

*Lakeside Plantation  
Community Development District*

*Agenda*

*March 16, 2022*

# AGENDA

# *Lakeside Plantation*

## *Community Development District*

---

219 East Livingston Street, Orlando, FL 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 9, 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, March 16, 2022 at 5:15 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, Florida. PLEASE NOTE THE TIME OF THE MEETING.** Following is the advance agenda for the meeting:

- I. Roll Call
- II. Pledge of Allegiance
- III. Closed Session - *Confidential*
- IV. 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*)
- V. Unfinished Business
  - A. Consideration of Tax Certificate Purchase and Funding
- VI. District Engineer's Report
  - A. Consideration of Proposal for Drainage Remediation at Tennis Area
  - B. Consideration of Proposal for Drainage Remediation at Pool Equipment Area
- VII. New Business Items
  - A. Presentation of Traffic Summary from North Port Police Department
  - B. Consideration of Resolution 2022-02 Classifying Surplus Tangible Property
  - C. Consideration of Proposals for Fountain Maintenance
  - D. Consideration of Community Club Application – Painting Fun
- VIII. Business Administration
  - A. Approval of Minutes of February 16, 2022 Meeting
  - B. Approval of Check Register
  - C. Balance Sheet and Income Statement
- IX. General Audience Comments
- X. Staff Reports
  - A. District Counsel
  - B. District Manager
    - i. Action Items List
  - C. Amenities Manager – Monthly Report
- XI. Other Business
- XII. Supervisors' Requests
- 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 5:15 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,

A handwritten signature in cursive script that reads "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 VI

# SECTION A

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

## Estimate

### ADDRESS

Lakeside Plantation  
2800 Plantation Blvd  
North Port, FL 33948

ESTIMATE # 1385

DATE 03/09/2022

---

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Sales</b>	Remove the sod in the areas near the Tennis Courts. Re-sod to match existing grass. Includes Labor and Materials	1	3,300.00	3,300.00

---

Exterior - Sod by Tennis Court

TOTAL

**\$3,300.00**

Accepted By

Accepted Date

## SECTION B



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

## Estimate

### ADDRESS

Lakeside Plantation  
2800 Plantation Blvd  
North Port, FL 33948

ESTIMATE # 1225

DATE 03/09/2022

EXPIRATION DATE 04/09/2022

### PAYMENT TERMS

50% down

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Pool and Spa Maintenance</b>	Pool Valve Vault Repair; includes:  *Call in an underground location service for utilities before digging. *Hand-Dig a trench from the lowest part of the valve vault, continue 40' over to the drainage basin *Work around existing electrical *Work around existing landscaping *Work around existing plumbing *Work around existing irrigation *Run 6" Nyoplast Pipe and 12" Nyoplast Drain drill a hole into the existing basin, run the Nyoplast Pipe through the hole, and mount it with hydraulic cement on both sides. *Cut a hole in the fiberglass valve vault to allow water to flow into the lowest point. *Re-Mulch and Re-Sod as necessary	1	13,900.00	13,900.00
					0.00
	<b>Expiration Date</b>	All Estimates are good for 30 Days from the date they are sent. After 30 Days the estimate will need to be re-quoted.	1	0.00	0.00
	<b>Escalation Clause</b>	We reserve the right to increase the cost of materials if the material costs escalate between the time of estimate and the time of material acquisition.	1	0.00	0.00
	<b>Deposit on Invoice</b>	a 50% Deposit on the Invoice is required to initiate a contract. The escalation clause remains in effect until the deposit is received.  **Price increases from the original estimate are a direct result of the change in materials as required by the CDD Engineer	1	0.00	0.00

Exterior - Pool Drain Box

TOTAL

**\$13,900.00**

Accepted By

Accepted Date

## SECTION VII

# SECTION A

### Traffic Survey Summary

Location: 1811 Scarlett Ave  
 Start Date: 2/24/2022  
 End Date: 3/1/2022

Zone: Residential  
 Start Time: 16:38:12  
 End Time: 09:15:06  
 Travel Direction: W

Speed	1 - 19	20 - 21	22 - 23	24 - 25	26 - 27	28 - 29	30 - 31	32 - 33	34 - 35	36 - 37	38 - 39	40 - 999
Volume	446	199	154	118	81	24	11	4	1	0	0	22
% of Total	42.07%	18.77%	14.52%	11.13%	7.64%	2.26%	1.03%	0.37%	0.09%	0%	0%	2.07%
									Total Vehicles: 1060			

