Lakeside Plantation
Community Development District

Agenda

February 16, 2022

AGENDA

Lakeside Plantation
Community Development District

219 East Livingston Street, Orlando, FL 32801
Phone: 407-841-5524 – Fax: 407-839-1526

February 8, 2022

Board of Supervisors
Lakeside Plantation
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held **Wednesday, February 16, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida.** Following is the advance agenda for the meeting:

I. Roll Call
II. Pledge of Allegiance
III. Audience Comments on Specific Items on the Agenda (*Speakers will fill out a card and submit it to the District Manager prior to beginning of the meeting*)
IV. District Engineer's Report
    A. Consideration of Scope of Work for Preserve Area Maintenance
        i. Treatment and/or Removal of Exotics
        ii. Thinning of Palmettos
        iii. Removal of Grapevines
V. Unfinished Business
VI. New Business Items
    A. Consideration of Proposals for HVAC Preventative Maintenance
        i. Air 360
        ii. Cool Today
        iii. Honest Air
    B. Consideration of Resolution 2022-03 Designating Registered Agent
    C. Ratification of Proposal for Upgrade/Replacement of Fire Alarm System
VII. Business Administration
    A. Approval of Minutes of January 19, 2022 Meeting
    B. Approval of Check Register
    C. Balance Sheet and Income Statement
VIII. General Audience Comments
IX. Staff Reports
    A. District Counsel
    B. District Manager
        i. Action Items List

C. Amenities Manager – Monthly Report

i. Discussion of Proposed Amenity Staffing Hours

X. Other Business

XI. Supervisors' Requests

XII. Closed Session – *Confidential*

XIII. Adjournment

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at approximately 7:00 p.m. but may begin at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

The balance of the agenda will be discussed at the meeting. In the meantime, if you have any questions, please contact me.

Sincerely,

Tricia Adams

Tricia Adams
District Manager

Cc: Michael Eckert, District Counsel; Sarah Sandy, District Counsel; Andy Tilton, District Engineer; Brent Burford, District Engineer

Enclosures

SECTION IV

SECTION A

LAKESIDE PLANTATION CDD
PRESERVE AREA EVALUATION

NOVEMBER 18, 2015

Prepared for:

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
2200 Plantation Boulevard
North Port, Florida 34289.

Prepared by:

JOHNSON
ENGINEERING
2122 Johnson Street
Post Office Box 1550
Fort Myers, Florida 33902-1550

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LIST OF APPENDICES

1.0 INTRODUCTION

The Lakeside Plantation Community Development District (CDD) is responsible for the maintenance of common areas including the stormwater management system and wetlands found within the Lakeside Plantation community. The Lakeside Plantation community is a 306 acre mixed residential and commercial development located in the City of North Port, in Sections 17 and 18 of Township 39 South, Range 22 East in Sarasota County. More specifically, the property is located east of Toledo Blade Blvd. and north of the Snover Waterway. The Lakeside Plantation community includes ten (10) preservation areas totaling approximately 73.33 acres, the maintenance of which is the responsibility of the CDD. This report serves to: 1) Summarize local and state conditions of approval along with protective covenants pertaining to the maintenance of wetland preserve areas found within the Lakeside Plantation property; 2) provide an evaluation of the preserve areas and; 3) suggest preserve area management practices meant to ensure the health of the wetland system and promote compliance with applicable regulations.

2.0 PERMIT REQUIREMENTS

2.1 Development of Regional Impact:

Lakeside Plantation is part of the larger Panacea Development of Regional Impact (DRI), which received local conceptual approval from the City of North Port (City) through Resolution No. 86-R-96, and amended through Resolution No(s). 86-R-100, 88-R-14, 91-R-13, 99-R-14, and 2000-R-26. The following conditions found in the DRI pertain to the maintenance and management of wetland preserve areas found on the property:

Wetlands:

1. *The wetland areas included as Open Space/Preserve area shall be preserved, maintained, and enhanced if possible in their entirety.*

Vegetation and Wildlife:

2. *Harmful exotic plants species, such as Melaleuca, shall be removed during each phase of construction, from development areas and open space areas.*

2.2 Southwest Florida Water Management District:

The Southwest Florida Water Management District (SWFWMD) issued Environmental Resource Individual Construction Permit (ERP) number 4318655.01 on May 25, 1999. Review of the ERP shows that the Lakeside Plantation development was designed, permitted and constructed to avoid impacts to jurisdictional wetlands found on the property. The ERP requires the preservation and management of preserve areas located within the development. The following conditions found in the ERP pertain to the maintenance and management of wetland preserve areas found on the property:

Specific Conditions

7. *Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance.*

11. *No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas(s), buffer area(s), upland conservation area(s), and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the SWFWMD Venice Regulation Department.*

2.3 US Army Corps of Engineers:

No US Army Corps of Engineers permit was required because no wetland areas were impacted in association with the construction of Lakeside Planation.

2.4 Protective Covenants:

The Master Declaration of Protective Covenants, Conditions and Restrictions for Lakeside Plantation as recorded in Instrument # 1999137858 of the Sarasota County Clerk of Court Official Records requires the homeowners and the CDD to comply with the following preserve area management and maintenance conditions:

5.01(q) Wetlands, Lakes, and Water Bodies. All wetlands within the Property shall be left in their natural state and no alteration thereof or construction thereon shall be permitted.

12.04 No activity may be undertaken or performed in preserved wetlands, created wetlands, upland buffers to wetlands, or upland preservation areas which are contained within conservation easements and described in the recorded plat(s) of the Community, unless prior written approval is received from SWFWMD.

Prohibited activities within preserved wetlands, created wetlands, upland preservation areas and upland buffers adjacent to wetlands, include the removal of native vegetation, excavation, placing or dumping of soil, trash or land clearing debris, and construction or maintenance of any building or structure.

Research into available permit conditions did not reveal specific success criteria for the management of onsite preserves.

3.0 PRESERVE AREA ASSESSMENT

The Lakeside Plantation community includes ten (10) wetland preserve areas totaling approximately 73.33 acres. Wetland and Lake names were taken from the Overall Paving and Drainage Plan associated with the approved ERP **(Attachment A)**. An onsite assessment of the preserve areas was conducted by a Johnson Engineering, Inc. ecologist on October 20, 2015.

Generally speaking, the wetland preserve areas appear to be in good health. The wetlands include a large diversity of desirable wetland species and the hydrology appears to be providing appropriate volume and duration of water necessary to maintain healthy wetland systems. Exotic vegetation, though present, comprises relatively low percent coverage compared with native vegetation. However, these invasive plant species will continue to colonize the preserves and out compete desirable plant species in the future. Each wetland preserve area is described below along with specific management and maintenance issues associated with each:

3.1 Wetland 8 A&B (14.10 acres):

Wetland 8 A&B is located in the northwest portion of the development. This wetland area was combined on the ERP permit, but will be addressed as two separate preserves in this report.

Wetland 8A lies north of Magnolia Circle and is comprised of freshwater marsh as well as hydric pine flatwood habitats. The freshwater marsh includes wax myrtle (*Myrica cerifera*), cattail (*Typha domengensis*), sawgrass (*Cladium jamaicense*) and various hydrophytic grasses and sedges. The hydric pine flatwoods habitat includes slash pine (*Pinus elliottii*), cabbage palm (*Sabal palmetto*), wax myrtle and myrsine (*Myrsine cubana*). Mature seed bearing Brazilian pepper (*Schinus terebinthifolus*), a Category I exotic plant species (FLEPCC) was observed in several places along the perimeter of the preserve area. Cogongrass (*Imperata cylindrica*), another Category I exotic species, was observed in two locations (behind the water management area northwest of Peach Circle and west of Lake 4). A small area of primrose willow (*Ludwigia peruviana*) was observed in Wetland 8A and cattail dominates the deeper portion of Wetland 8A.

Wetland 8B is situated on the west side of Sycamore Street south of the Imagine Elementary School. This area is comprised of hydric pine flatwoods surrounding a freshwater marsh. Species composition includes slash pine, cabbage palm, wax myrtle, sawgrass and other wetland species. Brazilian pepper is was observed in small patches throughout this preserve area, as well as scattered melaleuca (*Melaleuca quinquenervia*).

3.2 Wetland 8 C (2.90 acres):

Wetland 8C is located between Magnolia Circle and Scarlett Avenue. This is a hydric pine flatwoods community composed of slash pine and cabbage palm. Dense areas of Brazilian pepper were observed on the perimeter of this preserve. Additionally, Old World climbing fern (*Lygodium microphyllum*), a Category I exotic species, was observed in the southwest and northwest corners of this preserve area.

3.3 Wetland 9 (0.83 acres):

Wetland 9 is located along the southern boundary of the site along the Snover Waterway. This small freshwater marsh is comprised of desirable native wetland plant species including pickerel weed (*Pontederia cordata*), arrowhead (*Sagittaria lancifolia*), bluestem (*Andropogon sp.*) and wax myrtle. The perimeter of Wetland 9 along with its upland buffer is a pine flatwoods community that has been heavily infested with Brazilian pepper.

3.4 Wetland 11 (2.00 acres):

Wetland 11 is situated along the northern property line between Lakes 4 and 7. This wetland includes hydric pine flatwoods and freshwater marsh communities. Brazilian pepper was observed throughout the forested portion of this wetland. Cattails were observed north of the headwall where culverts cross Scarlett Avenue into Wetland 11A. Additionally, several escaped house plants were observed on the outside edge of the preserve.

3.5 Wetland 11A (2.80 acres):

Wetland 11A is surrounded by Cottonwood Lane, Scarlett Avenue and Plantation Boulevard. The perimeter of this hydric pine flatwoods community has been invaded by Brazilian pepper. Cogongrass was observed on the northwest side, and torpedograss (*Panicum repens*), a Category I exotic species, was observed near the headwall leading to Wetland 11.

3.6 Wetland 12 (6.20 acres):

Wetland 12 is located south of Plantation Boulevard and west of Scarlett Avenue. This freshwater marsh habitat includes wax myrtle, maidencane (*Panicum hemitomon*), muhlygrass (*Muhlenbergia capillaris*) and cordgrass (*Spartina bakeri*). A patch of cogongrass was observed on the western edge of this preserve area and Brazilian pepper was observed around the perimeter.

3.7 Wetland 13 (10.40 acres):

Wetland 13 is a large freshwater marsh located near the center of the property along the southern boundary. Pickerelweed, arrowhead, maidencane, wax myrtle and cordgrass were observed in this wetland along with scattered slash pines. Cogongrass was observed on the western edge of this wetland and coverage by Brazilian pepper was dense along much of the perimeter. Additionally, areas where vegetation had been recently cut and placed within the preserve area was observed south of Dixie Lane.

The perimeter of Wetland 13 includes dense areas of saw palmetto (*Serenoa repens*) and grapevine (*Vitis rotundifolia*). Although these plants are native to the preserve areas, they can become overgrown shading out other desirable species and posing an increased fire danger for nearby homes if not periodically maintained by mowing, roller chopping, or prescribed burning.

3.8 Wetland 14 (3.70 acres):

Wetland 14 is located between Pecan Drive and Savannah Drive. This freshwater marsh contains cogongrass in several areas. Small melaleuca trees were observed in the marsh as well as Brazilian pepper around the perimeter. Additionally, the upland buffer between Wetland 14 and the adjacent residences includes dense stands of saw palmetto and grapevine.

3.9 Wetland 23 (8.60 acres):

Wetland 23 is located on the eastern side of the property west of Scarlett Avenue. This freshwater marsh includes scattered slash pines, wax myrtle, along with hydrophytic grasses and forbs. Several exotic or nuisance species were observed in this wetland including ragweed (*Ambrosia artemisiifolia*), caesarweed (*Urena lobata*), Brazilian pepper, melaleuca and cogongrass. Additionally the upland buffer surrounding Wetland 23 included dense stands of saw palmetto and grapevine.

3.10 Wetland 25 (21.80 acres):

Wetland 25 is the largest and easternmost preserve area in Lakeside Plantation. This hydric pine flatwoods community was dominated by slash pine in the canopy. Wax myrtle, myrsine, laurel oak (*Quercus laurifolia*) and numerous hydrophytic herbaceous species were also observed. Brazilian pepper was observed in several places of this preserve, especially around the perimeter. Small scattered melaleuca were also observed in this preserve, and an area covered by cogongrass was observed north of Lake 12. Dense saw palmetto and grapevine was observed east of the homes on Scarlett Avenue.

4.0 PRESERVE AREA MANAGEMENT PLAN

A successful preserve area management plan must clearly identify the goals for the preservation areas as well as the activities and schedules that will be employed. This section will discuss problematic plant species observed onsite and the success criteria necessary to determine the effectiveness of the management plan. Additionally, a proposed schedule for maintenance activities and monitoring is discussed to ensure progress toward the stated goals and determine problem areas to be slated for additional management activities.

4.1 Species to be Managed

The preserve area assessment revealed that invasive exotic species including Brazilian pepper, melaleuca, primrose willow, cogongrass, torpedograss and Old World climbing fern were established in the preserve areas. All of these species are listed as Category I invasive exotic plant species by the Florida Exotic Pest Plant Council's (FLEPPC) 2015 List of Invasive Plant Species. The SWFWMD and other permitting agencies often require that preserve areas are maintained free of Category I and Category II invasive exotic plants listed on the FLEPPC List of Invasive Plant Species. Additionally, portions of Wetlands 13, 14, 23 and 25 contain dense stands of saw palmetto and grapevine.

Management of woody exotic vegetation such as Brazilian pepper, melaleuca, and primrose willow typically includes the cutting and removal of the plant followed by the application of appropriate herbicide. Timing the removal of woody exotic species so that

they cannot become mature and spread additional seed is critical to their long term control.

Management of exotic and invasive grasses such as cogongrass and torpedo grass often requires the cutting and removal of the leafy part of the plant and applying appropriate herbicide as new growth appears. Regular repeated herbicide treatment is often required to effectively control cogongrass and torpedograss.

