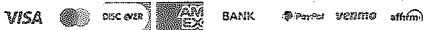
Invoice no.: 1747
Terms: Due on receipt
Invoice date: 04/07/2026
Due date: 04/07/2026

*320-53800-43200
Electric - Pool.*

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/02/2026	Services	Service Call T/M Correct wiring on new spa blower pump to operate via dial switch with contactor. (Pump installers did not hook up correctly) Replace outdoor GFCI with bubble cover near pool equipment enclosure.	1	\$350.00	\$350.00

Total \$350.00

Ways to pay



Please issue a check made out to Viking Electric.

[View and pay](#)



Payment receipt

You paid **\$350.00**

to Viking Electric on 4/7/2026

Invoice no.	1747
Invoice amount	\$350.00
Total	\$350.00
Status	Paid
Payment method	Credit Card
Authorization ID	10A245TUNW6A

Thank you



Viking Electric

+12393008318

vikingelectricwfl@gmail.com

11339 Third Ave, Punta Gorda, FL 33955

No additional transfer fees or taxes apply.

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amazon.com

Paid on April 8 / 26 Final Details for Order #114-8897590-8655463

Order Placed: ~~April 7, 2026~~

Amazon.com order number: 114-8897590-8655463

Order Total: \$9.99

Shipped on April 7, 2026

Items Ordered

1 of: *Raid Wasp & Hornet Killer Spray, Bug Killer Kills the Entire Nest, 14 Oz, 2 Count*
 Sold by and invoiced on behalf of: Amazon.com
 Condition: New

Price
\$9.99

Shipping Address:

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

Wasp & Hornet Spray
330-53800-48900
Territorial Supplies

Item(s) Subtotal: \$9.99
 Shipping & Handling: \$0.00

Total before tax: \$9.99
 Sales Tax: \$0.00

Shipping Speed:

Two-Day Shipping

Total for This Shipment: \$9.99

Payment information

Payment Method:

Visa | Last digits: 0709

Item(s) Subtotal: \$9.99
 Shipping & Handling: \$0.00

Billing address

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

Total before tax: \$9.99
 Estimated Tax: \$0.00

Grand Total: **\$9.99**

Credit Card transactions

Visa ending in 0709: April 8, 2026: \$9.99

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



amazon.com

Paid on April 8/26

Details for Order #113-4269036-6726665

Order Placed: April 6, 2026

Amazon.com order number: 113-4269036-6726665

Order Total: \$202.96

Not Yet Shipped	
Items Ordered 2 of: DEZ FURNISHINGS Cordless 1.5" Blackout Cellular Shade, 24"W x 84"H, White Sold by and invoiced on behalf of: Amazon.com Condition: New	<i>330-53800-48800 Clubhouse Furniture.</i> <i>Shades for front doors.</i> Price \$51.49
2 of: Chain Link Fence Privacy Strip, Privacy Fence, 492 ft. Fence Privacy Strip, (Includes 400 Clasps + 2 Hole Punch) BlackS suitable for Decks, patios,grates, Wire mesh and More. Sold by and invoiced on behalf of: ALOSUTR (seller profile) Business Price Condition: New	<i>for sewer substation fence.</i> <i>320-53800-46500</i> <i>Landscape Maint. - Other</i> \$49.99
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: \$202.96 Shipping & Handling: \$0.00
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$202.96 Estimated Tax: \$0.00
	Grand Total: \$202.96

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



amazon.com

Paid on April 9/2026

Details for Order #114-1149940-7092218

Order Placed: April 7, 2026

Amazon.com order number: 114-1149940-7092218

Order Total: \$67.71

Shipped on April 7, 2026	
Items Ordered 2 of: XHXJCYS Lavalier Lapel Microphone Unidirectional Condenser Super Cardioid Mic Compatible with Audio-Technica Wireless Bo dypack Transmitter System with Hirose 4 Pin Plug Sold by and invoiced on behalf of: XHXJCYS (seller profile) Condition: New	<i>Mics for meetings</i> <i>general Supplies</i> <i>330-53800-4810 1</i> Price \$29.99
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$59.98 Shipping & Handling: \$0.00 ----- Total before tax: \$59.98 Sales Tax: \$0.00 ----- Total for This Shipment: \$59.98 -----
Shipping Speed: FREE Prime Delivery	