## SECTION B

# Comparison List

Fountain Service Contract	Cascade Fountains	Fountain Services by Willie
Cost per month	\$1,020	\$450
Visits	weekly	bi-weekly
Labor Charges outside of PM agreement	\$125.00 first half hour and then \$95.00 each additional hour, plus parts	\$175.00 service charge which includes first hour \$100 each additional hour, plus parts
Preventative Services included	<p>Check Filters/Intakes/strainers</p> <p>Clean and check jets</p> <p>Check lights</p> <p>Check electrical</p> <p>Remove debris</p> <p>Add chemicals as necessary</p> <p>Check pump and motor</p> <p>Muriatic acid will be used to soften well water at no additional charge</p>	<p>Clean out filters</p> <p>Brush inside of fountain</p> <p>Check Filters/Intakes/strainers</p> <p>Clean and check jets</p> <p>Check lights</p> <p>Check electrical</p> <p>Remove debris</p> <p>Add chemicals as necessary</p> <p>Check pump and motor</p> <p>Muriatic acid will be used to soften well water at no additional charge</p>
Clean out required prior to start of PM agreement cost	\$900	\$2,200.00
Clean out description	Clean and replace filter cartridge in each fountain	<p>Fountains drained and deep cleaned</p> <p>Pressure wash fountains inside and outside</p> <p>Flush all lines</p> <p>Clean filters and replace filter cartridge if needed.</p> <p>Check all equipment</p>

**CASCADE FOUNTAINS DIV.  
FOUNTAIN DESIGN GROUP, INC.**

**7628 N.W 6th AVENUE BOCA RATON, FL. 33487**  
**SERVICE CENTERS : ORLANDO AND TAMPA**  
**PHONE: (800) 446-1537 FAX (561) 994-3944**

**PROPOSAL # 6163**

**Date: January. 13, 2022**

**To: Lakeside Plantation  
2200 Plantation Blvd.  
North Port, Fl. 32489**

**Attn: Kristen Franke  
Phone: 941-423-5500**

**Fax:**

**Email: manager@lakesideplantationcdd.com**

**Ship To: Lakeside Plantation  
2200 Plantation Blvd.  
North Port, Fl. 32489**

**FOUNTAIN MAINTENANCE PROPOSAL**

**Scope of Work:**

Fountain Design Group will perform the following Weekly cleaning of the Front Entrance architectural fountain per the address listed above, per the check list below:

- 1) Check Filters / Intakes / Strainers
- 2) Clean and check jets and lights
- 3) Check electrical
- 4) Remove debris
- 5) Add chemicals \* as necessary
- 6) Check pump and motor
- 7) Muriatic acid will be used to soften well water at no additional charge.

This is a cleaning contract and any other services required besides those listed above will be billed separately, upon completion after receiving the appropriate approval. If additional service is required, out standard labor rate of \$125.00 for the first half-hour and \$95.00 each hour thereafter, plus parts.

\*Either party may cancel this agreement with a 30-Day Notice.

**Cost: \$1,020.00 per Monthly Billing**

**Respectfully Submitted,  
FOUNTAIN DESIGN GROUP**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted.  
Fountain Design Group, Inc. is authorized to complete the work as specified.

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date of Acceptance:

**CONDITIONS**

All work is to be completed in a workmanlike manner . Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount





## Cascade Fountains

A Division of Fountain Design Group  
7628 NW 6th Ave, Boca Raton FL, 333487  
(561)994-3939  
[jeannie@cascadefountains.com](mailto:jeannie@cascadefountains.com)

### Repair Quote

Date: 13-Jan-2022 03:19 PM  
Quote #: 650

### LAKE SIDE PLANTATION

2200 PLANTATION BLVD.  
NORTH PORT, 32489  
Florida, United States

**Scope of work:** Our Service Manager was on site and has checked out the two architectural fountains. He has advised that we would need to perform a start-up cleaning and replace the Filter Cartridges in each of the fountains. Once the First Start up cleaning is completed if approved we will begin the weekly cleaning of the fountains.

**Notes:** \*\*\* Filter Cartridge is unknown at this time, when we replace cartridge we will include the cost in the billing for the start up cleaning.

Quantity	Description	Unit Price (\$)	GST Rate (\$)	Sub Total (\$)
1.00	Start Up Architectural Cleaning	900.00	0.00	900.00
Sub Total:				\$ 900.00
Tax Rate Amount:				\$ 0.00
Quote Total (Tax Rate Incl.):				\$ 900.00

Respectfully Submitted by,  
**Fountain Design Group**

Acceptance of Proposal: The above price, specifications, and conditions are satisfactory and are hereby accepted. Fountain Design Group, Inc. is authorized to complete the work as specified.

\_\_\_\_\_  
Signature:

\_\_\_\_\_  
Date of Acceptance

**Conditions:** All work is to be completed in a workmanlike manner. Any alteration from specifications involving extra costs will be executed only upon written approval from the client, and will become an additional charge from the approved proposal amount.