Exotic vines such as Old World climbing fern pose an additional threat to preserve areas by climbing into the canopy and shading out desirable vegetation beneath. This vegetation becomes more susceptible to wild fires, and the vines themselves help carry fire into the canopy of native trees. Management of Old World climbing fern requires cutting and removing as much of the vegetative material as practicable followed by regular repeated treatment with an appropriate herbicide.

Saw palmetto is a desirable native plant found throughout southern Florida. Saw palmetto is resistant to damage from fire and recurring low intensity wildland fires historically controlled the density and height of saw palmetto. If left unmanaged, saw palmetto fronds can become dense and shade out other desirable species in the ground cover stratum. Dead and even green palmetto fronds are highly combustible and can often be carried into the air during fires potentially spreading the fire to other areas. Although the removal of saw palmetto plants from the preserve areas is not permitted, the thinning of palm fronds in the preserve area increases plant diversity and reduces the threat of catastrophic fires. Management of saw palmetto typically includes prescribed burning, and hand removal of dead and overgrown fronds. Mechanical removal (mowing, grinding or chopping) can also be utilized if approved by the regulating agencies.

Grapevine is an aggressive native vine that can climb over and outcompete other desirable vegetation. It can also carry flames into the canopy of forested areas, killing the trees and posing an increased risk of catastrophic fires. Management of grapevine includes cutting the vines near the ground and removing as much of the vegetative material as practicable.

4.2 Success Criteria

Establishing appropriate success criteria sets the parameters by which the management of preservation areas are measured. Typically, the SWFWMD and other local, state and federal permitting agencies set success criteria for the percent coverage of desirable species and exotic species coverage. As stated above, the preserve areas of Lakeside Plantation are generally in good health with a relatively high diversity of desirable plant species. Additionally, the coverage of desirable plant species exceeds 90% throughout most of the preserves.

The SWFWMD and other permitting agencies typically require that the coverage of FLEPPC Category I and II exotic and nuisance plant species not exceed 5% of total cover. Additionally, the preserve areas must be managed so that exotic/nuisance plant species do not dominate any one section. If the CDD chooses to implement a preserve management plan, one option would be that the preserve areas be managed in this manner. In the absence of established guidelines the management plan is ultimately up to the CDD to determine. .

4.3 Schedule

The effective herbicidal treatment of exotic vegetation typically requires annual or semi-annual application during the growing season. If the CDD chooses to implement a preserve management plan, one option would be to schedule annual preserve area management activities and herbicidal treatments during spring and / or early summer for the next three years.

Once initial management of overgrown saw palmetto and grapevine are completed, recurring treatment and site observations may only be required every 1 - 2 years. Prescribed fires are an effective and economical method of reducing the density of saw palmetto and grapevine. Additionally, prescribed fires recycle nutrients bound up in plant material and open up preserve areas for recruitment of desirable species. However,

the existing density and height of saw palmetto, coupled with the grapevine growing into the canopy of native trees may preclude the use of prescribed fire for the initial treatment.

4.4 Monitoring

Typically, the SWFWMD and other permitting agencies require a minimum of five years of annual monitoring for preserve areas. This monitoring ensures that the management activities are being conducted in a manner to achieve the goals of the management plan. Additionally, regular monitoring can help locate problematic areas and tailor appropriate follow-up treatment. An option is to provide the CDD with annual qualitative monitoring reports including photos and/or maps of problem areas with recommendations for treatment.

5.0 SUMMARY

The Lakeside Plantation CDD is responsible for the management of approximately 73.33 acres of onsite wetland preserve areas within the Lakeside Plantation development. However, research of approved permits from the City of North Port DRI and SWFWMD ERP did not reveal specific management criteria for the preserves. An onsite assessment of the preserve areas was conducted by an ecologist from Johnson Engineering, Inc. on October 20, 2015. The preserve areas were found to be in good condition with high diversity and coverage of desirable plant species.

Category I invasive exotic species including Brazilian pepper, melaleuca, primrose willow, cogongrass, torpedograss, and Old World climbing fern were observed in scattered portions the preserve areas. Annual treatment of invasive exotic vegetation is recommended for a period of five years.

Dense stands of overgrown saw palmetto and grapevine were observed in portions of the preserve areas. Thinning of saw palmetto and grapevine are recommended every 1 - 2 years to increase light to the ground cover stratum and decrease the risk of catastrophic fires.

Annual qualitative monitoring of the preserve areas is recommended to provide feedback to the CDD. Monitoring reports would be prepared and provided to the CDD.

APPENDIX A

LAKESIDE PLANTATION PRESERVES AND LAKES EXHIBIT

REVISIONS

Lakeside CDD
Sarasota County, Florida

JOHNSON ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3881
L.B. #642 & L.B. #642

Preserves and Lakes

DATE	PROJECT	FILE NO.	SCALE	SHEET
January 2016	20150050-000	--	As Shown	1

APPENDIX B

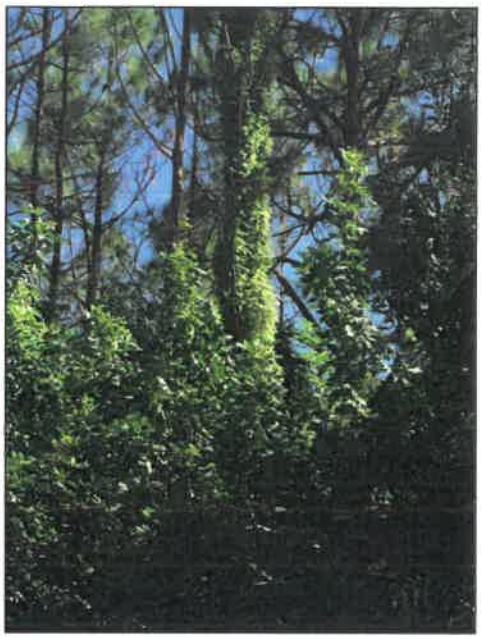
PHOTO DOCUMENTATION

Preserve Area 8A from Sycamore Street facing east.

Preserve Area 8A from Lake 8C looking north.

Preserve Area 8B from Sycamore Street facing west.

Preserve Area 8B from sidewalk facing north.



Preserve Area 8C from the northwest corner facing southeast. Brazilian pepper in the foreground with Old World climbing fern on the trunk of a slash pine tree in the background.

Preserve Area 9 facing east. Ring of Brazilian pepper is visible between the herbaceous marsh and the slash pine trees.

Preserve Area 11 from the southern corner facing east. Brazilian pepper can be seen beneath the slash pine trees. Cattails can be seen near the headwall on the right of the photograph.

Interior of Preserve Area 11 facing east.

Interior of Preserve Area 13 facing south

Grapevine and dense palmetto on north side of Preserve Area 13 facing north.

Cogongrass coming into the west side of Preserve Area 13 looking east.

Cogongrass inside Preserve Area 14 near the northwest corner facing west.

Dense saw palmetto and grape vine on perimeter of Preserve Area 23 facing northwest.

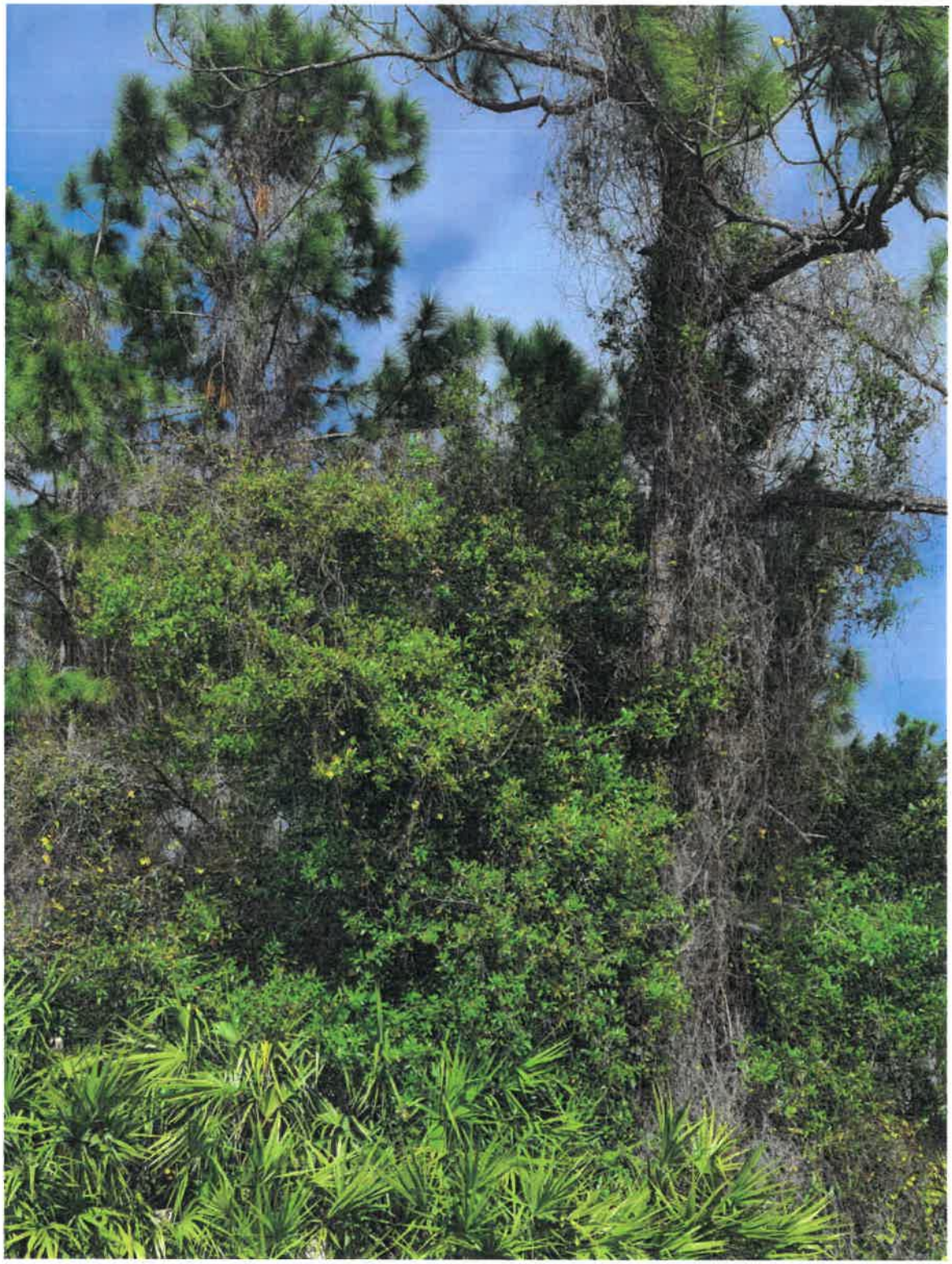
Cogongrass and dense palmetto near northeast corner of Preserve Area 23 facing north.

Young melaleuca in Preserve Area 23.

Cogongrass in Preserve Area 25 north of Lake 12 facing south.

Brazilian pepper in southern portion Preserve Area 25 facing west.

Brazilian pepper and melaleuca within Preserve area 25.



SECTION VI

SECTION A

Comparison List			
HVAC Service Contract	Air 360	Cool Today	Honest Air
Cost per year	$600	$1,012	$826.00
Visits per year	2	2	2
Discounts on parts and labor	0	10%	15%
Service Rate within business hours	$59.95	No service charge	$135
Service Rate outside of business hours	$100 plus any parts would be billed cost plus 15%	No overtime charges	$179
Labor Charges	$75 per hour (one person)	$176 per hour (one person)	Diaagnostic rate covers first hour. The labor rate is $153 per hour after that. Most common repairs are flat rate and we would receive 15% off flat rate for repairs since we would be a maintenece customer.
Priority customer service	No	Yes	Yes
Preventative Services Included	filter changes belts	filter changes belts clean indoor/outdoor coils clean condenser check pressures check cooling tempature check air flow check electrical connections check voltage and amperage check thermostat lubricate all moving parts check/adjust blower components	filter changes belts clean indoor/outdoor coils clean condenser check pressures check cooling tempature check air flow check electrical connections check voltage and amperage check thermostat lubricate all moving parts Clean and flush drain lines, add algae control tablets

SECTION 1

AIR 360 HEATING AND COOLING

3821B Tamiami Trail #112 Port Charlotte, FL 33952
FL LIC# CAC1817824 941-916-0440

JAN 04, 2022 **MAINT QUOTE**

NAME: LAKESIDE PLANTATION CDD
ADDRESS: 2200 Plantation Blvd
North Port, FL 34289
PHONE: 941-423-5500
CELL: KRISTEN FRANKE
E- MAIL: MANAGER@LAKESIDEPLANTATIONCDD.COM

NATE | BBB ACCREDITED BUSINESS | Johnson Controls | MADE IN USA | CHAMPION HEATING AND COOLING | Aprilaire THE BEST IN INDOOR AIR COMFORT | NATE

WE PROPOSE MAINTENANCE SERVICES FOR THE HEATING AND COOLING SYSTEMS AT THE CLUBHOUSE BUILDING FOR THE SUM OF $100.00 PER UNIT AT THE FREQUENCY OF 2X A YEAR BY A NATE TRAINED CERTIFIED TECHNICIAN.

THIS IS FOR ALL COMMERCIAL AND RESIDENTIAL UNITS AT YOUR CLUBHOUSE. FILTERS WOULD BE INCLUDED (NO CHARGE) WITH THE 'CHAMPION RESIDENTIAL STYLE UNITS' BUT THE LARGER COMMERCIAL UNITS THEY WOULD BE BILLED OUT AT OUR COST + 15% MARKUP.

WE ARE A CHAMPION DEALER SO THE RESIDENTIAL STYLE UNITS WOULD BE COVERED BY JOHNSON CONTROLS PARTS WARRANTY AND WE WOULD FILE FOR ANY WARRANTY CLAIMS DIRECTLY WITH CHAMPION.

SERVICE CALLS (NORMAL HOURS)WOULD BE BILLED OUT AT $59.95 7 DAYS A WEEK
CALLS OUTSIDE THE HOURS OF 7-5 PM WOULD BE A FLAT FEE OF $100.00 PLUS PARTS
ANY PARTS CONSUMED DURING THE PM VISITS WOULD BE OUR COST PLUS 15%

THE LABOR RATE FOR REPAIRS IS $75/HR FOR A TECHNICIAN (WHILE ON SITE- NO TRAVEL FEES)
THERE IS NO LABOR FEE INCREASE FOR AFTER HOURS OR WEEKENDS.