Not Yet Shipped	
Items Ordered 1 of: Hot Shot Ant, Roach And Spider Killer 2-17.5 Ounce Aerosol Cans, Fresh Floral Scent, Twin Pack Sold by and invoiced on behalf of: Amazon (seller profile) Business Price Condition: New	<i>Bugs spray</i> <i>330-53800-48200</i> <i>Janitorial Supplies</i> Price \$7.73
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$7.73 Shipping & Handling: \$0.00 ----- Total before tax: \$7.73 Sales Tax: \$0.00 ----- Total for This Shipment: \$7.73 -----
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$67.71 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472	Total before tax: <u>\$67.71</u> Estimated Tax: \$0.00 -----



We have issued your refund

\$27.77 will be credited to your Visa by Apr 13

Continue shopping

i We weren't able to deliver your package and have issued a refund. Learn why packages may be undeliverable.

Apr 6 Apr 6 Apr 13

Refund Initiated

Refund summary

Refund subtotal \$27.77

Total refund **\$27.77**

VISA \$27.77 to your Visa ending in 0709



Tootsie Roll Child's Play
Size: 80 Ounce (Pack of 1)
Quantity: 1

Total refund

\$27.77 ^

Refund subtotal

\$27.77

Total refund

\$27.77

VISA \$27.77 to your Visa ending in 0709

[View invoice](#)

Products related to your return

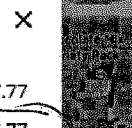


Candy Bulk - 8 Pound Candy M...

★★★★☆ 3,851

\$36.44

[Add to cart](#)



Chocolate Assorted Bulk Candy...

★★★★☆ 1,832

\$34.95

[Add to cart](#)

[Buy Now](#)

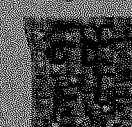


Frooties Mega Mix - 450 Pieces...

★★★★☆ 2,448

\$19.19

[Add to cart](#)



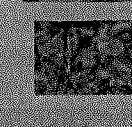
Chocolate Assorted Bulk Candy...

★★★★☆ 1,013

\$34.95

[Add to cart](#)

[Buy Now](#)



Candy Variety Pack - Assorted...

★★★★☆ 5,026

\$24.00

Refund on Candy
330-53800-48101
General Supplies
(purchases from March³¹/26)
Refund credited on April 13
\$27.77



4/13/26 ??

Dec 1, 2025
Order 10374326970



Subtotal	<i>Sent April 8, 2026 FedEx</i>	\$249.98
Shipping	<i>Sent Shark Vac Back</i>	Free
Sales tax	<i>100% for refund. HM</i>	\$14.00
Total		\$213.98
VISA *0709		<u>\$213.98</u>

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

*330.53800 - 48101
General Supplies. Clubhouse Vacuum
Refund*



Order Summary *Paid on April 17/22*

Order placed April 16, 2026 Order # 114-4402286-4308267

Ship to

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

Payment method

Visa ending in 0709
Amazon point

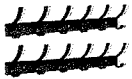
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$9.99
Shipping & Handling:	\$0.00
Total before tax:	\$9.99
Estimated tax to be collected:	\$0.00
Grand Total:	\$9.99

Placed by

Lakeside Plantation

Arriving Saturday

Optish Coat Rack Wall Mount, Wall Hooks for Hanging, Entry Coat Hooks Coat Hanger, Hat Rack Holder for Wall, Key Holder Purse Racks, Towel Rack for Bathrooms (2 Pack, Black)
Sold by: Optish
Supplied by: Other
\$9.99

used rewards \$149 should be
Clubhouse use
total \$8.50

*330-53800-48101
General Supplies - Coat rack for office.*

[Back to top](#)



English

United States



Coffee + Donuts

4/22/24

330-53800-48000

Activities

ALDI

Store #153
1455 Sun Market Pl
North Port

<https://help.aldi.us>

576721 6ct Everday Donuts 19.96 FA
4 x 381603 Cinnamon Rolls 7.38 FA
2 x 4.99
3.69