**Fountain Services By Willie**  
2332 50th Street Cir  
Palmetto, FL 34221 US  
9412241646  
Willie@Fountainservicesbywillie.com



## Estimate

### ADDRESS

Courtney Sears  
Lakeside Plantation Cdd  
2800 Plantation Blvd  
North Port, Fl

**ESTIMATE # 1153**

**DATE 01/27/2022**

**EXPIRATION DATE 03/27/2022**

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	<b>Fountain drained and cleaned out</b>	Start service first I need to drain fountains and deep clean them. -pressure wash fountains -outside of the fountains -flush all lines -clean filters -check all equipment  This is from the 2 fountain in the entrance. This is needed to be done before we do the monthly service.	1	2,200.00	2,200.00
	<b>Fountain monthly maintenance</b>	Fountain maintence  Bi weekly service - add chemicals as needed - clean out filters - brush inside of fountain  Monthly charge Bi weekly service. \$450.00 monthly \$5400.00 yearly cost.	1	450.00	450.00
TOTAL					<b>\$2,650.00</b>

Accepted By

Accepted Date

Thank you for your business

**March 8, 2022**

**From Willie Sanchez – Fountain Services by Willie**

We complete check of the fountain and also add chemicals as needed. We will replace the cartilage filter as needed and you will be billed for any parts and filters that we add.

- 1) Check Filters / Intakes / Strainers
- 2) Clean and check jets and lights
- 3) Check electrical
- 4) Remove debris
- 5) Add chemicals \* as necessary
- 6) Check pump and motor
- 7) Muriatic acid will be used to soften well water at no additional charge.

## SECTION C

## RESOLUTION 2022-02

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PLANTATION COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING SURPLUS TANGIBLE PERSONAL PROPERTY; AUTHORIZING DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

**WHEREAS**, the District has purchased and owns certain furniture, equipment, and/or other personal property as listed in more detail in the attached **Exhibit A** (“Surplus Property”); and

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

**WHEREAS**, the District has considered the best interests of the District, the value and condition of the Property, and the probability of the Property being desired by prospective donees or purchasers; and

**WHEREAS**, the District desires to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*, or for value to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3); or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, the District hereby determines that the Property is without commercial value and desires to destroy or abandon it, all in accordance with the provisions of Chapter 274, *Florida Statutes*; and

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

**WHEREAS**, the District has estimated the value of the respective pieces of Property to be less than Five Thousand Dollars (\$5,000); and

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

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

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

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

**SECTION 3. DISPOSITION OF SURPLUS TANGIBLE PERSONAL PROPERTY.** The District hereby directs and authorizes staff to dispose of the Property for value to any person, or for value without bids to the state, to any Governmental Unit, or to any political subdivision as defined in Section 1.01, *Florida Statutes*, or for value to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3); or, if such sale cannot reasonably be accomplished, by donating it either to another Governmental Unit within the District or to a private nonprofit agency as defined in Section 273.01(3), *Florida Statutes*; or, if neither sale nor donation can reasonably be accomplished, by destroying or abandoning it, all in accordance with the provisions of Chapter 274, *Florida Statutes*. Staff may dispose of the respective pieces of Property to different persons, at different times. Although referenced jointly, it is the intent of the District to dispose of the Property separately to the extent it is in the best interest of the District.

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

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

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ATTEST:

**BOARD OF SUPERVISORS OF THE  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT  
DISTRICT**

---

Asst. Secretary/Secretary

---

Chairman, Board of Supervisors

## **Exhibit A**

### **List of the Property**

#### **Clubhouse**

- **2 Life rings (replaced 2/2022)**
- **Pool stick holder**
- **Old curtains from the Billiard room**
- **2 old cork boards**
- **2 glass frames**
- **2 old computer towers**
- **old computer keyboard and monitor**
- **broken step stool**
- **tub of old computer wires and cables**

#### **Shed**

- **2 broken shoe washers**
- **1 broken tennis ball pitch machine**
- **1 beer/soda rolling ice cart**

# SECTION D



## *Lakeside Plantation*

*2200 Plantation Boulevard*

*North Port, Florida 34289*

*(941) 423-5500*

### **DESIGNATION OF COMMUNITY CLUBS**

This memorandum is intended to explain the process for designation of a group of individuals as a Community Club for the purposes of renting the Lakeside Plantation Community Development District (the "District") Amenity Facilities.

#### **What is a Community Club?:**

Community Clubs are able to be established by self-organized Residents, Renters and Non-Resident Members (as defined in the District's Amenity Facilities Policies) in order to allow the members thereof to pursue common interests in hobbies or in recreational, social, service and/or cultural endeavors. Community Clubs may rent the District's Amenity Facilities, without cost, for the purpose of hosting events or functions in which the primary attendance at such event or function will be Residents, Renters and/or Non-Resident Members. All groups are required to be designated as a Community Club by the District prior to renting the Amenity Facilities without cost.