WWW.AIR360HEATINGANDCOOLING.COM PHONE : 941-916-0440 FAX: 941-237-4098 FACEBOOK AIR 360 HEATING AND COOLING

STANDARD LABOR RATE : $ 75.00 HR PER TECH , SERVICE CALL BASE RATE $59.95 EACH CALL UNLESS UNDER PLAN. REPAIRS ARE COVERED UNDER OUR 30 DAY WARRANTY UNLESS NEGLIGENCE OR ACT OF GOD IS CAUSE OF RETURN CALL. NEW EQUIPMENT IS COVERED FOR 1 YEAR AFTER INSTALLATION OR MORE IF MANUFACTURER WARRANTS SUCH.

TERMS: 75% DEPOSIT FOR EQUIPMENT 24 HOURS BEFORE INSTALLATION, FULL BALANCE DUE UPON COMPLETION
If collection is necessary, customer agrees to pay reasonable attorney's fees plus court costs. Signee hereby affirms that they have the authority to order the work that has been completed as outlined above. It is agreed that the seller will retain title to any equipment or material that has been or may be furnished until final payment has been made and if payment is not made it is agreed that the seller shall have the right to remove the equipment or material and AIR 360 Heating and Cooling, LLC will be held harmless for any damages resulting from the removal thereof due to a non-payment related issue.
Materials or parts warranties are subject to manufacturer's established warranty policies. Improper maintenance, acts of god, rodent infestation, misuse or abuse of the equipment will void all claims of Warranty for work and equipment provided by AIR 360 Heating and Cooling , LLC . No other warranties exist other than the warranties provided by the manufacturer or specific warranties stated above. AIR 360 Heating and Cooling, LLC has the sole determination of any or all warranty claims. By signing both acceptance and installer sign off signee does hereby affirm acceptance with all terms stated and certifies complete satisfaction and total completion of work associated with this installation.

NO HOLDBACKS ON COMPLETION PAYMENTS FOR SPECIAL ORDER ITEMS OR CUSTOM SHEET METAL WORK LIKE SHROUDS, HANGERS, OR SUPPORTS. FULL BALANCE DUE UPON COMPLETION OF WORK. 'UNIT OPERATION IS CONSIDERED COMPLETE'

VISA

INVOICE TOTAL	$
	$
	$
	$
	$

CUSTOMER PROPOSAL ACCEPTANCE SIGNATURE: ***DATE :***

CUSTOMER INSTALLER INITIALS : **PERMIT NUMBER:** ***INSTALL DATE:***

SECTION 2

PlumbingToday CoolToday CACO55539 EnergyToday

Proposal Date: 1/19/2022 (Valid for 60 days)

Standard A/C Service & Maintenance Agreement

This Agreement is made by and between:

Contractor:	**Customer Location:**
Cool Today/Plumbing Today/Energy Today 6143 Clark Center Ave. Sarasota, Fl 34238 Off: 941-921-5581 Fax:941-923-3642	Lakeside Plantation 2200 Plantation Boulevard North Port, FL 34289 Off: (941) 423-5500 Email: manager@lakesideplantationcdd.com
Herein after known as "Contractor"	***Herein after known as "Customer"***

Billing address (if different than location):	above

Contractor agrees to provide the services described in the attached schedules in accordance with the following terms and conditions:

Schedule "A": Describes the level of service being provided by the Agreement.
Schedule "B": Describes the limit of liability and the terms and conditions.
Schedule "C": Describes the equipment covered by the Agreement.
Schedule "D": Describes the filter types and changes per year.

Payment Terms

- The service agreement price is **($1,012.00)** per year.
- You have the option of making the payment in full, semiannually, quarterly (choose one).
- The first payment is due on or before the day coverage begins **(TBD)**. Coverage shall continue for **(1)** year.

Additional Terms

- Agreement covers **(3)** system.
- This agreement includes **(2)** high quality preventative maintenance visits with filter changes and drain line clearings each visit. Belts are changed (**1**) time per year.
- A **10%** discount will apply to ***all type of service calls*** including labor and materials to make repairs. Onetime Service call discounted fee of ($100) service. Any remaining labor warranty and/or factory parts warranty will be processed through the factory until the warranty ends.
- Customer will get 24hour priority service, 7 days per week with **NO** overtime charges
- Labor per hour ($176) for a job that requires one Technician.

The schedules attached to the service Agreement constitute the entire Agreement between the Contractor and the Customer. The service Agreement remains the property of Contractor and is provided for the Customer's use only. This service Agreement is subject to management approval by Contractor. No waiver, change or modification of any terms or conditions shall be binding on Contractor unless made in writing and signed by authorized management of Contractor.

This annual agreement shall continue in effect from year to year unless either party gives written notice to the other of intention not to renew thirty (30) days before the anniversary date.

Kenneth Bannister	**1/19/2022**	_____	_____
Commercial Specialist	**Date**		
C:941-504-2538	**O:941-256-9409**	**Customer Signature**	**Date**

SCHEDULE A

Performance Review

A performance review is held with the Customer on an annual basis. Discussions include quality of work, and improvement suggestions. Items needing attention are addressed in a timely fashion.

Reports

Each completed service call is documented by a Contractor service report. This report is provided to the customer as evidence of the completed service showing each performed task.

Scheduled Tasks

The service program is designed to provide continuing maintenance on the equipment listed in schedule "C" of the Agreement. The tasks planned and scheduled are designed to provide for the long term care of the customer's equipment.

Each service visit will be scheduled and prepared by the Contractors dispatch system. The Contractor schedule includes specific tasks for each piece of equipment required to maintain the systems at peak efficiency.

Maintenance

The run-time, use and application of the piece of equipment determine the equipment service frequency. This information, along with manufacturer's recommendations and our experience assures the customer's equipment receives the most cost-effective maintenance in the industry.

Repair and Replacement

The Contractor invoices for all labor, travel and expenses to repair or replace worn or failed parts and for the parts and components separately from this Agreement. The service agreement includes consumable materials such as lubricants, grease, cleaners and clean-up materials. Replacement of parts and components is subject to the Owners approval and is invoiced separately from this Agreement.

Emergency Service

The Contractor is on call and can provide all labor, travel and expenses, parts and materials seven days a week twenty-four hours a day. Emergency Service is invoiced separately from this Agreement.

SCHEDULE A (Cont...)

MAINTENANCE
CLEAN (In Place) INDOOR AND OUTDOOR COIL
CLEAN or REPLACE FILTERS
CLEAN CONDENSATE
CHECK PRESSURES
CHECK COOLING TEMPERATURE
CHECK/ADJUST BLOWER COMPONENTS
CHECK AIR FLOW
CHECK ELECTRICAL CONNECTIONS
CHECK VOLTAGE AND AMPERAGE
CHECK THERMOSTAT
LUBRICATE ALL MOVING PARTS

10% OFF ELECTRIC/PLUMBING
10% DISCOUNT ON INDOOR AIR QUALITY
NO OVERTIME CHARGES
SAME DAY RESPONSE
HONOR MANUFACTURES WARRANTY
DRAIN LINE GUARANTEE

SCHEDULE B

Terms and Conditions

1. Contractor agrees to perform all work professionally and to furnish only materials of good quality.
2. The customer provides reasonable access to all areas and equipment, and allows Contractor to stop and start equipment as necessary to fulfill the terms of the Agreement.
3. All maintenance tasks will be performed during the Contractor's normal working hours.
4. The customer agrees to inform the Contractor immediately of problems found in the operation of the equipment.
5. The customer agrees to pay and be responsible for any additional gross amount of any present or future sales, use, excise, value-added, or other similar tax, however designated, applicable to the price, sale or delivery or any products, services or the work furnished hereunder or for their use by Contractor on behalf of the customer whether such tax shall be local, state, or federal in nature. **This will include but not be limited to the recovery, recycling, reclamation, handling and disposal of all refrigerants, and the additional costs incurred for refrigerant tax and/or increased costs due to shortages.**
6. Repair or replacement of non-maintainable parts of the system(s) such as, but not limited to, coils, heat exchangers, duct work, piping, shell and tube, unit cabinets, boiler refractory material, insulating material, electrical wiring, hydronic and pneumatic piping, structural supports and other non-moving parts, are not included in this Agreement.
7. If the equipment covered is altered, modified, changed or moved this Agreement may be adjusted accordingly or terminated.

Commercial Line: **941-256-9409**
HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000

Limitations of Liability and Indemnities

1. The Contractor is not be liable for damage or loss caused by delay in installation or interrupted service due to fire, flood, corrosive substance in the air, strike lockout, dispute with workmen, inability to obtain material or services, commotion, war, act of nature, or any other cause beyond Contractor reasonable control.
2. In no event, whether as a result of breach of contract, or any tort including negligence or otherwise is the Contractor or its suppliers, employees or agents liable for any special, consequential, incidental, or penal damage including, but not limited to loss of profit or revenues, loss of use of any products, machinery, equipment, damage to associated equipment, cost of capital, cost of substitute products, facilities, services or replacement power, down time costs, lost profits, or claims of Buyer's customers for such damages.

SCHEDULE B (Cont...)

3. **No other warranty expressed or other liability is given and no other affirmation of Contractor, by word or action, shall constitute a warranty. This warranty is expressly in lieu of any other express or implied warranty including any implied warranty of merchantability of fitness, and any other obligation on the part of Contractor.**
4. The Contractor's liability, if any, upon any warranty, either expressed or implied, is limited to replacement of defective materials and correction of faulty workmanship which is in violation of local, state, or federal building codes at the time of performance of the work by the Contractor.

Commercial Line: **941-256-9409**
HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000

SCHEDULE C
Equipment List

Qty	Model/Serial	Location
3 Split	**Unit 1: M: 38AKS016** **S: 3800F34025** **M: TC7B60** **S: W1N8450947** **M:TC7B3621SA** **S: W1E8838442**	Condenser: Ground level A/H: Closet/Vertical

Split System Maintenance Requirements

Part	Function	Tasks Required
Filter Section	Removes Particles from the air	Replace filters as needed
Fresh Air Damper(Economizer)	Provides source of outside air	Check for proper operation Adjust & calibrate Lubricate bearings
Return Air Damper	Provides means of recirculating air	Check for proper operation Adjust & calibrate Lubricate bearings
Exhaust Air Damper	Provides outlet for exhaust air	Check for proper operation Adjust & calibrate Lubricate bearings
Return & Supply Fans	Circulates & returns air in the system Distributes air into space	Lubricate bearings Check for bearing wear Clean dirt accumulation Check drive couplings tighten Check belts - replace Check alignment of shaft Check fan blade tightness
Return & Supply Fan Motors	Provides energy source to rotate fans	Inspect starter coils Inspect & clean contacts Tighten all electrical connections Check operating current &

Commercial Line: **941-256-9409**
HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000

		voltage Check for vibration Lubricate bearings Check motor insulation resistance Check motor mounts - tighten
Electrical Disconnect	Safety shutoff for primary power to unit	Inspect & clean contacts Check for proper operation

Commercial Line: **941-256-9409**
HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000

Split System Continued

Part	Function	Tasks Required
Condenser Fan	Moves air through condenser coil	Clean dirt accumulation Lubricate bearings Check for bearing wear Check drive coupling & belts Adjust tightness of belts
Condenser Coil	Converts refrigerant from high temperature, high pressure gas to low temperature, high pressure liquid Provides heat transfer	Clean fin surfaces Comb bent fins Check for leaks Check for corrosion
Compressor	Converts low temperature, low pressure gas to high temperature, high pressure gas	Check refrigerant charge Check crankcase heater Check for oil & refrigerant leaks Check oil level Change oil as needed Check for vibration Observe operating temperatures
Zone Control Actuators	Operates zone dampers by space thermostat	Inspect for proper operation Clean surfaces Adjust as needed
Cooling Coil	Provides cool surface for heat transfer in air	Inspect & clean surfaces Comb bent fins Check for corrosion & leaks
Burner Section	Provides combustion control Regulates fuel safety controls for heating section	Perform draft & combustion test Clean & inspect nozzles Clean & inspect blower Lubricate blower motor Test safety controls
Heating Section	Provides heat source for areas being served	Inspect & clean Check for corrosion Check for leaks

Commercial Line: **941-256-9409**
HVAC# CACO55539 Plumbing#CFC01428238 Electrical# EC13004000

SECTION 3

Conditioned Air
The Comfort People Since 1962
888.COLD.AIR
941.893.6450 • 239.843.2445
conditionedair.com

Honest Air Conditioning
941.496.7566
honestacofvenice.com

Serving All Of Southwest Florida!

PROPOSAL

Proposal Number 21162

To:	Date 02/03/2022	PO #
179822 CLUBHOUSE AT LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	Job Name / Location: CLUBHOUSE AT LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	
Phone (941)423-5500 Fax ( ) -	Phone (941)423-5500 Fax ( ) -	

We are pleased to provide you with the following proposal:

Planned Maintenance Agreement (3) Air Conditioning System

Every six (6) months:
*Clean/change filters with Merv 8 pleated filters
*Clean outdoor coil with Tri-Pow'r HD environmentally friendly cleaner
*Clean indoor coil (if accessible) with Tri-Pow'r HD & Sani C-N-D to disinfect & inhibit growth
*Clean and flush drain lines, add algae control tablets to eliminate odor in pan & drain line
*Check operating pressures, test voltage and amperage, tighten electrical connections
*Inspect belt(s) if applicable, replace belt on first service
*Check thermostat/humidistat operation
*Measure for proper temperature differential and static pressure
*Leave a record of all procedures performed.

Priority Customer *24 Hour Emergency Service *15% Discount on parts & labor for repairs
**364 Day Agreement – All visits must be conducted during this time frame

Diagnostic Fees as Follows:
Monday - Saturday $135.00 - 8am-6pm; $179.00 - after hours, Sundays & Holidays

**Disclosure: Diagnostic fees subject to change

AGREEMENT AMOUNT: $826.00

If accepted, please sign and return with payment. Payment required prior to maintenance appointment.