27.34
0.00
27.34
27.34

SUBTOTAL
A: Taxable @0.00%
AMOUNT DUE

\$ 27.34

TOTAL
6 ITEMS
Debit Card

*6274 FF54/005/801 04/21/26 04:56PM

Sign up for ALDI emails
for a sneak peek on the weekly ad!
<http://www.aldi.us/signup>

27.34

VISA
*****0709 OTHER
04/21/26 16:56 Ref/Seq # 564087
Trace # 564087
Auth # 045101
AID A000000980840
TVR 8000081000
IAD 06011203218000
TSI 6800 ARC 000
EntryMode 05
APPROVED

Order Summary

Order placed April 21, 2026 Order # 113-0371356-8742663

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:	\$35.48
Shipping & Handling:	\$0.00
Total before tax:	\$35.48
Estimated tax to be collected:	\$0.00
Grand Total:	\$35.48

Placed by

Lakeside Plantation

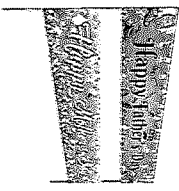
Arriving tomorrow



Amazon Basics 24-Pack D Cell Alkaline All-Purpose Batteries, 1.5 Volt, 5-Year Shelf Life, Long-Lasting Power, Leakproof Design
Sold by: Amazon.com
Supplied by: Other
\$25.49

Boom Box Batteries

*330-53800-48101
General Supplies*



2PCS Happy Mothers Day Banner and Fathers Festival Banner Set Large Mothers Day Outdoor Decorations Happy Mothers day Signs Thank You Mom and Dad Decor for Yard Party Indoor Outdoor Backdrop(BULE PINK-1)
Sold by: Haocen Trading
Supplied by: Other
\$9.99

*Mothers Day
Fathers Day*

*330-53800-48000
Activities*



amazon.com

Paid on April 25/26 Final Details for Order #114-2088099-8731451

Order Placed: April 23, 2026
Amazon.com order number: 114-2088099-8731451
Order Total: \$26.28

*330-53800-48101
Clubhouse vs Candy
General Supplies*

Shipped on April 25, 2026

Items Ordered	Price
1 of: <i>Hard Candy Assortment - 2 Pound Pack - Old Fashioned Hard Candy Individually Wrapped - Strawberry, Cinnamon, Butterscotch, Cherry, Lemon, Peppermint & Spearmint Mints</i> Sold by and invoiced on behalf of: CrazyOutlet (seller profile) Seller Credentials: Classified Small Business - SBA Standard Business Price Condition: New	\$11.39
1 of: <i>Sugar Free Bonelle Italian Fruit Jelly Candy - 1 Pound (Approx. 115 Pieces) - Sugar Free Candy Individually Wrapped - Perfect For Snacks, Movie Theatre, Gift Baskets, And More</i> Sold by and invoiced on behalf of: WeCell (seller profile) Seller Credentials: 889 Certification , Registered Small Business , Classified Small Business - Gartner Standard Business Price Condition: New	\$14.89

Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Item(s) Subtotal: \$26.28 Shipping & Handling: \$0.00 ----- Total before tax: \$26.28 Sales Tax: \$0.00 -----
Shipping Speed: FREE Prime Delivery	Total for This Shipment: \$26.28 -----

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$26.28 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$26.28 Estimated Tax: \$0.00 Grand Total: \$26.28

Credit Card transactions Visa ending in 0709: April 25, 2026: \$26.28

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



Apr 27, 2026

Order 800000032673784



Delivery from club items(7)

Maxwell House Original Roast Medium Ground Coffee, 43.1 oz. *Clubhouse* Qty 4 \$71.92

Member's Mark Colby and Monterey Jack Shredded Cheese 16 oz., 2 pk. Qty 2 \$11.32

Member's Mark 88/12 Ground Beef, priced per pound *Cinco de Mayo* Qty 1 \$33.19

Subtotal \$116.43

Tax *330-53800-48000* \$0.00

Total *Activities* **\$116.43**

Driver tip \$11.64

VISA Ending in 0709

128 07

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

124.78



Delivery address

Harold Myers

2200 Plantation Blvd, North Port, FL
34289

Delivery instructions



Payment method

VISA Ending in 0709

Subtotal **\$113.14**

Tax **\$0.00**

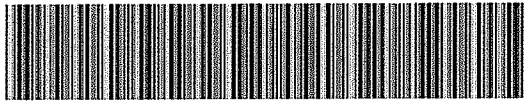
Driver tip **\$11.64**

(charged separately after delivery)