#### **What is the Process for Designation as a Community Club?:**

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District's Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District's Board of Supervisors (the "Board") for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District's Amenity Facilities at no cost, subject to the terms of the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group's designation as a Community Club at any time.

**Note: The District does not endorse or express an opinion relative to any activities conducted or expressed by a Community Club or its members.**

#### **What Rules Apply to Community Clubs?:**

1. All members of Community Clubs must be Residents, Renters or Non-Resident Members. Guests may attend up to two (2) Community Club events per year.
2. Each Community Club must be designated by the Board, and registered with the District's Facility Manager.
3. Upon request by the District, Community Clubs must provide information related to its membership in order to allow the District to confirm that all members are Residents, Renters and/or Non-Resident Members.

*Lakeside Plantation*

*2200 Plantation Boulevard*

*North Port, Florida 34289*

*(941) 423-5500*

**COMMUNITY CLUB APPLICATION FORM**

Community Clubs are able to be established by self-organized Residents, Renters and Non-Resident Members (as defined in the District's Amenity Facilities Policies) within the Lakeside Plantation community in order to allow the members thereof to pursue common interests in hobbies or in recreational, social, service and/or cultural endeavors. All proposed clubs are required to complete the following Application Form in order to be designated as a Community Club by the Lakeside Plantation Community Development District (the "District").

**Process for Designation as a Community Club:**

1. Any Resident, Renter and/or Non-Resident Member that desires to have a group of two (2) or more Residents, Renters or Non-Resident Members with common interests designated as a Community Club may submit an Application Form to the District's Facility Manager, whose office is located in the Clubhouse.
2. The completed Application Form will be provided to the District's Board of Supervisors (the "Board") for consideration at its next regularly-scheduled Board meeting.
3. The Board will review the Application Form for completeness and compliance.
4. After designation as a Community Club by the Board, such club shall register its existence with the Facility Manager, and may thereafter rent the District's Amenity Facilities at no cost, subject to the terms of the District's Amenity Facilities Policies and Facility Reservation and Use Agreement.
5. Note that the District reserves the right to revoke a group's designation as a Community Club at any time.

**I. BASIC INFORMATION**

PROPOSED CLUB NAME Painting Fun

DOES THE PROPOSED CLUB'S MEMBERSHIP CONSIST OF ANYONE WHO IS NOT A RESIDENT, RENTER OR NON-RESIDENT MEMBER? YES \_\_\_\_\_ NO NO

PLEASE TELL US ABOUT YOUR CLUB INTENDS TO USE THE FACILITIES:

A few ladies from the Carriage Homes HOA would like to meet once a week to paint. We will use either watercolor or acrylic paint on note cards or small canvases.

HOW OFTEN IS YOUR CLUB ANTICIPATED TO MEET? once a week

WHEN IS YOUR CLUB ANTICIPATED TO MEET? 10AM to 12 OR 1 to 3  
3 day of week undecided

## SECTION VIII

# SECTION A

MINUTES OF MEETING  
LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District was held on Wednesday, February 16, 2022 at 6:00 p.m. at the Lakeside Plantation Clubhouse, 2800 Plantation Boulevard, North Port, Florida.

Present and constituting a quorum were:

Joe Szewczyk	Chairman
Pina Chichelli	Vice Chair
Alan (Bud) Sabol	Assistant Secretary
Bill Roumy	Assistant Secretary
Bonnie Benjamin	Assistant Secretary

Also present:

Tricia Adams	District Manager
Darrin Mossing <i>(by phone)</i>	GMS
Jordan Lansford <i>(by phone)</i>	GMS
Sarah Sandy <i>(by phone)</i>	District Counsel
Brent Burford <i>(by phone)</i>	District Engineer
Alex Murphey	WTS Operations Manager
Courtney Sears	WTS Resident Services
Residents	

*The following is a summary of the discussions and actions taken at the February 16, 2022 meeting. A copy of the proceedings can be obtained by contacting the District Manager.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 6:02 p.m. and called the roll. All Supervisors were present.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The pledge of allegiance was recited.

**THIRD ORDER OF BUSINESS**

**Audience Comments on Specific Items on the Agenda** *(Speakers will fill out a card*

*and submit it to the District Manager prior to beginning of the meeting)*

Ms. Adams opened the public comment period. Request to Speak Forms were submitted by the following residents:

- Mr. Gary Buehler of 1995 Scarlett Avenue questioned the status of the sidewalk leveling. A woman fell down at 1987 Scarlett Avenue a year-and-a-half ago and the sidewalk has still not been leveled. There was another incident this week. *Ms. Adams stated that this item would be discussed under the Amenity Manager's Report.*
- Ms. Donna Keller of 2395 Savannah Drive reported that twice, no one from the new management company was present to start water aerobics. On New Year's Eve, 14 women were in the pool waiting for someone to show up and the same thing happened yesterday. If no one was going to be present, participants wanted to know.
- Ms. Ann Tyler of 1988 Scarlett Avenue felt that there should be ample food if the wine and cheese event cost \$2 per person and did not affect the District's budget. At the last event, there were two trays of cheese.
- Mr. Bob Edenberg of 2444 Magnolia Circle was on the Board for The Villas and wanted to know when the sidewalks would be repaired. *Ms. Adams stated that the status of the proposal approved at the last meeting for the sidewalks would be discussed under Staff Reports.*

Ms. Adams closed the public comment period.