This Maintenance Agreement may be terminated by either party. In the event the agreement is canceled by the customer, return of premium shall be based upon 90 percent of unearned pro-rata premium less any costs incurred.

We propose to hereby furnish material and labor - complete in accordance with the above specifications.

Eight Hundred Twenty Six And 00/100 **$826.00**

Payment to be made as follows:
CASH ON DELIVERY

Conditioned Air
The Comfort People Since 1962
888.COLD.AIR
941.893.6450 • 239.643.2445
conditionedair.com

Honest Air Conditioning
941.496.7566
honestacofvenice.com

Serving All Of Southwest Florida!

PROPOSAL

Proposal Number 21162

To: 179822 CLUBHOUSE AT LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289	**Date** 02/03/2022 **PO #** **Job Name / Location:** CLUBHOUSE AT LAKESIDE PLANTATION 2800 PLANTATION BLVD NORTH PORT, FL 34289
Phone (941)423-5500 **Fax** ( ) -	**Phone** (941)423-5500 **Fax** ( ) -

This quotation may be withdawn by us if not accepted within 60 days.

Authorized Signature Mark McAvinew

Submitted By: MARK MCAVINEW

Note: This proposal may be withdrawn by us if not accepted within 60 days

Acceptance of proposal

The above prices and specifications of this quotation are satisfactory and are hereby accepted. All work to be performed under same terms and conditions, unless otherwise stipulated.

Signature _____

Date of Acceptance: _____ **Signature** _____

SECTION B

RESOLUTION 2022-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT.

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

WHEREAS, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes.*

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

SECTION 1. Sarah R. Sandy of Kutak Rock LLP is hereby designated as the Registered Agent for the Lakeside Plantation Community Development District.

SECTION 2. The District's Registered Office shall be located at the office of Kutak Rock LLP, 113 South Monroe Street, Suite 116, Tallahassee, Florida 32301 until February 15, 2022. Commencing February 16, 2022, the District's Registered Office shall be located at the office of Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301.

SECTION 3. In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this Resolution with the City of North Port and the Florida Department of Economic Opportunity.

SECTION 4. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions hereof are hereby superseded.

PASSED AND ADOPTED this ___ day of _____, 2022.

ATTEST:

LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chairperson, Board of Supervisors

SECTION C

PROPOSAL
EF 20000843

Date: 2/5/2022 Submitted to: Lakeside Plantation
Address: 2200 Plantation Blvd North Port, FL
Phone: (570)994-2770 Contact: Margie
Location:
Scope of Work: Upgrade/Replacement of Fire Alarm System

Material:

1. 1 – Fire Alarm Control Panel
2. 1 – Fire Alarm Power Supply
3. 1 – Fire Alarm Remote Annunciator
4. 1 – Fire Alarm Surge Protection Kit
5. 4 – Fire Alarm Back-up Batteries
6. 1 – Fire Alarm Cell Module
7. 1 – Fire Alarm Document Enclosure
8. 1 – Lot of Fire Alarm Wire
9. 1 – Fire Alarm Permit and Final Inspection

Notes:

1. SAC to provide and install all required conduit, back-boxes, grounding and penetrations required for fire alarm system installation
2. Customer to provide SAC with an electronic form of drawings for the purpose of fire alarm shop drawings If SAC required to produce fire alarm shop drawings for the purpose of permitting, additional fees will be applied to base bid amount.
3. If SAC to obtain PE Stamp on Fire Alarm Drawings for the purpose of permitting, additional charges will be applied to base bid
4. IF Local AHJ (Authority Having Jurisdiction – Fire Marshal) requires additional equipment, SAC will provide a written Change-Order for approval prior to commencing additional work

Terms: All material and work is guaranteed to be as specified and performed in accordance with the above scope of work and completed in a professional manner for the sum of **$4,995.00 with 50%** payable upon completion of rough-in stage, **40%** payable upon trim-out completion and **10%** upon final inspection completion.
MONTHLY MONITORING FEE: **$39.95 (+taxes) per month with Fire Cell**
Conditions: All alteration or deviation from above specifications, involving extra costs, will be executed only upon written orders and will become an extra charge over and above the proposal hereby given. All agreements, contingent upon strikes, accidents, or delays are beyond our control. Owner is to carry fire, tornado, and other necessary insurance upon above work. Security Alarm Corporation carries Workman's Compensation and Public Liability Insurance on above work.

Submitted by: Chip Stover

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. Security Alarm Corporation is authorized to do the work as specified. Payment will be made as outlined above. The subscriber hereby acknowledges that he/she has read and understands the entire Proposal.

Signature: Date: 2 / 8 /2022

SECTION VII

SECTION A

This item will be provided under separate cover

SECTION B

Lakeside Plantation
Community Development District

Summary of Invoices

January 1, 2022 to January 31, 2022

Fund	Date	Check No.'s		Amount
General Fund	1/26/22	2680-2695	$	58,577.14
			$	58,577.14
Automatic Drafts				
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	$	871.79
		2200 Plantation Blvd - Fountain	$	501.95
		2200 Plantation Blvd - Pool	$	1,475.03
	North Port Utilities	2200 Plantation Blvd - Clubhouse	$	259.50
		2200 Plantation Blvd - Fountain	$	1,640.83
		2200 Plantation Blvd - Pool	$	649.69
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	$	16.07
	Comcast	2200 Plantation Blvd - Clubhouse	$	320.64
	Deluxe Business	Deposit Slips	$	103.74
	FL Department of Revenue	Sales and Use Tax	$	84.75
			$	5,923.99
			$	**64,501.13**

*** CHECK DATES 01/01/2022 - 01/31/2022 ***
LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/26/22	00353	1/19/22	BB011920	202201	310	51300	11000			*	200.00		
			BOS MEETING 1/19/22										
									BONNIE J BENJAMIN			200.00	002680
1/26/22	00200	1/19/22	SB011920	202201	310	51300	11000			*	200.00		
			BOS MEETING 1/19/22										
									ALAN SABOL			200.00	002681
1/26/22	00342	1/19/22	BR011920	202201	310	51300	11000			*	200.00		
			BOS MEETING 1/19/22										
									NABIL B ROUMY			200.00	002682
1/26/22	00010	1/01/22	2022-000	202201	320	53800	46400			*	7,655.00		
			LANDSCAPE MAINT JAN22										
									BLOOMINGS LANDSCAPE & TURF MGMT,INC			7,655.00	002683
1/26/22	00260	1/13/22	90079	202201	330	53800	51000			*	850.00		
			POOL MAINT JAN22										
									DART POOL SOLUTIONS, INC			850.00	002684
1/26/22	00001	1/01/22	133	202201	310	51300	34000			*	3,282.75		
			MANAGEMENT FEES JAN22										
		1/01/22	133	202201	310	51300	35200			*	66.67		
			WEBSITE ADMIN JAN22										
		1/01/22	133	202201	310	51300	35100			*	104.17		
			INFORMATION TECH JAN22										
		1/01/22	133	202201	310	51300	31300			*	83.33		
			DISSEMINATION SVC JAN22										
		1/01/22	133	202201	310	51300	51000			*	.48		
			OFFICE SUPPLIES										
		1/01/22	133	202201	310	51300	42000			*	99.09		
			POSTAGE										
									GOVERNMENTAL MANAGEMENT SERVICES			3,636.49	002685
1/26/22	00358	4/12/21	1073	202104	330	53800	48103			*	150.00		
			REPLACE WOOD MOLDING										
		4/25/21	1095	202104	330	53800	48102			*	75.00		
			REPAIR AND MAINTENANCE										
		9/29/21	1480	202109	330	53800	48103			*	1,475.00		
			REPAIRS AND MAINTENANCE										
		9/29/21	1481	202109	330	53800	48103			*	3,000.00		
			CEILING FAN INSTALLATION										
		11/12/21	1494-79	202111	330	53800	48103			*	750.00		
			PAVER INSTALLATION										
									INNOTECH CONSTRUCTION SERVICES, LLC			5,450.00	002686

*** CHECK DATES 01/01/2022 - 01/31/2022 *** LAKESIDE PLANTATION - GENERAL
BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
1/26/22	00056	1/19/22	JS011920	202201	310-51300-11000		*	200.00		
			BOS MEETING 1/19/22							
						JOE SZEWCZYK			200.00	002687
1/26/22	00193	12/27/21	73	202112	310-51300-31100		*	910.00		
			DEC ENGINEERING FEES							
		1/26/22	74	202201	310-51300-31100		*	70.00		
			ENGINEERING FEES							
						JOHNSON ENGINEERING, INC.			980.00	002688
1/26/22	00371	12/23/21	2963227	202111	310-51300-31500		*	980.00		
			NOV ATTORNEY FEES							
						KUTAK ROCK LLP			980.00	002689
1/26/22	00028	1/26/22	01262022	202201	300-20700-10000		*	13,100.40		
			FY22 ASSESSMENT							
						LAKESIDE PLANTATION C/O USBANK			13,100.40	002690
1/26/22	00372	1/03/22	01032022	202201	300-36900-10300		*	213.33		
			TENNIS MEMBERSHIP							
						MAGGIE MATIKA			213.33	002691
1/26/22	00282	1/19/22	MC011920	202201	310-51300-11000		*	200.00		
			BOS MEETING 1/19/22							
						MARIA J CHICHELLI			200.00	002692
1/26/22	00272	1/01/22	PI-A0074	202201	320-53800-46000		*	966.00		
			LAKE/POND MAINT JAN22							
						SOLITUDE LAKE MANAGEMENT LLC			966.00	002693
1/26/22	00373	1/01/22	256	202201	330-53800-48000		*	500.00		
			MUSIC							
						MARK WOLF			500.00	002694
1/26/22	00369	12/31/21	12328621	202112	330-53800-48000		*	650.00		
			REIMBURSE EXPENSE							
		1/01/22	12328080	202201	330-53800-12000		*	22,595.92		
			MONTHLY MGMT FEES JAN22							
						WTS INTERNATIONAL, LLC			23,245.92	002695

TOTAL FOR BANK A 58,577.14

TOTAL FOR REGISTER 58,577.14

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Lakeside Plantation CDD

Board Meeting Date: January 19, 2022.

	Name	*In Attendance Please √*	*Fee Involved Yes / No*
1	Bill Roumy	✓	Yes ($200)
2	Bud Sabol	✓	Yes ($200)
3	Joe Szewczyk	✓	Yes ($200)
4	Bonnie Benjamin	✓	Yes ($200)
5	Pina Chichelli	✓	Yes ($200)

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

311 513 11000

Approved for Payment:

District Manager Signature

01/19/2022
Date

RETURN SIGNED DOCUMENT TO District Accountant

Lakeside Plantation CDD

FY 2022 - Operating Account

Regular Pay Request X **Expedited Request** _____

GMS-CF LLC
219 E Livingston St
Orlando, FL 32801

Invoice Amount $ 13,100.40

Make Payable To: Lakeside Plantation CDD Series 1999

In Payment of: FY22 Direct Assessment & Tax Roll Assmt DEC21

G/L Code: 001.300.20700.10000 $ 13,100.40 Due to Debt Service

Expense Month January

V: 28

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessment	$ 799,140.65	$ 185,322.67	$ 984,463.32
Net Assessment	$ 751,192.21	$ 174,203.31	$ 925,395.52

TOTAL ASSESSMENT LEVY

ASSESSED THROUGH COUNTY

DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion 81.18%	S1999 DSF Portion 18.82%	Total 100.00%
11/23/21	P/E 11/09/21	$87,519.29	$1,312.79	$0.00	$0.00	$86,206.50	$69,978.35	$16,228.15	$86,206.50
11/30/21	P/E 11/18/21	$209,748.53	$3,146.23	$0.00	$0.00	$206,602.30	$167,709.95	$38,892.35	$206,602.30
12/22/21	P/E 11/30/21	$433,577.11	$6,503.66	$0.00	$0.00	$427,073.45	$346,677.98	$80,395.47	$427,073.45
12/30/21	P/E 12/03/21	$22,965.64	$344.48	$0.00	$0.00	$22,621.16	$18,362.79	$4,258.37	$22,621.16
	TOTAL	$753,810.57	$11,307.16	$0.00	$0.00	$742,503.41	$602,729.07	$139,774.34	$742,503.41

80%	Net Percent Collected

IMAGINE SCHOOL AT NORTH POINT INC

Net Assessments $8,842.03

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/21/21	11/1/21	5809	$4,421.02	$4,421.02	$4,421.02
10/21/21	2/1/22	5809	$2,210.51	$2,210.51	$2,210.51
10/21/21	5/1/22	5809	$2,210.50	$2,210.50	$2,210.50
Total			$8,842.03	$8,842.03	$8,842.03

WTS INTERNATIONAL

Invoice

Bill To
Tricia Adams
Lakeside Plantation CDD
219 E. Livingston Street
Orlando FL 32801
United States

Invoice Number:	12328080
Date:	01/01/2022
Terms Code:	NET30
Due Date:	01/01/2022
PO:	

Invoice Description: JAN 2022 – MGMT

Item	Description	Amount
All-in Monthly Management Fee		$22,595.92

Subtotal	$22,595.92
Tax (0%)	$0.00
Invoice Total	$22,595.92
Total Paid	$0.00
Balance Due	$22,595.92

Remit payment to: WTS International, LLC
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852

330 538 120

WTS INTERNATIONAL

Check Request Form

Community Name: Lakeside Plantation CDD

Event: Tennis Refund

Event Date: 1/3/22

Check Request Date: January 3, 2022

CHECK PAYABLE TO:

Name: Maggie Matika

Address: 97 Vivante Blvd. #303

City, State, Zip: Punta Gorda, FL,33950

Phone #: 732-674-9857

Check needed by date: ASAP

DESCRIPTION	AMOUNT
Paid for 6 month tennis membership and needs refunded due to medical injury.	$ 213.33
TOTAL	$ 213.33