Total **\$124.78**

final charge

Order 8000-0003-2673-784





Details for Order #113-3084154-3242601

Order Placed: April 27, 2026

Amazon.com order number: 113-3084154-3242601

Order Total: \$29.98

Not Yet Shipped	
Items Ordered 2 of: Taylor Technologies R-0870-I DPD Powder for Swimming Pool, 10gm, White Sold by and invoiced on behalf of: SDR Supply (seller profile) Seller Credentials: 889 Certification , Registered Small Business , Classified Small Business - Gartner Standard Condition: New	Price \$14.99
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: \$29.98 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$29.98 Estimated Tax: \$0.00 -----
	Grand Total: \$29.98

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

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pool test chemicals
 330-53800-51000
 Pool Maint



Details for Order #113-6437650-6468210

Order Placed: April 27, 2026
Amazon.com order number: 113-6437650-6468210
Order Total: \$14.99

Not Yet Shipped

Items Ordered	Price
1 of: U.S. Pool Supply Swimming Pool 5 Foot Leaf Skimmer Net with 4 Aluminum Pole Sections - 6" Deep Ultra Fine Mesh Netting Bag Basket for Fast Cleaning of The Finest Debris - 60" Long, Clean Spas, Ponds Sold by and invoiced on behalf of: TCP Global Corp (seller profile) Seller Credentials: 889 Certification , Classified Small Business - SBA Standard Condition: New	\$14.99

Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>Replace broken net 330-53800-51000 Pool Maintenance.</i>
Shipping Speed: FREE Prime Delivery	

Payment information

Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$14.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$14.99 Estimated Tax: \$0.00 Grand Total: \$14.99

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



Details for Order #113-3581547-3477814

Order Placed: April 27, 2026

Amazon.com order number: 113-3581547-3477814

Order Total: \$49.99

Not Yet Shipped	
Items Ordered 1 of: Chain Link Fence Privacy Strip, Privacy Fence, 492 ft. Fence Privacy Strip, (Includes 400 Clasps + 2 Hole Punch) BlackS suitable for Decks, patios,grates, Wire mesh and More. Sold by and invoiced on behalf of: ALOSUTR (seller profile) Business Price Condition: New	Price \$49.99
<i>Fence privacy strips sewer stations.</i>	
Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	<i>320-53800-46400 Landscape Maint - other</i>
Shipping Speed: FREE Prime Delivery	

Payment information	
Payment Method: Visa Last digits: 0709	Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 -----
Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States	Total before tax: \$49.99 Estimated Tax: \$0.00 -----
	Grand Total: \$49.99

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



Details for Order #113-7970001-8762649

Order Placed: April 29, 2026

Amazon.com order number: 113-7970001-8762649

Order Total: \$49.99

Not Yet Shipped	
<p>Items Ordered</p> <p>1 of: Chain Link Fence Privacy Strip, Privacy Fence, 492 ft. Fence Privacy Strip, (Includes 400 Clasps + 2 Hole Punch) BlackS uitable for Decks, patios,grates, Wire mesh and More. Sold by and invoiced on behalf of: ALOSUTR (seller profile) Business Price Condition: New</p>	<p>Price</p> <p>\$49.99</p> <p><i>Webbins for sewer station fencing.</i></p>
<p>Shipping Address: Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p> <p>Shipping Speed: FREE Prime Delivery</p>	<p><i>30-53800-46500 Landscape Maint. other</i></p>
Payment information	
<p>Payment Method: Visa Last digits: 0709</p> <p>Billing address Lakeside Plantation Clubhouse 2800 PLANTATION BLVD NORTH PORT, FL 34289-9472 United States</p>	<p>Item(s) Subtotal: \$49.99 Shipping & Handling: \$0.00 ----- Total before tax: \$49.99 Estimated Tax: \$0.00 ----- Grand Total: \$49.99</p>