- **Discussion Regarding Tax Certificate Sales Process** *(Added)*

Ms. Adams stated yesterday, a memorandum regarding the tax certificate sales process was circulated to the Board, which was prepared by Mr. Darrin Mossing of GMS. At last month's meeting, Mr. Mossing presented the concept of the District purchasing unsold tax certificates. This past month, staff gathered additional information, which was included in the memorandum. Mr. Mossing reiterated the tax certificate sales process explained in detail at the last meeting. Discussion ensued and Mr. Szewczyk questioned the following:

- *If the District could file for the tax deed sale after two years.* Mr. Mossing explained that the District would buy the tax certificates but would not buy a tax deed until year seven. If they purchased two years' worth and then filed for the

tax deed sale, they must pay 18% to the prior five-year certificate holders. The benefit for the District was to follow the process to year seven and then take ownership of the property.

- *If they must purchase this tax certificate every year for seven years.* Mr. Mossing explained at the end of May 2022 for Lot 6, they would be three years into a seven-year process and there would be another four years before all of the prior tax certificates were null and void. In year seven, the District would not have to pay anyone because it owned all of the prior tax certificates. The tax certificates that were outstanding for Lots 3 and 6 were listed on the back of the memorandum.
- *How much the District was losing if they did nothing.* Mr. Mossing confirmed that they would not realize the tax revenue on those properties, which was \$38,000.

Mr. Mossing recommended that the District purchase all of the county tax certificates and the District replace the county as the tax certificate holder. It was a win-win for the District because the District would end up with property exceeding the value of the cost the District has into the property and if a private certificate holder files for a deed, they must pay 18% to the District. Ms. Sandy clarified that the District would only get a portion of the money back less the taxes outstanding on the property. Mr. Mossing noted in 2026 for Lot 6 and 2027 for Lot 3, the District would have property valued at \$318,000 and would only be paying \$36,000. The District could then sell that property and recover not only all of the costs, but a tax certificate windfall. Ms. Benjamin questioned the worst-case scenario. Ms. Adams noted several legal aspects still would need to be looked at. Staff just wanted to make sure that the Board was comfortable spending money on a legal analysis for monies that could be used and potential repercussions.

If approved, Mr. Mossing stated that the 2018 certificates would be purchased first for Lot 6 in the amount of \$41,000, but if it was more than projected, it would be brought back to the Board. Mr. Sabol did not see this as a losing process because the State of Florida was projected to double in size. Mr. Mossing felt that the risk was limited as they would not take the next step until the money was returned from the first step. Once the money was returned, that money would be used to buy the next year's tax certificate. Ms. Sandy advised that potentially capital reserve funds could not be used for this process because it was not known whether the bonds originally levied by the District could be used for this purpose. Mr. Mossing recommended

checking with the auditor to see if this was an investment. Mr. Szewczyk recommended proceeding and directing staff to determine how to pay for this. With no further questions, Ms. Adams stated that staff will investigate the investment aspect and the appropriate funding sources. *There was Board consensus. Mr. Mossing left the meeting.*

#### **FOURTH ORDER OF BUSINESS**

#### **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**

Ms. Adams stated that Mr. Burford was going to present this item, recalling last month that as Mr. Burford was inspecting the property, noted there were some dead grapevines. The Board may want to consider removing the grapevines, thinning palmettos, and removing exotics in some of the preserve and conservation areas. In order to provide the Board with some background information, Mr. Burford re-circulated a memorandum from 2015. Then the Board can decide if they want staff to obtain proposals. Mr. Burford recommended focusing on removing the exotic plants, especially the Brazilian Peppers and managing the Palmettos and grapevines, which were native plants. They must grind and chop to remove the Saw Palmettos and cut back the grapevines close to the ground, remove as much as vines as possible from the tree and treat what remained on the ground. The last maintenance of the preserve area was in 2019. Treatments in the preserves were recommended, especially the exotics once a year for five years. This was typical in a lot of communities, especially where mitigation takes place. Mr. Burford recommended having their ecologist revisit the site, revise the report and provide recommendations, so they could prepare a bid package with specifications. He would provide separate prices to treat the exotics, thin the Palmettos and remove grapevines.