001 300 36900 10300

Request made by: Courtney Sears

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046

Invoice

January 26, 2022
Project No: 20150050-000
Invoice No: 74

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD
20150050-000
Lakeside Plantation CDD
Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
Work Authorization #4, dated 5/27/15
Work Authorization #5, dated 5/27/15
Work Authorization #7, dated 1/26/17
Work Authorization #8, dated 9/18/18
Professional Services through January 16, 2022 310 513 311

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	71,764.26	T&M	100 %	71,764.26	71,694.26	70.00	0.00
	Totals	71,764.26			71,764.26	71,694.26	70.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **70.00**

INVOICE TOTAL: **70.00**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	1/5/2022	.50	Hrs @	140.00	70.00
Updating CDD manager on action items.					
1. - General Engineering Total		.50			70.00

W-9 Can be found at our Website: www.johnsonengineering.com

Project	20150050-000	Lakeside Plantation CDD				Invoice	74

Outstanding Invoices

Number	Date	0 - 30	31 - 60	61 - 90	91 - 120	121 +	Balance
73	12/27/2021	910.00	0.00	0.00	0.00	0.00	910.00
	Total	910.00	0.00	0.00	0.00	0.00	910.00

Johnson Engineering, Inc.
Remit To:
P.O. Box 2112
Fort Myers, FL 33902
Ph: 239.334.0046

Invoice

December 27, 2021
Project No: 20150050-000
Invoice No: 73

Project Manager Andrew Tilton

FEID #59-1173834

George Flint
Lakeside Plantation CDD
c/o Governmental Management Services
4648 Eagle Falls Pl
Tampa, FL 33619

Project 20150050-000 Lakeside Plantation CDD
20150050-000
Lakeside Plantation CDD
Work Authorization #3, dated 3/24/15 - Change Order No. 1, dated 11/3/15
Work Authorization #4, dated 5/27/15
Work Authorization #5, dated 5/27/15
Work Authorization #7, dated 1/26/17
Work Authorization #8, dated 9/18/18
Professional Services through December 12, 2021 310 513 3110

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.	General Engineering	71,694.26	T&M	100 %	71,694.26	70,784.26	910.00	0.00
	Totals	71,694.26			71,694.26	70,784.26	910.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES: **910.00**

INVOICE TOTAL: **910.00**

Summary of professional services

Phase No. / Description		Bill Hours		Bill Rate	Billable Amount
1. - General Engineering					
Professional 3					
Burford, Brent	11/17/2021	1.50	Hrs @	140.00	210.00
Prepare for and attend Lakeside Plantation CDD Board of Supervisors meeting.					
Burford, Brent	12/8/2021	1.00	Hrs @	140.00	140.00

W-9 Can be found at our Website: www.johnsonengineering.com

Attempting to obtain proposal for pool equipment repairs.					
Burford, Brent	12/9/2021	3.00	Hrs @	140.00	420.00
Conversation with JEI staff in regards to pool equipment repairs/replacement. Site visit to obtain elevations to determine if pool equipment is settling as suspected.					
Burford, Brent	12/10/2021	1.00	Hrs @	140.00	140.00
Review findings from pool equipment elevations with JEI staff.					
1. - General Engineering Total		6.50			910.00

WTS INTERNATIONAL

Invoice

Bill To
Tricia Adams
Lakeside Plantation CDD
219 E. Livingston Street
Orlando FL 32801
United States

Invoice Number:	12328621
Date:	12/31/2021
Terms Code:	NET10
Due Date:	01/10/2022
PO:	

Invoice Description: DEC 2021 - AMEX CHARGES

330 538 480

Item	Description	Amount
Expense Reimbursement	Alex Murphy's American Express charges Nov 20, 2021 to Dec 21, 2021 (see attached)	$650.00

Subtotal	$650.00
Tax (0%)	$0.00
Invoice Total	$650.00
Total Paid	$0.00
Balance Due	$650.00

Remit payment to: WTS International, LLC
3200 Tower Oaks Blvd
Suite 400
Rockville, MD 20852

Transaction Details **Business Platinum Card® / Nov 20, 2021 to Dec 21, 2021**

Prepared for
ALEX MURPHY
Account Number
XXXX-XXXXXX-02484

Date	Receipt	Ste Location	Description	Amount	Extended Details	Appears On Your Statement As	Address	City/State
11/29/2021	Balloon artist for holiday event	Lakeside Plantation-Rebill-Activities Expense	PAYPAL *CHILDLIKEPR 9419621711 FL	200.00	PAYPAL *CHILDLIKEPR CHILD 9419621711 FL Description : GENERAL Price :	PAYPAL *CHILDLIKEPR 9419621711 FL	PO BOX 14585	BRADENTON FL
11/29/2021	DJ for New Years Eve event	Lakeside Plantation-Rebill-Activities expense	PAYPAL *DJ PEPA LLC 4029357733 NJ	450.00	PAYPAL *DJ PEPA LLC 4029357733 NJ Description : ENTERTAINERS	PAYPAL *DJ PEPA LLC 4029357733 NJ	97 W 17TH ST AP	4029357733 NJ

Alex Murphy

From:	Kristen Franke
Sent:	Tuesday, November 30, 2021 9:11 AM
To:	Alex Murphy
Subject:	Receipt for $200: Balloon Artist for December 18

From: service@paypal.com <service@paypal.com>
Sent: Tuesday, November 30, 2021 1:12 AM
To: Kristen Franke <kfranke@wtsinternational.com>
Subject: Your PayPal receipt

Hello, Alex Murphy

You paid $200.00 USD to Childlike Productions

Create an account with PayPal and activate Return Shipping on Us. Limitations apply.

Your purchase details

Your Transaction ID:	**Merchant Transaction ID:**
87986182NM304711E	4KA55252138904942

Purchase Date:
November 29, 2021

Payment to:
Childlike Productions
admin@childlikeproductions.com

Payment from:
Alex Murphy
kfranke@wtsinternational.com

Quantity: 1
Item: INVOICE INV8576
ID Number:
Price: $200.00 USD

-

Subtotal	$200.00 USD
Total	**$200.00 USD**

You paid using: American Express x-2484

This credit card transaction will appear on your statement as PAYPAL *CHILDLIKEPR CHILDLIKEPR.

[redacted]

Help & Contact | Security | Apps

Alex Murphy

From: Kristen Franke
Sent: Monday, November 29, 2021 11:10 PM
To: Alex Murphy
Subject: Fw: You just sent a partial payment to DJ Pepa, LLC Event & Entertainment Coordinator for invoice 0187: New Year's Eve: Lakeside Plantation

Hey Alex,

I paid half of the New Year's Eve DJ's fee with your credit card: $450; it was required to pay half now.

The other half (plus tax) that will be due is $463.75.

Thanks,
Kristen

From: service@paypal.com <service@paypal.com>
Sent: Monday, November 29, 2021 11:06 PM
To: Kristen Franke <kfranke@wtsinternational.com>
Subject: You just sent a partial payment to DJ Pepa, LLC Event & Entertainment Coordinator for invoice 0187

November 29, 2021 20:05:47 PST
Transaction ID:
8K881779LA7799643

PayPal

You just sent a $450.00 USD payment

Hello Alex Murphy,
Thanks for using PayPal. It may take a few moments for this transaction to appear in your account.

View Your Invoice

Invoice #0187

Payment to:
DJ Pepa, LLC Event & Entertainment Coordinator
djpepags@gmail.com

Shipping address:

Description	Quantity	Price	Amount

DJ Set Up (small) 2 QSC K10 (powered) 2 Speaker Stands 1 DJ New Years Event Lakeside Plantation CDD (ClubHouse) 2200 Plantation Blvd North Port, FL 34289 8:30-12:30 Dec. 31, 2021 PARTY FAVORS ARE AVAILABLE UPON REQUEST AT ADDITIONAL COST	1.0	$850.00 USD	$850.00 USD

Subtotal	$850.00 USD
Discount	$0.00 USD
Shipping	$0.00 USD
FL1 (7.5%)	$63.75 USD
Tip	$0.00 USD
Total	$913.75 USD
Amount paid	$450.00 USD
Amount due	$463.75 USD

Payment method	
AMEX x-2484	$450.00 USD

This transaction will appear on your card statement as PAYPAL *DJ PEPA LLC.

Help Center | Resolution Center | Security Center

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KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

December 23, 2021

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

Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 2963227
Client Matter No. 12323-1

Ms. Tricia Adams
Lakeside Plantation CDD
Governmental Management Services-CF, LLC
219 E. Livingston Street
Orlando, FL 32801

310 513 315

Invoice No. 2963227
12323-1

Re: General Counsel/Monthly Meetin

For Professional Legal Services Rendered

11/17/21	S. Sandy	2.30	655.50	Prepare for and attend board meeting; conduct follow-up regarding same
11/18/21	D. Wilbourn	1.80	261.00	Research driveway ownership and maintenance responsibilities
11/23/21	M. Eckert	0.10	35.00	Review and forward public records request.
11/30/21	S. Sandy	0.10	28.50	Confer with Buford regarding pool construction access agreement

TOTAL HOURS 4.30

TOTAL FOR SERVICES RENDERED $980.00

TOTAL CURRENT AMOUNT DUE $980.00

GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 133
Invoice Date: 1/1/22
Due Date: 1/1/22
Case:
P.O. Number:

Bill To:
Lakeside Plantation CDD
219 E. Livingston St.
Orlando, FL 32801

Description	Hours/Qty	Rate	Amount
Management Fees - January 2022 310 513 340		3,282.75	3,282.75
Website Administration - January 2022 310 513 352		66.67	66.67
Information Technology - January 2022 310 513 351		104.17	104.17
Dissemination Agent Services - January 2022 310 513 313		83.33	83.33
Office Supplies 310 513 510		0.48	0.48
Postage 310 513 420		99.09	99.09

Total	**$3,636.49**
Payments/Credits	**$0.00**
Balance Due	**$3,636.49**

SOLITUDE
LAKE MANAGEMENT

Voice: (888) 480-5253 Fax: (888) 358-0088

INVOICE

Invoice Number: PI-A00740901
Invoice Date: 01/01/22

PROPERTY: Lakeside Plantation CDD

SOLD TO: Lakeside Plantation CDD
Governmental Mgmt Services-Central
9145 Narcoossee Road, Ste. A206
Orlando, FL 32827

CUSTOMER ID	CUSTOMER PO	Payment Terms	
L2077		Due upon receipt	
Sales Rep ID	**Shipment Method**	**Ship Date**	**Due Date**
Bill Kurth			01/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR08010 01/01/22 - 01/31/22 Lake & Pond Management Services		966.00	966.00

320 538 460

approved
margi Gestmann

PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H
Little Rock, AR 72202

Subtotal	966.00
Sales Tax	0.00
Total Invoice	966.00
Payment Received	0.00
[illegible]	966.00

www.solitudelakemanagement.com

www.aeratorsaquatics4lakesnponds.com

DART Pool Solutions, Inc.
1181 S. Sumter Blvd - PMB 324
North Port, FL 34287
CPC1457408

Invoice

Date	Invoice #
1/13/2022	90079

Bill To	Service Location
Lakeside Plantation 2200 Plantation Blvd North Port, FL 34287	2200 Plantation Blvd North Port, FL 34289

P.O. No.	Terms	Due Date	Tech	Date of Service
	Net 30	2/12/2022	SB	1/13/2022

Description	Qty	Rate	Amount
January Pool maintenance		850.00	850.00
FL Sales Tax		7.00%	0.00

330 538 510

Thank you for your business!

A finance charge of 1.5 % will be added to all overdue accounts, with a minimum charge of $1.50. All materials, parts and equipment will remain property of DART until paid in full.

Total	$850.00
Payments/Credits	$0.00
Balance Due	$850.00

Phone	941-743-2010	Fax	941-426-7593
E-mail		Web Site	
info@dartpoolsolutions.com		www.dartpoolsolutions.com	

approved
Margie Gerst

5824 Bee Ridge Road #165, Sarasota, FL 34233

Invoice

Date	Invoice #
1/1/2022	2022-00031

Bill To:

Lakeside Plantation CDD
c/o Governmental Management Services
219 East Livingston Street
Orlando, FL 32801

320 538 464

Terms	Due Date
Net 30	1/31/2022

Description	Qty	Amount
Month of January Monthly Grounds Maintenance Fee		7,655.00

PAYMENT ACCEPTED: CHECK AND CREDIT CARD.
Make check payable to:
Bloomings Landscape & Turf Management, Inc.
Please include invoice number on your check.
Thank You For Your Business

Total	$7,655.00
Payments/Credits	$0.00
Balance Due	$7,655.00

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	carla@bloomingslandscape.com	www.bloomingslandscape.com

approved
Margie Gestman

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
innotechconstructiongroup@gmail.com

001 330 53800-48103

Approved
CS

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE	1073
DATE	04/12/2021
TERMS	Due on receipt
DUE DATE	05/12/2021

PAYMENT TERMS
COD

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Parts, Labor, and Installation	Repair and Replace the wood molding on the underside of the granite in the restrooms	1	100.00	100.00
	Parts, Labor, and Installation	6 pieces of glass cut for the coach lights on the clubhouse	1	50.00	50.00

BALANCE DUE **$150.00**

Estimate Summary

Estimate 1117	150.00
This invoice 1073	$150.00
Total invoiced	150.00

330 53800-48102

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
innotechconstructiongroup@gmail.com

Approved
CS

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE # 1095
DATE 04/28/2021
DUE DATE 05/28/2021
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
04/27/2021	Service Call	Emergency Dispatch Service - Disassemble the urinal in the men's room, clean parts, and reassemble.	1	75.00	75.00

BALANCE DUE **$75.00**

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
innotechconstructiongroup@gmail.com

330 538000-48103

Approved
CS

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE # 1480
DATE 09/29/2021
DUE DATE 09/29/2021
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Sales	Repair rusty Breaker for the Hot Water at the Panel Box	1	150.00	150.00
	Sales	Install 26 Lights throughout Clubhouse; Material and Labor	1	1,200.00	1,200.00
	Sales	Install Bike Rack	1	75.00	75.00
	Sales	Repair Umbrella Poles	1	50.00	50.00