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

SECTION C

Lakeside Plantation
Community Development District

Unaudited Financial Reporting
April 30, 2026



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

Lakeside Plantation
Community Development District
Combined Balance Sheet
April 30, 2026

	<i>General Fund</i>	<i>Capital Reserve Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 88,185	\$ -	\$ -	\$ 88,185
Debit Card Account	3,862	-	-	3,862
Money Market Account	416,932	-	-	416,932
Capital Reserve Account	-	549,376	-	549,376
Due from General Fund	-	-	45,100	45,100
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	52,441	270,357	-	322,798
Reserve	-	-	89,191	89,191
Revenue	-	-	181,101	181,101
Prepayment	-	-	27	27
Total Assets	\$ 587,460	\$ 819,733	\$ 315,419	\$ 1,722,612
Liabilities:				
Accounts Payable	\$ 38,908	\$ 950	\$ -	\$ 39,858
Accrued Expenses	200	-	-	200
Due to General Fund	-	11,304	-	11,304
Due to Debt Service	9,510	-	-	9,510
Total Liabilities	\$ 48,617	\$ 12,254	\$ -	\$ 60,871
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ -	\$ -	\$ -	\$ -
Deposits	14,736	-	-	14,736
Restricted for:				
Debt Service - Series 1999	-	-	315,419	315,419
Assigned for:				
Capital Reserves	-	807,479	-	807,479
Unassigned	524,106	-	-	524,106
Total Fund Balances	\$ 538,843	\$ 807,479	\$ 315,419	\$ 1,661,741
Total Liabilities & Fund Balance	\$ 587,460	\$ 819,733	\$ 315,419	\$ 1,722,612

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments- Tax Roll	\$ 1,199,840	\$ 1,199,840	\$ 1,089,949	\$ (109,891)
Tennis Club	25,000	14,583	16,232	1,648
Activities	10,000	5,833	10,312	4,479
Clubhouse Rentals	15,000	8,750	7,709	(1,041)
Miscellaneous	1,500	875	2,852	1,977
Interest Earnings	5,000	2,917	1,099	(1,818)
Total Revenues	\$ 1,256,340	\$ 1,232,798	\$ 1,128,152	\$ (104,646)
Expenditures:				
General & Administrative:				
Supervisor Fees	\$ 10,000	\$ 5,833	\$ 4,400	\$ 1,433
District Manager	54,725	31,923	31,923	(0)
District Counsel	24,000	14,000	20,076	(6,076)
District Engineer	10,000	5,833	-	5,833
Amortization Schedules	-	-	100	(100)
Disclosure Report	1,050	613	613	-
Assessment Roll	2,500	1,458	-	1,458
Trustee Fees	4,728	4,728	4,771	(43)
Audit Fees	4,300	2,508	4,300	(1,792)
Postage, Phone, Faxes, Copies	3,200	1,867	1,119	747
General Liability Insurance	8,930	8,930	7,879	1,051
Legal Advertising	700	408	1,264	(856)
Dues, Licenses & Fees	175	175	175	-
Other Current Charges	3,000	1,750	1,464	286
Property Insurance	46,598	46,598	35,233	11,365
Information Technology	1,460	852	1,197	(345)
Website Administration	934	545	30	515
Website Hosting	1,800	1,050	1,449	(399)
Total General & Administrative	\$ 178,100	\$ 129,071	\$ 115,993	\$ 13,079
Operations & Maintenance				
Field Expenditures				
Common Area Renewal & Maintenance	\$ 6,500	\$ 3,792	\$ 10,542	\$ (6,750)
Street Light/Decorative Light	1,000	583	2,425	(1,842)
Landscape Maintenance - Contract	144,310	84,181	82,707	1,474
Landscape Maintenance - Other	25,000	14,583	12,262	2,321
Lake Maintenance	17,000	9,917	9,457	460
Electric Utility Services - Entrance Feature	1,700	992	1,633	(642)
Water Utility Services - Entrance Feature	-	-	77	(77)
Repairs & Maintenance - Entrance Feature	-	-	-	-
Field Contingency	50,000	29,167	8,455	20,712
Subtotal Field Expenditures	\$ 245,510	\$ 143,214	\$ 127,558	\$ 15,656