Mr. Roumy questioned the cost when the exotics were treated in 2019. Mr. Burford recalled that Earth Balance had the low bid of \$14,000 for exotic removal. Mr. Roumy questioned the cost for effective treatment each year. Mr. Burford estimated \$20,000 to only treat the exotics and suggested asking the contractor to look at it again. Mr. Roumy asked how soon they would need to do the applications this year. Mr. Burford recommended treating before the rainy season. Mr. Sabol asked before they do anything if the ecologist should look at it. Mr. Burford recommended a thorough study. When they go out for prices, at Mr. Szewczyk's request, Mr. Burford would provide a breakdown of prices by the exotics. Ms. Adams



recommended that the Board set an estimated amount to maintain the preserves each year as this was not a budgeted item. Mr. Szewczyk proposed not taking action at this time but planning for this maintenance in the upcoming budget and for Brent's team to prepare the report closer when the Board would take action. Ms. Adams would add this item to the Action items List.

Mr. Burford was asked at the last meeting if it would be possible to do some grading to allow the water to flow off from the pool equipment. It does not appear feasible. They must install a drainage inlet to pipe into the existing concrete drainage structure. He was working with the contractor to get a price. Mr. Burford met with the contractor to look at the drop off along the sidewalk at the tennis courts along Court 1 and was still waiting for a price. Ms. Adams asked if there was an update on the status of the Stormwater Needs Analysis Report. Mr. Burford was halfway through the report. Once he gets to a certain point, he will send an email to the District Manager to verify the information in the report was correct.

*Mr. Burford left the meeting.*

## **FIFTH ORDER OF BUSINESS**

### **Unfinished Business**

There being none, the next item followed.

## **SIXTH ORDER OF BUSINESS**

### **New Business Items**

#### **A. Consideration of Proposals for HVAC Preventative Maintenance**

- i. Air 360**
- ii. Cool Today**

Ms. Adams recalled that the Board wanted to enter into a Preventative Maintenance Program for the HVAC units. Ms. Alex Murphey of WTS presented proposals from Air 360, Cool Today and Honest Air. Air 360 serviced existing HVAC systems at Lakeside Plantation and WTS worked with Cool Today and Honest Air at other sites. Air 360 was the lowest but did not offer as much as Cool Today and Honest Air. They included priority customer service, which was extremely important with their older units. The only difference between Cool Today and Honest Air was that Honest Air included flushing of the drain lines and algae control tablets and Cool Today did not charge overtime.

Mr. Roumy noted that Air 360's quote did not specify the type of units or duration of the contract. Ms. Murphy stated that Air 360 looked at the units. One unit was commercial and one was residential. Mr. Roumy stated the price was based off of their service calls and a one-year contract. Cool Today and Honest Air did not include a 15% discount on parts and labor like Air

360 did; however, Air 360 charged \$600 per year plus \$59.95. Ms. Murphy clarified the \$59.95 was a service rate outside of their regular visit. Mr. Sabol voiced concern that Air 360 was charging \$600 per year to come out to check the belts and filters. Ms. Adams stated the scope of the preventative maintenance services for each company was on the comparison list. The total cost from Air 360 was \$600, \$1,012 from Cool Air and \$826 from Honest Air per year. There were additional fees for service calls and labor rates per hour. Mr. Sabol felt unless there was a catastrophe, they should only come out once per year. Ms. Benjamin questioned the number of service calls in the last several years. Ms. Adams noted several service calls and the age of the HVAC equipment. Based on the scope of services, Mr. Szewczyk eliminated Air 360. Since Cool Today and Honest Air were comparable and Honest Air was \$200 less, he selected the proposal from Honest Air.

Mr. Szewczyk MOVED to approve the proposal with Honest Air for HVAC preventative maintenance in the amount of \$826 and Ms. Benjamin seconded the motion.

Mr. Roumy had an issue with WTS not negotiating with vendors. Mr. Sabol preferred Air 360 as their rates were not higher to be onsite weekends and after hours versus Honest Air, which charged \$179 per call. In the future, Ms. Adams would work with amenity management regarding getting the most competitive bids.

On VOICE VOTE with Ms. Chichelli, Mr. Szewczyk and Ms. Benjamin in favor and Mr. Roumy and Mr. Sabol dissenting, the proposal with Honest Air for HVAC preventative maintenance in the amount of \$826 was approved, subject to District Counsel review and providing an addendum in favor of the District. (Motion Passed 3-2).

**B. Approval of Resolution 2022-03 Designating Registered Agent**

Ms. Adams stated Resolution 2022-03 updated the contact information for Registered Agent, which is Ms. Sarah Sandy at Kutak Rock.

On MOTION by Mr. Szewczyk seconded by Mr. Sabol with all in favor Resolution 2022-03 Designating the Registered Agent was adopted.