BALANCE DUE **$1,475.00**

330 53800-48203

Approved CS

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
innotechconstructiongroup@gmail.com

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE # 1481
DATE 09/29/2021
DUE DATE 09/29/2021
TERMS Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Ceiling Fan Installation	Move and Run Wiring from the Breaker Box to the new fans; Installation of new breaker at the box to accommodate the fan run. Installation of 9 Ceiling Fans throughout Clubhouse.	9	333.3333333	3,000.00

BALANCE DUE **$3,000.00**

Innotech Construction Services, LLC
1077 Innovation Ave, Unit 112
North Port, FL 34289
(941) 9412040159
Innotechconstructiongroup@gmail.com

330 53800-48103
Approved
CS

INVOICE

BILL TO
Lakeside Plantation
2800 Plantation Blvd
North Port, FL 33948

INVOICE	1494-79
DATE	11/12/2021
TERMS	Due on receipt
DUE DATE	11/12/2021

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paver Installation, Maintenance, & Repair	Put down paver base and level stone, 73'x3'	1	750.00	750.00

BALANCE DUE **$750.00**

Estimate Summary

Estimate 1246	750.00
This invoice 1494-79	$750.00
Total invoiced	750.00

330 53800-48000

Approved CS

ROBERT & WOLFIE

Music Duo

Playing Music from the 70's to Current

Invoice # 256

Jan. 1, 2022

For musical services to be performed:

February 15, 2022

Where: Lakeside Plantation

Time: TBD (3hrs) 6-9 pm - CS

For the sum of $500.00 payable at time of performance

Please make checks payable to: Mark Wolf

Thank You

Mark Wolf

1501 Scarlett Ave.

North Port, Fl. 34289

717-891-2347

Electric Bill Statement
For: Nov 23, 2021 to Dec 22, 2021 (29 days)
Statement Date: Dec 22, 2021
Account Number: [redacted]
Service Address:
2800 PLANTATION BLVD # CLBHSE
NORTH PORT, FL 34289

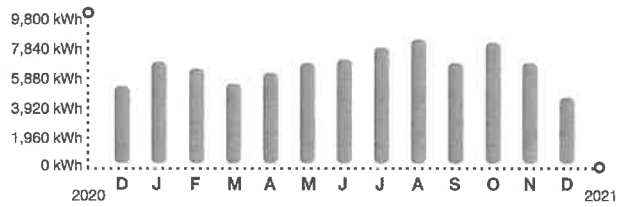
LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

$871.79
TOTAL AMOUNT YOU OWE

Jan 12, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,039.21
Payments received	-1,039.21
Balance before new charges	0.00
Total new charges	871.79
Total amount you owe	**$871.79**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 16, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 02, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

Changes to your rates
Rates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/Rates

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

[redacted]	$871.79	Jan 12, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

Customer Name: LAKESIDE PLANTATION COMM DEVELOPMENT DIST

Account Number: [redacted]

BILL DETAILS

Amount of your last bill		1,039.21
Payment received - Thank you		-1,039.21
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Customer charge:	$26.48	
Non-fuel: *($0.023540 per kWh)*	$110.64	
Fuel: *($0.028360 per kWh)*	$133.29	
Demand: *($11.30 per KW)*	$531.10	
Electric service amount	801.51	
Gross receipts tax	20.55	
Franchise charge	49.73	
Taxes and charges	70.28	
Total new charges		$871.79
Total amount you owe		**$871.79**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Jan 24, 2022.

Usage Type	Current	-	Previous	x	Const	=	Usage
kWh used	77305		76835		10		4700
Demand KW	4.67				10.00		47

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2021	Nov 23, 2021	Dec 22, 2020
kWh Used	4700	7230	5520
Service days	29	29	29
kWh/day	162	249	190
Amount	$871.79	$1,039.21	$815.27

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

FPL

Electric Bill Statement
For: Nov 23, 2021 to Dec 22, 2021 (29 days)
Statement Date: Dec 22, 2021
Account Number: [redacted]
Service Address:
2800 PLANTATION BLVD # FNTN
NORTH PORT, FL 34289

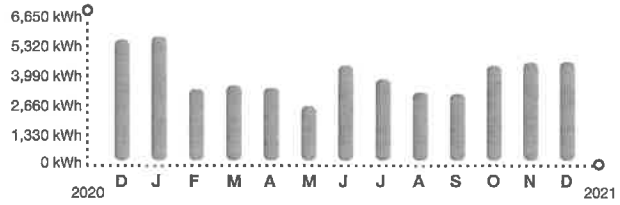
LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

$501.95
TOTAL AMOUNT YOU OWE

Jan 12, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	498.89
Payments received	-498.89
Balance before new charges	0.00
Total new charges	501.95
Total amount you owe	**$501.95**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

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Changes to your rates
Rates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/Rates

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

FPL

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

[redacted]	$501.95	Jan 12, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		498.89
Payment received - Thank you		–498.89
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Customer charge:	$10.61	
Non-fuel: *($0.065570 per kWh)*	$314.74	
Fuel: *($0.028360 per kWh)*	$136.13	
Electric service amount	461.48	
Gross receipts tax	11.83	
Franchise charge	28.64	
Taxes and charges	40.47	
Total new charges		$501.95
Total amount you owe		**$501.95**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Jan 24, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	92764		87964		4800

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2021	Nov 23, 2021	Dec 22, 2020
kWh Used	4800	4770	5879
Service days	29	29	29
kWh/day	165	164	202
Amount	$501.95	$498.89	$570.62

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Download now ›

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

Learn more ›

Beware of scams this holiday

Look out for scammers knocking on your door to sell a product or service. Always ask to see a photo identification badge.

Learn more ›

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

FPL

Electric Bill Statement
For: Nov 23, 2021 to Dec 22, 2021 (29 days)
Statement Date: Dec 22, 2021
Account Number: [redacted]
Service Address:
2800 PLANTATION BLVD #POOL & TENNIS
NORTH PORT, FL 34289

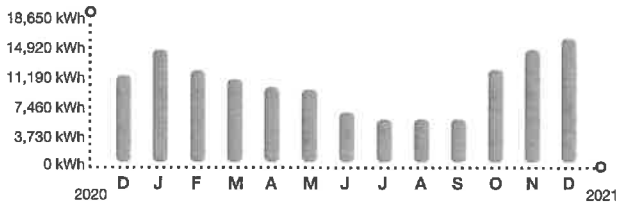
LAKESIDE PLANTATION COMM DEVELOPMENT DIST,
Here's what you owe for this billing period.

CURRENT BILL

$1,475.03
TOTAL AMOUNT YOU OWE

Jan 12, 2022
NEW CHARGES DUE BY

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	1,436.75
Payments received	-1,436.75
Balance before new charges	0.00
Total new charges	1,475.03
Total amount you owe	**$1,475.03**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after March 16, 2022 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after January 02, 2022. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- The number of days included in your bill can vary month to month. So even if you use the same amount of energy per day, your bill may be higher next month due to greater number of service days. Visit www.FPL.com for more information.

Changes to your rates
Rates are increasing, effective Jan. 1, 2022. Learn more:
FPL.com/Rates

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	Hearing/Speech Impaired:	711 (Relay Service)

FPL

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

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

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

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

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit **FPL.com/PayBill** for ways to pay.

[redacted]	$1,475.03	Jan 12, 2022	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		1,436.75
Payment received - Thank you		-1,436.75
Balance before new charges		$0.00
New Charges		
Rate: GSD-1 GENERAL SERVICE DEMAND		
Customer charge:	$26.48	
Non-fuel: *($0.023540 per kWh)*	$398.06	
Fuel: *($0.028360 per kWh)*	$479.57	
Demand: *($11.30 per KW)*	$452.00	
Electric service amount	1,356.11	
Gross receipts tax	34.77	
Franchise charge	84.15	
Taxes and charges	118.92	
Total new charges		$1,475.03
Total amount you owe		**$1,475.03**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Jan 24, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	32244		15334		16910
Demand KW	39.63				40

ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Dec 22, 2021	Nov 23, 2021	Dec 22, 2020
kWh Used	16910	15361	11821
Service days	29	29	29
kWh/day	583	529	407
Amount	$1,475.03	$1,436.75	$860.96

Stay connected

The FPL Mobile App is the easiest way to stay connected with us when a disaster strikes. Stay ready - get the app today!

Download now ›

We're here to help

If you're experiencing hardship as a result of the coronavirus (COVID-19) and need help with your bill, there are resources available.

Learn more ›

Beware of scams this holiday

Look out for scammers knocking on your door to sell a product or service. Always ask to see a photo identification badge.

Learn more ›

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

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	[redacted]	[redacted]	[redacted]

[redacted] Charges	259.50
Balance Forward	0.00
Total Amount Due	259.50

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

[redacted]

1 LAKE Please return this portion with payment. ***Thank You.***

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	18-29	12/29/2021	1/19/2022

Last Bill Amount	170.68
Payments	-170.68
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL
Last payment amount/date: 170.68 12/15/2021

Service	Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	11/19/21	12/20/21	31	54830746	1.000	TGAL	56	53	3
							USAGE FOR		2

Service		Consumption	Charge	Total
WA	Base facility chg		49.18	0.00
WA	Usage block 1	3.00	13.50	0.00
	TOTAL WATER			62.68
SE	Base facility chg		76.78	0.00
SE	Consumption	3.00	20.04	0.00
	TOTAL SEWER			96.82
SE	Com. BF Non-Complian	12/20/21	0.00	100.00

Total Current Charges	259.50
Balance Forward	0.00
Total Amount Due	259.50

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2800 PLANTATION BLVD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	18-29	12/29/2021	1/19/2022

Total Current Charges	649.69
Balance Forward	0.00
Total Amount Due	649.69

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

[redacted]

1 LAKE Please return this portion with payment. ***Thank You.***

SERVICE ADDRESS 2800 PLANTATION BLVD

*** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	18-29	12/29/2021	1/19/2022

Last Bill Amount	510.54
Payments	-510.54
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL
Last payment amount/date: 510.54 12/15/2021

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	11/19/21	12/20/21	31	80005382	1.000	TGAL	4566	4495	71
							USAGE FOR		54

Service		Consumption	Charge	Total
WA	Base facility chg		95.94	0.00
WA	Usage block 1	20.00	90.00	0.00
WA	Usage block 2	20.00	135.00	0.00
WA	Usage block 3	20.00	189.60	0.00
WA	Usage block 4	11.00	139.15	0.00
	TOTAL WATER			649.69

Total Current Charges	649.69
Balance Forward	0.00
Total Amount Due	649.69

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

North Port Utilities

941-429-7122
4970 City Hall Blvd
North Port, FL 34286

SERVICE ADDRESS			
2021 PLANTATION BLVD FICT			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	18-29	12/29/2021	1/19/2022

Total Current Charges	1640.83
Balance Forward	0.00
Total Amount Due	1640.83

LAKESIDE PLANTATION COMM DEV
9145 NARCOOSSEE RD STE A206

ORLANDO FL 32827-5768

[redacted]5

1 LAKE Please return this portion with payment. ***Thank You.***

SERVICE ADDRESS 2021 PLANTATION BLVD FICT *** CYCLE BILL - AUTO PA ***

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
[redacted]	18-29	12/29/2021	1/19/2022

Last Bill Amount	445.10
Payments	-445.10
Adjustments	0.00
Balance Forward	0.00

Rate Class: COMMERCIAL
Last payment amount/date: 445.10 12/15/2021

	Service Period		Days	Meter Number	Mult	Units	Current	Previous	Usage
WA	11/19/21	12/20/21	31	36607560	1.000	TGAL	1091	1008	83
							USAGE FOR		3

Service		Consumption	Charge	Total
WA	Base facility chg		21.11	0.00
WA	Usage block 1	4.00	18.00	0.00
WA	Usage block 2	4.00	27.00	0.00
WA	Usage block 3	4.00	37.92	0.00
WA	Usage block 4	4.00	50.60	0.00
WA	Usage block 5	4.00	64.92	0.00
WA	Usage block 6	63.00	1421.28	0.00
	TOTAL WATER			1640.83

Total Current Charges	1640.83
Balance Forward	0.00
Total Amount Due	1640.83

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

www.CityofNorthPort.com/WaterUsage.

TECO. PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

peoplesgas.com

Statement Date: 12/20/2021
Account: 211014212750

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

Current month's charges:	$16.07
Total amount due:	$16.07
Payment Due By:	01/10/2022

Your Account Summary

Previous Amount Due	$16.07
Payment(s) Received Since Last Statement	-$16.07
Current Month's Charges	**$16.07**
Total Amount Due	**$16.07**

DO NOT PAY. Your account will be drafted on 01/10/2022

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.

TECO. PEOPLES GAS
AN EMERA COMPANY

WAYS TO PAY YOUR BILL

mail phone online pay agent

See reverse side for more information

Account: [redacted]

Current month's charges:	$16.07
Total amount due:	$16.07
Payment Due By:	01/10/2022

Amount Enclosed $_____

603235592017 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 01/10/2022

LAKESIDE PLANTATION COMMUNITY DEV
C/O STE A206
9145 NARCOOSSEE RD, STE 206
ORLANDO, FL 32827-5768

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

TECO. PEOPLES GAS
AN EMERA COMPANY

ACCOUNT INVOICE

Account: [redacted]
Statement Date: 12/20/2021
Current month's charges due 01/10/2022

Details of Current Month's Charges – Service from - 11/16/2021 to 12/16/2021

Service for: 2200 PLANTATION BLVD, NORTH PORT, FL 34289-9472

Rate Schedule: Residential Service RS-1

Meter Location: *pool*

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Measured Volume	x	BTU	x	Conversion	=	Total Used	Billing Period
RHE73410	12/16/2021	405		405		0 CCF		1.043		1.0000		0.0 Therms	31 Days

Customer Charge	$15.10	
Natural Gas Service Cost	**$15.10**	
Franchise Fee	$0.97	
Total Natural Gas Cost, Local Fees and Taxes		**$16.07**
Total Current Month's Charges		**$16.07**

Peoples Gas Usage History

Therms Per Day (Average)

DEC 2021	0.0
NOV	0.0
OCT	0.0
SEP	0.0
AUG	0.0
JUL	0.0
JUN	0.0
MAY	0.0
APR	0.0
MAR	0.0
FEB	0.0
JAN	0.0
DEC 2020	0.0

Important Messages

We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.