Lakeside Plantation
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Amenity Expenditures				
Personnel Services (Management Contract)	\$ 300,000	\$ 175,000	\$ 175,742	\$ (742)
Activities	15,000	8,750	12,050	(3,300)
License/Fees	8,800	5,133	5,243	(110)
General Supplies	15,000	8,750	5,964	2,786
Maintenance	20,000	11,667	3,634	8,032
Office Supplies	3,500	2,042	615	1,427
Clubhouse Furniture	-	-	841	(841)
Security	12,000	7,000	8,686	(1,686)
AED	500	292	-	292
Telephone & Internet Services	6,000	3,500	4,339	(839)
Janitorial Supplies	2,500	1,458	3,613	(2,155)
Electric Utility Services - Clubhouse	12,000	7,000	5,169	1,831
Garbage Collection	2,700	1,575	1,671	(96)
Water Utility Services - Clubhouse	5,000	2,917	2,435	481
Electric Utility Services - Tennis Courts/Pool	17,500	10,208	12,628	(2,420)
Pool Cleaning	22,800	13,300	13,300	-
Pool Maintenance - Other	1,000	583	3,954	(3,370)
Pool Furniture	-	-	539	(539)
Tennis Courts - Maintenance	-	-	8,334	(8,334)
Water Utility Services - Tennis Courts/Pool	3,000	1,750	11,313	(9,563)
Subtotal Amenity Expenditures	\$ 447,300	\$ 260,925	\$ 280,071	\$ (19,146)
Total Operations & Maintenance	\$ 692,810	\$ 404,139	\$ 407,629	\$ (3,490)
Total Expenditures	\$ 870,910	\$ 533,211	\$ 523,621	\$ 9,589
Excess (Deficiency) of Revenues over Expenditures	\$ 385,430		\$ 604,531	
Other Financing Sources/(Uses):				
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	\$ -		\$ 219,101	
Fund Balance - Beginning	\$ -		\$ 319,742	
Fund Balance - Ending	\$ -		\$ 538,843	

Lakeside Plantation
Community Development District
Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	\$ 1,000	\$ 583	\$ 6,158	\$ 5,575
Total Revenues	\$ 1,000	\$ 583	\$ 6,158	\$ 5,575
Expenditures:				
Pond Erosion	\$ 127,934	\$ -	\$ 4,521	\$ (4,521)
Clubhouse and Pool Furniture	25,000	11,963	11,963	-
AV System	15,000	11,745	11,745	-
Road Paving & Milling	68,170	15,885	15,885	-
Fencing	-	-	7,167	(7,167)
Tennis Court	-	-	32,548	(32,548)
Contingency	-	-	86,219	(86,219)
Bank Fees	1,000	583	1,004	(421)
Total Expenditures	\$ 237,104	\$ 40,176	\$ 171,051	\$ (130,875)
Excess (Deficiency) of Revenues over Expenditures	\$ (236,104)		\$ (164,893)	
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		\$ 220,537	
Fund Balance - Beginning	\$ 492,685		\$ 586,943	
Fund Balance - Ending	\$ 642,011		\$ 807,479	

Lakeside Plantation
Community Development District
Capital Reserve Fund
Capital Outlay Check Register Detail
For The Period Ending April 30, 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
4/13/26 Sports Surfaces	Asphalt Repair	\$ 9,635.00
4/13/26 MS Service Solutions	Dumpster/Walkway Cleaning	\$ 1,650.00
4/27/26 Solitude Lake Management	Pond Erosion	\$ 4,521.00
4/27/26 Liasion Technology Comm	50% Audio System	\$ 2,129.51
4/30/26 Welch Tennia	Court Resurfacing	\$ 16,497.50
Total		<u>\$ 170,047.21</u>

Lakeside Plantation

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments - Tax Roll	\$ 173,818	\$ 173,818	\$ 157,546	\$ (16,272)
Assessments - Direct Bill	8,842	42,221	42,221	-
Interest	1,000	583	3,528	2,944
Total Revenues	\$ 183,660	\$ 216,622	\$ 203,294	\$ (13,328)
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)		\$ 167,540	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (2,848)		\$ 167,540	
Fund Balance - Beginning	\$ 60,637		\$ 147,879	
Fund Balance - Ending	\$ 57,789		\$ 315,419	