**C. Ratification of Proposal for Upgrade/Replacement of Fire Alarm System**

Ms. Adams stated the proposal to replace a fire alarm control panel in the amount of \$4,995 was signed by the Chairman on February 8<sup>th</sup>. This was a health/safety issue as this system automatically signals the Fire Department when there was an event. Ms. Benjamin asked what happens if it was not ratified. Ms. Adams stated the ratification protects the Chairman as well as the District.

Mr. Szewczyk MOVED to approve the proposal for the replacement of a fire alarm panel in the fire alarm system in the amount of \$4,995 and Ms. Benjamin seconded the motion.

Mr. Roumy asked if the \$4,995 was in the budget. Ms. Adams stated it would be considered a capital purchase that was factored into the budget.

On VOICE VOTE with all in favor the proposal for the replacement of a fire alarm panel in the fire alarm system in the amount of \$4,995 was approved.

**SEVENTH ORDER OF BUSINESS****Business Administration****A. Approval of Minutes of January 19, 2022 Meeting**

Ms. Adams presented the minutes from the January 19, 2022 meeting. Since Board Members just received the minutes yesterday, the Board could either email their corrections and approved the corrected minutes at the next meeting or approve them now if they had ample time to review them.

On MOTION by Ms. Bishop seconded by Ms. Chichelli with all in favor the Minutes of the January 19, 2022 Meeting were approved as amended.

**B. Approval of Check Register**

Ms. Adams presented the summary of invoices from January 1<sup>st</sup> to January 31, 2022 in the amount of \$64,501.13. Ms. Benjamin asked what the deluxe business deposit slips were for. Ms. Adams believed that it was a banking fee and would investigate further. Ms. Benjamin noted the Comcast bill was a dollar off. Mr. Szewczyk questioned the Innotech invoices. Ms. Adams stated that Innotech was a general contractor that did odd jobs around the property. Ms. Murphy noted that some of the invoices were old. Mr. Szewczyk asked why the North Port Utilities bill

increased from \$445 to \$1,640. Ms. Adams explained during the summer months, there was a high-water bill related to a leak. They petitioned the city for a leak adjustment, which the city approved. There were also some escalating water expenses related to another meter, which staff was investigating as the bill was in excess of their previous average. They were anticipating that it was related to a recent issue and needed to apply for a leak adjustment once repairs were made. This was being investigated.

On MOTION by Mr. Szewczyk seconded by Ms. Benjamin with all in favor the January Check Register was approved.

**C. Balance Sheet and Income Statement**

Ms. Adams presented the Unaudited Financials through the end of January 31, 2021. \$135,000 was transferred to the General Fund to the Capital Reserve fund. No Board action was required.

**EIGHTH ORDER OF BUSINESS**

**General Audience Comments**

Ms. Donna Keller (Savannah Drive) felt that it was too risky for the District to purchase unsold tax certificates. The air conditioner at her home was serviced twice per year.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Sandy requested that the Board schedule a rulemaking hearing to amend the rules governing the portion of the driveway within the District right-of-way (ROW) as the District owns the ROW and has the right to maintain that area.

Mr. Roumy asked how they could know whether the road was common area. Ms. Sandy stated it was not clear in the declarations and covenants how common area was defined, but for the carriage homes it was more specific as the ROW owned by the District did not qualify as common property. Mr. Sabol concluded it was not a CDD problem as the apron belonged to the homeowner and it was up to the individual HOAs to maintain it. Ms. Sandy noted only in a circumstance of a health/safety issue would the District have an obligation to take action. Ms. Adams stated if an apron was cracked, it was the responsibility of the homeowner to maintain it, but the District had the ability to repair it, should the Board choose to do so. Furthermore, it was Ms. Sandy's recommendation, based on her review of the covenants and other authoritative

documents, the apron was the resident's responsibility and Resolution 2018-06 would be amended to that effect through a rulemaking hearing. Discussion ensued.

On MOTION by Ms. Chichelli seconded by Ms. Benjamin with all in favor scheduling a rulemaking hearing for April 20, 2022 at 6:00 p.m. at this location to amend the rule governing the road verge was approved.

**B. District Manager**

Ms. Adams recommended summary minutes versus verbatim. There was Board consensus to have summary minutes.

**i. Action Items List**

Ms. Adams presented the Action Items List, which was included in the agenda packet and reported on the following:

1. Drainage Behind Tennis Courts: Reported by the District Engineer.
2. Determine Feasibility of Fountains and/or aerators on Certain Ponds: On hold.
3. Proposals for Access Control and Security Cameras: Presented to the Board at the Closed Session.
4. Traffic Calming: Management reached out to the City of North Port Police Department regarding traffic enforcement. They will provide a Speed Study.

Mr. Sabol noticed that traffic has calmed down. Mr. Szewczyk witnessed police enforcement on Plantation Boulevard. Mr. Roumy questioned the delay in getting speed bumps. Ms. Adams stated that the Board's priority was the access control system and security cameras and less on funding speed humps. She recommended working with the Police Department as no expense was incurred to the District directly for enhanced traffic enforcement efforts.