COMCAST BUSINESS

Account Number	Billing Date	Services From	Page
[redacted]	Dec 21, 2021	Dec 25, 2021 to Jan 24, 2022	1 of 4

Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$315.52
EFT Payment - thank you	Dec 13	-$315.52
Balance forward		**$0.00**
Regular monthly charges	Page 3	$293.15
Taxes, fees and other charges	Page 3	$28.49
New charges		**$321.64**
Amount due		**$321.64**

Thanks for paying by Automatic Payment

Your electronic payment of $321.64 will be applied on Jan 12, 2022.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST BUSINESS
141 NW 16TH ST
POMPANO BEACH FL 33060-5250

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

Account number	[redacted]
Automatic payment	Jan 12, 2022
Please pay	**$321.64**

Electronic payment will be applied Jan 12, 2022

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

[redacted]

Regular monthly charges $293.15

Comcast Business		**$214.95**
Packaged services		**$364.90**
Mobility Voice Line Business Voice. Qty 2 @ $25.00 each	$50.00	
Data,securityedge,voice Package Includes: Business Internet 200 With Mobility Voice and Securityedge.	$314.90	
Discounts		**-$194.90**
Promotional Discount	-$194.90	
Comcast Business services		**$44.95**
TV Select Business Video.	$39.95	
Voice Mail Service	$5.00	

Equipment & services		**$49.80**
Equipment Fee Voice.	$19.95	
TV Box + Remote	$9.95	
Service To Additional TV With TV Box and Remote. Qty 2 @ $9.95 each	$19.90	

Service fees		**$28.40**
Directory Listing Management Fee	$3.00	
Voice Network Investment	$3.00	
Broadcast TV Fee	$22.40	

Taxes, fees and other charges $28.49

Other charges		**$3.23**
Federal Universal Service Fund	$1.33	
Regulatory Cost Recovery	$1.90	

Taxes & government fees		**$25.26**
Sales Tax	$2.48	
State Communications Services Tax	$11.68	
Local Communications Services Tax	$9.90	
911 Fees	$1.20	

What's included?

Internet: Fast, reliable internet on our Gig-speed network

TV: Keep your employees informed and customers entertained

Voice Numbers: (941)423-5500, (941)423-5501, (941)888-2074

Visit **business.comcast.com/myaccount** for more details

You've saved $194.90 this month with your promotional discount.

Additional information

State of Florida
Department of Revenue

DOR Home | e-Services Home | Print Page | Contacts | Logout
Sales Tax - Click for Help NODE: 4

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: 68-8015405857-5

Confirmation Number: [redacted]

DR-15

Certificate Number	Collection Period	Confirm Date and Time
68-8015405857-5	12/2021	01/19/2022 3:13:03 PM ET

Location Address

2200 PLANTATION BLVD
NORTH PORT, FL 34289-9472

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

Contact Information	
Name	Hannah Henry
Phone	(813) 344 - 4844
Email	hhenry@gms-tampa.com

Debit Date:	1/20/2022
Amount for Check:	$84.75
Bank Routing Number:	263191387
Bank Account Number:	1100002235372
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	LAKESIDE PLANTATION COMMUNITY DEVELOPMEN

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	**Hannah Henru**
Phone Number:	**813-344-4844**
EMail Address:	**hhenry@gms-tampa.com**

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$ 1130.00	$ 0.00	$ 1130.00	$ 84.75
B. Taxable Purchases			$ 0.00	$ 0.00
C. Commercial Rentals	$ 0.00	$ 0.00	$ 0.00	$ 0.00
C(a). Less Sales Tax Scholarship Credits				$ 0.00
D. Transient Rentals	$ 0.00	$ 0.00	$ 0.00	$ 0.00
E. Food & Beverage Vending	$ 0.00	$ 0.00	$ 0.00	$ 0.00

5. Total Amount of Tax Due	$ 84.75
6. Less Lawful Deductions	$ 0.00
7. Net Tax Due	$ 84.75
8. Less Est Tax Pd/DOR Cr Memo	$ 0.00
9. Plus Est. Tax Due Current Month	$ 0.00
10. Amount Due	$ 84.75
11. Less Collection Allowance	$ 0.00
12. Plus Penalty	$ 0.00
13. Plus Interest	$ 0.00
14. Amount Due with Return	$ 84.75

You have chosen not to donate your collection allowance to education.

Payment you have authorized 84.75

15(a). Exempt Amount of Items Over $5000 (included in Column 3)	15(a). $	0.00
15(b). Other Taxable Amounts **NOT** Subject to Surtax (included in Column 3)	15(b). $	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). $	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). $	16.95
16. Hope Scholarship Credits (included in Line 6)	16. $	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. $	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. $	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. $	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. $	0.00
21(a). Scholarship Funding Tax Credit	21(a). $	0.00
21(b). Film and Entertainment Industry Credit	21(b). $	0.00

21(c). Economic Energy Zone Credit	21(c). $	0.00
21(d). Strong Families Tax Credit	21(d). $	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). $	0.00
21. Other Authorized Credits	21. $	0.00

SECTION C

Lakeside Plantation

Community Development District

Unaudited Financial Reporting
January 31, 2022

TABLE OF CONTENTS

Lakeside Plantation
Community Development District
Combined Balance Sheet
January 31, 2022

	Governmental Fund Types			
	General	Capital Reserve	Debt Service	Totals (memorandum only)
Assets				
Cash:				
Operating Account	$149,385	$144,873	----	$294,258
Debit Card Account	$3,156	----	----	$3,156
Money Market Account	$308,124	----	----	$308,124
Petty Cash	$3	----	----	$3
Investments:				
Reserve	----	----	$76,561	$76,561
Revenue	----	----	$146,906	$146,906
Prepayment	----	----	$0	$0
SBA	$508	$359,391	----	$359,898
Due from General Fund	----	----	$4,489	$4,489
Due from Capital Reserve	$2,626	----	----	$2,626
Deposits	$517	----	----	$517
Total Assets	**$464,319**	**$504,264**	**$227,957**	**$1,196,539**
Liabilities				
Accounts Payable	$0	----	----	$0
Accrued Expenses	$160	----	----	$160
Due to Debt Service	$4,489	----	----	$4,489
Due to General Fund	----	$2,626	----	$2,626
Fund Equity				
Net Assets	----	----	----	$0
Fund Balances				
Unassigned	$459,152	----	----	$459,152
Assigned for Capital Reserve Fund	----	$501,637	----	$501,637
Nonspendable- Deposits	$517	----	----	$517
Restricted for Capital Projects	----	----	----	$0
Restricted for Debt Service	----	----	$227,957	$227,957
Total Liabilities, Fund Equity, Other	**$464,319**	**$504,264**	**$227,957**	**$1,196,539**

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2022

	Adopted Budget	Prorated Budget 1/31/22	Actual 1/31/22	Variance
Revenues				
Operations and Maintenance Assessments- Tax Roll	$751,261	$622,087	$622,087	$0
Tennis Club	$20,000	$6,667	$11,132	$4,465
Activities	$10,000	$3,333	$2,765	($568)
Clubhouse Rentals	$5,000	$1,667	$0	($1,667)
Miscellaneous	$1,500	$500	$259	($241)
Interest Earnings	$50	$17	$6	($10)
Total Revenues	**$787,811**	**$634,270**	**$636,249**	**$1,979**
Administrative Expenditures				
Supervisor Fees	$11,000	$3,667	$4,000	($333)
District Manager	$39,393	$13,131	$13,131	$0
District Counsel	$25,750	$8,583	$5,045	$3,538
District Engineer	$14,000	$4,667	$1,426	$3,240
Disclosure Report	$1,000	$333	$333	$0
Trustee Fees	$4,771	$3,180	$3,180	$0
Audit Fees	$3,350	$1,117	$0	$1,117
Postage, Phone, Faxes, Copies	$1,500	$500	$401	$99
General Liability Insurance	$6,689	$6,689	$6,294	$395
Legal Advertising	$2,000	$667	$118	$548
Dues, Licenses & Fees	$175	$175	$175	$0
Other Current Charges	$1,900	$633	$966	($332)
Property Insurance	$10,849	$10,849	$10,207	$642
Information Technology	$1,250	$417	$417	($0)
Website Administration	$800	$267	$267	($0)
Total Administrative	**$124,427**	**$54,874**	**$45,960**	**$8,914**
Field Expenditures				
Personnel Services (Management Contract)	$196,544	$65,515	$75,881	($10,366)
Road & Sidewalk Repairs & Maintenance	$2,500	$833	$0	$833
Common Area Renewal & Maintenance	$5,000	$1,667	$0	$1,667
Street Light/Decorative Light	$5,000	$1,667	$0	$1,667
Landscape Maintenance - Contract	$114,500	$38,167	$30,620	$7,547
Landscape Maintenance - Other	$5,000	$1,667	$0	$1,667
Mulch	$10,740	$10,740	$9,200	$1,540
Irrigation Maintenance	$4,500	$1,500	$1,905	($405)
Lake Maintenance	$15,000	$5,000	$3,864	$1,136
Electric Utility Services - Entrance Feature	$9,000	$3,000	$1,824	$1,176
Water Utility Services - Entrance Feature	$1,600	$533	$2,086	($1,553)
Repairs & Maintenance - Entrance Feature	$3,000	$1,000	$0	$1,000
Miscellaneous Tools & Equipment	$1,000	$333	$0	$333
Total Field	**$373,384**	**$131,621**	**$125,379**	**$6,242**

Lakeside Plantation
Community Development District
General Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2022

	Adopted Budget	Prorated Budget 1/31/22	Actual 1/31/22	Variance
Clubhouse				
Activities	$20,000	$6,667	$11,182	($4,515)
License/Fees	$1,200	$400	$643	($243)
General Supplies	$10,000	$3,333	$736	$2,597
Maintenance	$14,000	$4,667	$598	$4,068
Office Supplies	$3,500	$1,167	$1,367	($200)
Public Communication	$1,500	$500	$0	$500
Pest Control	$600	$200	$0	$200
Security	$1,500	$500	$571	($71)
Security Patrol	$25,000	$8,333	$0	$8,333
AED	$500	$167	$208	($41)
Telephone & Internet Services	$5,500	$1,833	$1,268	$566
Janitorial Supplies	$3,250	$1,083	$592	$491
Electric Utility Services - Clubhouse	$14,000	$4,667	$4,070	$597
Gas Utility	$250	$83	$64	$19
Garbage Collection	$2,100	$700	$672	$28
Water Utility Services - Clubhouse	$4,400	$1,467	$1,282	$184
Electric Utility Services - Pool	$16,000	$5,333	$4,760	$573
Pool Cleaning	$10,200	$3,400	$3,507	($107)
Pool Maintenance - Other	$10,000	$3,333	$0	$3,333
Tennis Courts - Maintenance	$5,000	$1,667	$0	$1,667
Water Utility Services -Pool	$6,000	$2,000	$2,024	($24)
Total Clubhouse	**$154,500**	**$51,500**	**$33,543**	**$17,957**
Total Revenues	**$787,811**	**$634,270**	**$636,249**	**$1,979**
Total Expenditures	**$652,311**	**$237,996**	**$204,882**	**$33,114**
Operating Income (Loss)	**$135,500**	**$396,274**	**$431,367**	**$35,092**
Other Sources/(Uses)				
Interfund Transfer Out- Capital Reserve	($135,500)	($135,500)	($135,500)	**$0**
Total Other Sources/(Uses)	**($135,500)**	**($135,500)**	**($135,500)**	**$0**
Excess Revenue/(Expenditures)	**($0)**		**$295,867**	
Beginning Fund Balance	**$0**		**$163,803**	
Ending Fund Balance	**($0)**		**$459,670**	

Lakeside Plantation

Community Development District

Capital Reserve Fund
Statement of Revenues & Expenditures
For Period Ending January 31, 2022

	Adopted Budget	Prorated Budget 1/31/22	Actual 1/31/22	Variance
Revenues				
Transfer In - General Fund	$135,500	$135,500	$135,500	$0
Interest Income	$0	$0	$29	$29
Total Revenues	**$135,500**	**$135,500**	**$135,529**	**$29**
Expenditures				
Property Site Elements	$3,878	$3,878	$4,570	($692)
Total Expenditures	**$3,878**	**$3,878**	**$4,570**	**($692)**
Excess Revenues/(Expenditures)	**$131,622**		**$130,958**	
Beginning Fund Balance	**$0**		**$370,679**	
Ending Fund Balance	**$131,622**		**$501,637**	

Lakeside Plantation

Community Development District

Debt Service Fund Series 1999
Statement of Revenues & Expenditures
For Period Ending January 31, 2022

	Adopted Budget	Prorated Budget 1/31/22	Actual 1/31/22	Variance
Revenues				
Special Assessments- Tax Roll	$175,905	$144,263	$144,263	$0
Special Assessments- Off Roll	$8,842	$8,842	$8,842	$0
Interest Income	$0	$0	$2	$2
Total Revenues	**$184,748**	**$153,105**	**$153,108**	**$2**
Expenditures				
Series 1999				
Interest-11/1	$45,175	$45,175	$45,175	$0
Principal-5/1	$95,000	$0	$0	$0
Interest-5/1	$45,175	$0	$0	$0
Total Expenditures	**$185,350**	**$45,175**	**$45,175**	**$0**
Excess Revenues/(Expenditures)	**($602)**		**$107,933**	
Beginning Fund Balance	**$49,212**		**$120,024**	
Ending Fund Balance	**$48,609**		**$227,957**	

Due from General Fund	$	4,489
Reserve	$	76,561
Revenue	$	146,906
Prepayment	$	0
Total	**$**	**227,957**