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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	\$ 45,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,089,949
Tennis Club	5,270	3,267	1,178	2,745	1,699	1,273	800	-	-	-	-	-	16,232
Activities	2,746	2,042	440	1,351	1,090	2,368	275	-	-	-	-	-	10,312
Clubhouse Rentals	-	650	-	1,801	2,105	1,697	1,456	-	-	-	-	-	7,709
Miscellaneous	525	328	810	571	311	272	35	-	-	-	-	-	2,852
Interest Earnings	381	177	182	8	6	175	169	-	-	-	-	-	1,099
Total Revenues	\$ 8,922	\$ 228,938	\$ 760,345	\$ 24,237	\$ 32,795	\$ 25,143	\$ 47,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,128,152

Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 800	\$ 800	\$ -	\$ 800	\$ 400	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,400
District Manager	4,560	4,560	4,560	4,560	4,560	4,560	4,560	-	-	-	-	-	31,923
District Counsel	2,582	7,836	-	3,858	2,140	3,661	-	-	-	-	-	-	20,076
District Engineer	-	-	-	-	-	-	-	-	-	-	-	-	-
Amortization Schedule	100	-	-	-	-	-	-	-	-	-	-	-	100
Disclosure Report	88	88	88	88	88	88	88	-	-	-	-	-	613
Assessment Roll	-	-	-	-	-	-	-	-	-	-	-	-	-
Trustee Fees	4,771	-	-	-	-	-	-	-	-	-	-	-	4,771
Audit Fees	-	-	-	-	-	2,000	2,300	-	-	-	-	-	4,300
Postage, Phone, Faxes, Copies	183	230	210	97	112	150	138	-	-	-	-	-	1,119
General Liability Insurance	7,879	-	-	-	-	-	-	-	-	-	-	-	7,879
Legal Advertising	-	-	678	-	354	-	232	-	-	-	-	-	1,264
Dues, Licenses & Fees	175	-	-	-	-	-	-	-	-	-	-	-	175
Other Current Charges	516	253	217	128	114	114	122	-	-	-	-	-	1,464
Property Insurance	35,233	-	-	-	-	-	-	-	-	-	-	-	35,233
Information Technology	200	200	200	200	200	200	-	-	-	-	200	-	1,197
Website Administration	-	-	30	-	-	-	-	-	-	-	-	-	30
Website Hosting	150	150	150	150	350	150	350	-	-	-	-	-	1,449
Total General & Administrative	\$ 57,236	\$ 14,117	\$ 6,132	\$ 9,880	\$ 8,317	\$ 11,722	\$ 8,589	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115,993

Operations & Maintenance													
Field Expenditures													
Common Area Renewal & Maintenance	\$ -	\$ 720	\$ 780	\$ -	\$ -	\$ -	\$ 9,042	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,542
Street Light/Decorative Light	-	-	2,425	-	-	-	-	-	-	-	-	-	2,425
Landscape Maintenance - Contract	11,815	11,815	11,815	11,815	11,815	11,815	11,815	-	-	-	-	-	82,707
Landscape Maintenance - Other	2,723	-	-	-	-	-	9,539	-	-	-	-	-	12,262
Lake Maintenance	1,351	1,351	1,351	1,351	1,351	1,351	1,351	-	-	-	-	-	9,457
Electric Utility Services - Entrance Feature	227	225	212	239	253	251	227	-	-	-	-	-	1,633
Water Utility Services - Entrance Feature	77	-	-	-	-	-	-	-	-	-	-	-	77
Repairs & Maintenance - Entrance Feature	-	-	-	-	-	-	-	-	-	-	-	-	-
Field Contingency	760	-	2,695	-	-	-	5,000	-	-	-	-	-	8,455
Subtotal Field Expenditures	\$ 16,953	\$ 14,111	\$ 19,278	\$ 13,406	\$ 13,419	\$ 13,417	\$ 36,975	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 127,558