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Revenues													
Operations and Maintenance Assessments- Tax Roll	$0	$237,688	$365,041	$19,358	$0	$0	$0	$0	$0	$0	$0	$0	$622,087
Tennis Club	$4,890	$3,540	$1,130	$1,572	$0	$0	$0	$0	$0	$0	$0	$0	$11,132
Activities	$541	$1,427	$697	$100	$0	$0	$0	$0	$0	$0	$0	$0	$2,765
Clubhouse Rentals	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous	$210	$0	$49	$0	$0	$0	$0	$0	$0	$0	$0	$0	$259
Interest Earnings	$1	$0	$3	$2	$0	$0	$0	$0	$0	$0	$0	$0	$6
Total Revenues	$5,642	$242,656	$366,919	$21,032	$0	$0	$0	$0	$0	$0	$0	$0	$636,249
Administrative Expenditures													
Supervisor Fees	$1,000	$2,000	$0	$1,000	$0	$0	$0	$0	$0	$0	$0	$0	$4,000
District Manager	$3,283	$3,283	$3,283	$3,283	$0	$0	$0	$0	$0	$0	$0	$0	$13,131
District Counsel	$4,065	$980	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,045
District Engineer	$0	$446	$910	$70	$0	$0	$0	$0	$0	$0	$0	$0	$1,426
Disclosure Report	$83	$83	$83	$83	$0	$0	$0	$0	$0	$0	$0	$0	$333
Trustee Fees	$3,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,180
Audit Fees	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Postage, Phone, Faxes, Copies	$89	$73	$140	$99	$0	$0	$0	$0	$0	$0	$0	$0	$401
General Liability Insurance	$6,294	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$6,294
Legal Advertising	$37	$37	$0	$44	$0	$0	$0	$0	$0	$0	$0	$0	$118
Dues, Licenses & Fees	$175	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$175
Other Current Charges	$51	$44	$428	$443	$0	$0	$0	$0	$0	$0	$0	$0	$966
Property Insurance	$10,207	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,207
Information Technology	$104	$104	$104	$104	$0	$0	$0	$0	$0	$0	$0	$0	$417
Website Administration	$67	$67	$67	$67	$0	$0	$0	$0	$0	$0	$0	$0	$267
Total Administrative	$28,635	$7,117	$5,015	$5,193	$0	$0	$0	$0	$0	$0	$0	$0	$45,960
Field Expenditures													
Personnel Services (Management Contract)	$12,394	$18,294	$22,596	$22,596	$0	$0	$0	$0	$0	$0	$0	$0	$75,881
Road & Sidewalk Repairs & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Common Area Renewal & Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Street Light/Decorative Light	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscape Maintenance - Contract	$7,655	$7,655	$7,655	$7,655	$0	$0	$0	$0	$0	$0	$0	$0	$30,620
Landscape Maintenance - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mulch	$0	$9,200	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,200
Irrigation Maintenance	$1,806	$0	$99	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,905
Lake Maintenance	$966	$966	$966	$966	$0	$0	$0	$0	$0	$0	$0	$0	$3,864
Electric Utility Services - Entrance Feature	$342	$481	$499	$502	$0	$0	$0	$0	$0	$0	$0	$0	$1,824
Water Utility Services - Entrance Feature	$0	$0	$445	$1,641	$0	$0	$0	$0	$0	$0	$0	$0	$2,086
Repairs & Maintenance - Entrance Feature	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Miscellaneous Tools & Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total Field	$23,163	$36,597	$32,260	$33,360	$0	$0	$0	$0	$0	$0	$0	$0	$125,379

Lakeside Plantation CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
Clubhouse													
Activities	$2,371	$1,775	$4,290	$2,746	$0	$0	$0	$0	$0	$0	$0	$0	$11,182
License/Fees	$643	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$643
General Supplies	$158	$431	$51	$96	$0	$0	$0	$0	$0	$0	$0	$0	$736
Maintenance	$274	$0	$0	$324	$0	$0	$0	$0	$0	$0	$0	$0	$598
Office Supplies	$170	$0	$922	$274	$0	$0	$0	$0	$0	$0	$0	$0	$1,367
Public Communication	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Pest Control	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security	$0	$227	$344	$0	$0	$0	$0	$0	$0	$0	$0	$0	$571
Security Patrol	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
AED	$0	$0	$0	$208	$0	$0	$0	$0	$0	$0	$0	$0	$208
Telephone & Internet Services	$316	$316	$316	$321	$0	$0	$0	$0	$0	$0	$0	$0	$1,268
Janitorial Supplies	$220	$94	$98	$180	$0	$0	$0	$0	$0	$0	$0	$0	$592
Electric Utility Services - Clubhouse	$1,013	$1,146	$1,039	$872	$0	$0	$0	$0	$0	$0	$0	$0	$4,070
Gas Utility	$16	$16	$16	$16	$0	$0	$0	$0	$0	$0	$0	$0	$64
Garbage Collection	$175	$168	$168	$160	$0	$0	$0	$0	$0	$0	$0	$0	$672
Water Utility Services - Clubhouse	$177	$675	$171	$260	$0	$0	$0	$0	$0	$0	$0	$0	$1,282
Electric Utility Services - Pool	$604	$1,245	$1,437	$1,475	$0	$0	$0	$0	$0	$0	$0	$0	$4,760
Pool Cleaning	$957	$850	$850	$850	$0	$0	$0	$0	$0	$0	$0	$0	$3,507
Pool Maintenance - Other	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Tennis Courts - Maintenance	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Water Utility Services -Pool	$391	$473	$511	$650	$0	$0	$0	$0	$0	$0	$0	$0	$2,024
Total Clubhouse	$7,484	$7,415	$10,212	$8,431	$0	$0	$0	$0	$0	$0	$0	$0	$33,543
Total Revenues	$5,642	$242,656	$366,919	$21,032	$0	$0	$0	$0	$0	$0	$0	$0	$636,249
Total Expenditures	$59,283	$51,129	$47,487	$46,984	$0	$0	$0	$0	$0	$0	$0	$0	$204,882
Operating Income/(Loss)	($53,641)	$191,527	$319,432	($25,952)	$0	$0	$0	$0	$0	$0	$0	$0	$431,367
Other Sources/(Uses)													
Interfund Transfer Out- Capital Reserve	$0	$0	($135,500)	$0	$0	$0	$0	$0	$0	$0	$0	$0	($135,500)
Total Other Sources/(Uses)	$0	$0	($135,500)	$0	$0	$0	$0	$0	$0	$0	$0	$0	($135,500)
Excess Revenue/(Expenditures)	**($53,641)**	**$191,527**	**$183,932**	**($25,952)**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$295,867**

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	$ 189,896
RESERVE FUND BALANCE	$ 76,561
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)
Current Bonds Outstanding	**$ 1,300,000**

LAKESIDE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2022

Gross Assessment	$ 799,140.65	$ 185,322.67	$ 984,463.32
Net Assessment	$ 751,192.21	$ 174,203.31	$ 925,395.52

		TOTAL ASSESSMENT LEVY					ASSESSED THROUGH COUNTY		
							81.18%	18.82%	100.00%
DATE	DESCRIPTION	GROSS AMT	COMMISSIONS	DISC/PENALTY	INTEREST	NET RECEIPTS	O&M Portion	S1999 DSF Portion	Total
11/23/21	P/E 11/09/21	$87,519.29	$1,312.79	$0.00	$0.00	$86,206.50	$69,978.35	$16,228.15	$86,206.50
11/30/21	P/E 11/18/21	$209,748.53	$3,146.23	$0.00	$0.00	$206,602.30	$167,709.95	$38,892.35	$206,602.30
12/22/21	P/E 11/30/21	$433,577.11	$6,503.66	$0.00	$0.00	$427,073.45	$346,677.98	$80,395.47	$427,073.45
12/30/21	P/E 12/03/21	$22,965.64	$344.48	$0.00	$0.00	$22,621.16	$18,362.79	$4,258.37	$22,621.16
01/31/22	P/E 12/31/21	$24,209.84	$363.15	$0.00	$0.00	$23,846.69	$19,357.61	$4,489.08	$23,846.69
	TOTAL	$778,020.41	$11,670.31	$0.00	$0.00	$766,350.10	$622,086.68	$144,263.42	$766,350.10

83%	Net Percent Collected

IMAGINE SCHOOL AT NORTH POINT INC

Net Assessments $8,842.03

DATE RECEIVED	DUE DATE	CHECK NO.	NET ASSESSED	AMOUNT RECEIVED	DEBT SERVICE FUND 1999A
10/21/21	11/1/21	5809	$4,421.02	$4,421.02	$4,421.02
10/21/21	2/1/22	5809	$2,210.51	$2,210.51	$2,210.51
10/21/21	5/1/22	5809	$2,210.50	$2,210.50	$2,210.50
Total			$8,842.03	$8,842.03	$8,842.03

SECTION IX

SECTION B

SECTION 1

Lakeside Plantation CDD
Action Item List
February 2022

Meeting Assigned	Action Item	Assigned To	Date Due	Status	Comments
12/16/20	Drainage Behind Tennis Courts	DE		**In Process**	DE to provide direction to amenity management staff on minor corrections and maintenance for drainage from Court 4. DE reevaluating drainage from the electrical panel and will make recommendation.
5/19/21	Determine Feasibility of Fountains and/or Aerators on Certain Ponds	DE		**On Hold**	Project put on hold due to budget constraint.
6/16/21	Provide proposal for Access Control System and Security Cameras	AM		**In Process**	A closed security session will be on the agenda 02.16.2022.
8/18/21	Traffic Calming - Speed Humps, Speed Bumps, Speed Tables on Scarlett	DE/DM		**In Process**	Preliminary information on locations for speed humps/bumps/tables presented to BOS 11.17.2021. District Management has reached out to City of North Port Police Department regarding traffic enforcement and traffic calming.
	Pool Equipment Area Drainage	DE		**In Process**	DE recommends installing yard drain.
1/19/22	Nuisance Vegetation in Natural Areas	DE		**In Process**	DE to present scope considerations for BOS feedback 02.16.2022.
1/19/22	Consideration of Tax Certificate Purchase	DM/DC		**In Process**	01.19.2022 BOS approved staff investigation into feasibility of purchase of unsold tax certificates on Lot #3 and Lot #6 - Lakeside Marketplace.

SECTION C

MONTHLY SUMMARY REPORT

January 2022

Submitted by:

Margie Gerstmann, Lifestyle and Facility Director

Alex Murphy, Operations Director

Lakeside Plantation CDD

WTS INTERNATIONAL

FACILITY MAINTENANCE & OPERATIONS

ITEM	STATUS	CONCLUSION
Bocce court benches are damaged and deteriorating.	COMPLETE	Delivery expected approximately February 14, 2022
Area between tennis foot wash station and drain is washed out	COMPLETE	Water routed to drain with tubing, replaced sod. We are looking into a different option.
Pool signage needs to be updated and condensed.	IN PROGRESS	Signs have been ordered
Fountain preventative maintenance service needed	IN PROGRESS	Received two quotes, working on third to present at March meeting.
Back of clubhouse speaker not working.	IN PROGRESS	Two were replaced, looking for a 3rd as they come in pairs.
Fountain spotlights are out.	COMPLETE	
Fire Panel needs to be replaced.	IN PROGRESS	Waiting for scheduling.
Section of lights on boulevard staying on all day	COMPLETE	
Need HVAC preventative maintenance agreement	IN PROGRESS	Have obtained 3 options for board to review.
Treadmill needs new track, elliptical needs repair.	PENDING	Seeking quotes for replacement of cardio equipment.
Finalize access control/camera security system proposals	IN PROGRESS	Security discussion at February meeting.
Ongoing sidewalk repairs needed throughout community	IN PROGRESS	Will be completed toward the end of February
The lake filter hose in on a pad and on the bottom of the lake and bringing in muck, hard on the heaters. It will be replaced with a floating dock and will no longer pull the from the bottom and easier on all heaters.	COMPLETE	
Pickleball Court has multiple cracks.	IN PROGESS	Received two quotes, waiting on a third.
EGIS Insurance conducted inspection in October and identified several areas of improvement	COMPLETE	All recommendations have been met.

LANDSCAPING

ITEM	STATUS	CONCLUSION
Bird of Paradise Palm in walkway	IN PROGESS	Spoke to Joe with Blooming's, he will schedule them to be cut.
Dead palm in parking lot needs to be removed and replaced	IN PROGRESS	Joshua Tree has been selected. Will be removed the week of February 14, 2022
Lost some annuals in the recent freeze.	IN PROGRESS	The majority will come back, dead ones will be removed. Spring annuals may be installed earlier.

PROGRAMMING

We kicked off our efforts at Lakeside Plantation with many great holiday programs and social events at the clubhouse. Below is a list of the December program offerings along with participation numbers.

PROGRAM	DATE	ATTENDANCE
Coffee & Donuts	1/04/2022	28
80's Pizza night	01/14/2022	Canceled due to low registration
Bingo	1/18/2022	69
Wine & Cheese	01/26/2022	52
Sock hop	01/29/2022	Postponed

STAFFING

Proposed Office and Clubhouse Hours effective February 28th:

Monday through Thursday 9am-8pm
Friday & Saturday 9am-7pm
Sunday 10am-4pm

FORECAST

DESCRIPTION OF UPCOMING PROGRAM OR EVENT	DATE(S)
Bingo Night	2/08/2022
Pizza Night	02/11/2022
Valentines Day Dance	02/15/2022
Food Truck – Graces Taste of Poland	02/18/2022
Wine & Cheese	02/23/2022

CURRENT ADMIN ACTION ITEMS	WHO WILL DO THIS?	DUE DATE
Revamp New resident orientation	Alex/Margie	To be completed with completion of access control system
Team review of Amenity Policy to submit comprehensive recommendations	Alex/ Margie/Courtney	March OR April meeting
Begin bi-weekly Amenity Manager eblasts to community	Margie	Effective immediately
Creation of Emergency Action Plan	Margie/Alex	End of April –before hurricane season
Actively recruiting for tennis instructor	Margie/Alex	Cliff Vines has been hired and will begin once his onboard paperwork is complete
Tennis membership exposure and promotion within local surrounding communities.	Margie	End of February-WTS marketing is creating a flyer