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Lakeside Plantation
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Personnel Services (Management Contract)	\$ 22,002	\$ 24,427	\$ 25,381	\$ 35,463	\$ 23,668	\$ 24,284	\$ 20,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175,742
Activities	1,433	1,060	1,673	1,957	1,417	3,263	1,247	-	-	-	-	-	12,050
License/Fees	1,543	283	562	1,038	413	993	413	-	-	-	-	-	5,243
General Supplies	1,339	1,825	535	633	737	685	210	-	-	-	-	-	5,964
Maintenance	1,137	1,588	362	19	19	408	100	-	-	-	-	-	3,634
Office Supplies	204	39	16	28	291	36	-	-	-	-	-	-	615
Clubhouse Furniture	275	-	-	463	-	-	103	-	-	-	-	-	841
Security	514	2,504	685	1,184	2,005	1,174	619	-	-	-	-	-	8,686
AED	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone & Internet Services	307	422	433	616	446	444	1,672	-	-	-	-	-	4,339
Janitorial Supplies	-	-	121	459	910	987	1,138	-	-	-	-	-	3,613
Electric Utility Services - Clubhouse	746	769	563	656	672	965	798	-	-	-	-	-	5,169
Gas Utility	-	-	-	-	-	-	-	-	-	-	-	-	-
Garbage Collection	225	225	247	248	240	248	238	-	-	-	-	-	1,671
Water Utility Services - Clubhouse	202	885	300	238	238	253	321	-	-	-	-	-	2,435
Electric Utility Services - Tennis Courts/Pool	1,145	1,242	1,717	1,962	2,387	2,344	1,831	-	-	-	-	-	12,628
Pool Cleaning	1,900	1,900	1,900	1,900	1,900	1,900	1,900	-	-	-	-	-	13,300
Pool Maintenance - Other	1,134	-	870	55	-	316	1,579	-	-	-	-	-	3,954
Pool Furniture	-	-	539	-	-	-	-	-	-	-	-	-	539
Tennis Courts - Maintenance	237	1,192	1,277	1,586	2,612	1,137	292	-	-	-	-	-	8,334
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	\$ 50,386	\$ 40,872	\$ 43,841	\$ 32,978	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280,071
Total Operations & Maintenance	\$ 51,433	\$ 53,303	\$ 57,600	\$ 63,792	\$ 54,291	\$ 57,258	\$ 69,952	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 407,629
Total Expenditures	\$ 108,669	\$ 67,419	\$ 63,732	\$ 73,672	\$ 62,608	\$ 68,979	\$ 78,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 523,621
Excess (Deficiency) of Revenues over Expenditures	\$ (99,748)	\$ 161,518	\$ 696,613	\$ (49,435)	\$ (29,813)	\$ (43,837)	\$ (30,769)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 604,531
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	\$ (49,435)	\$ (29,813)	\$ (429,267)	\$ (30,769)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 219,101

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	\$ 89,191
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 D

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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
04/29/26	2025-09	\$ 51,548.15	\$ -	\$ -	\$ -	\$ 51,548.15	\$ 45,038.06	\$ 6,510.09	\$ 51,548.15
TOTAL		\$ 1,263,736.63	\$ (48.24)	\$ (18,182.83)	\$ 1,988.75	\$ 1,247,494.31	\$ 1,089,948.74	\$ 157,545.57	\$ 1,247,494.31

91%	Net Percent Collected
\$125,778.00	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

SECTION VIII

SECTION C

SECTION 2



Ron Turner Supervisor of Elections

Sarasota County: Our County. Our Vote.

April 15, 2026

Nicole Viverito
4530 Eagle Falls Place
Tampa, FL 33619

RE: Registered Electors

Dear Ms. Viverito:

Listed below is the total number of registered electors for the Lakeside Plantation Community Development District as of April 15, 2026.

Registered Electors: 820

Sincerely,

A handwritten signature in black ink that reads "Ron Turner".

Ron Turner
Supervisor of Elections
Sarasota County

Attachment

RT/ajw

SECTION 3

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Plantation Community Development District (“District”) will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Sarasota County Supervisor of Elections located at Biscayne Plaza, 13640 Tamiami Trail, North Port, Florida 34287; Ph: (941) 423-9540. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Sarasota County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lakeside Plantation Community Development District has three (3) seats up for election, specifically seats 1, 2, and 3. Each seat carries a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Sarasota County Supervisor of Elections.