5. Pool Equipment Area Drainage: Discussed.
6. Nuisance Vegetation in Natural Areas: There was a recommendation by the District Engineer that the preserve areas were maintained. Staff will seek further information to provide a budget for future years.
7. Consideration of Tax Certificate Purchase: Under investigation. An update will be provided at the next meeting.

Ms. Adams will include the Stormwater Needs Analysis Report on the Action Items List.

**C. Amenities Manager – Monthly Report**

Ms. Murphey presented the Amenities Manager Report, which was included in the agenda package. The deteriorating bocce ball court benches were removed and maintenance staff cleaned the concrete pads. The new benches were ordered and should arrive shortly. The area between the tennis foot wash station had a temporary fix. They were looking for better improvements. The pool signs arrived and will to be installed. Proposals for fountain preventative maintenance would be presented at the next meeting. One Clubhouse speaker was needed along the patio. Three were out and two were replaced. They were trying to find a single speaker that matched the other two. The fountain spotlights were repaired within a couple of days. They were looking at replacing the treadmill versus repairing the track. Regarding the sidewalk repairs, a walk-through was scheduled with the vendor on February 21<sup>st</sup>. There was one walk-through with the vendor and the Board approved the repairs. All areas identified to be hazardous will be marked during the walk-through on Monday and the grinding was scheduled on February 28<sup>th</sup>.

Mr. Roumy questioned the sidewalk on Plantation Boulevard. Ms. Murphey stated they were trying to determine if it was city or District property as it was on Plantation Boulevard where it meets the District's sidewalk. Last week, the city claimed it was not their property. Mr. Roumy asked who would be responsible if someone falls. Ms. Adams stated staff notified the city about the portion of sidewalk owned by the city. Mr. Roumy felt that it was safety issue and should be corrected right away. Mr. Roumy suggested sending a letter to the city. Ms. Adams stated staff would continue to investigate and get District Counsel involved if necessary. Ms. Murphy would investigate areas reported by residents at this meeting and follow up.

Ms. Murphy reported a lake filter hose and floating ducks were placed in the pond to help with the muck. Quotes were being received for the cracks on the pickleball court and the areas were marked. All items identified on the EGIS Insurance Report were handled. The dead Palm tree in front was removed on Monday. The annuals lost in the recent freeze will be replaced, but many will come back. The spring annuals may be planted earlier. As of February 28<sup>th</sup>, staff proposed changing the amenity hours to 9:00 a.m. to 8:00 p.m. Monday through Thursday, 9:00 a.m. to 7:00 p.m. on Friday and Saturday and 10:00 a.m. to 4:00 p.m. on Sunday. There was a last-minute change on Monday, which affected water aerobics. This will be communicated better to residents. There was less usage of the facility after 7:00 p.m. with the exception of CDD

meetings. A resident noted that the card group met until 8:30 p.m. on Thursdays. Mr. Sabol suggested changing the Sunday hours from 9:00 a.m. to 4:00 p.m. to accommodate tennis players.

On MOTION by Mr. Szewczyk seconded by Ms. Chichelli with all in favor the proposed amenity staffing hours effective February 28, 2022 were approved.

Ms. Murphy stated that the wine and cheese event was not breaking even and staff will look at how that money was being spent. Resident Ann Tyler noted that people were sneaking into the event. Ms. Murphy stated they may need to implement a check-in system. Once they implement the access control system, they will roll out a resident registration system and improve the new resident orientation process. Staff was working on reviewing the Amenity Policy. The Amenity Manager was sending bi-weekly e-blasts to the community. The last one was sent two weeks ago and one will be sent this week. An Emergency Action Plan was being worked on. The plan was to have it in time for hurricane season. A new tennis instructor was starting. There will be additional promotions for the tennis membership.

#### **TENTH ORDER OF BUSINESS**

#### **Other Business**

There being none, the next item followed.

#### **ELEVENTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Sabol provided the name of a non-resident that was using the tennis courts. Ms. Murphy requested the name. Mr. Sabol stated one individual goes into the office requesting copies. Ms. Murphy was aware of the issue and would address it. Their printers were not equipped for that purpose.

#### **TWELFTH ORDER OF BUSINESS**

#### **Closed Session - Confidential**

Ms. Adams stated in accordance with the Florida Statutes, the District has the ability to meet without the public being present. Members of the public were asked to leave the room. *The Closed Session commenced at 8:15 p.m. After the Closed Session, the meeting was adjourned.*

**THIRTEENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Roumy seconded by Ms. Benjamin with all in favor the meeting was adjourned.

---

Secretary/Assistant Secretary

---

Chairman/Vice Chairman



# SECTION B

# Lakeside Plantation

## Community Development District

### Summary of Invoices

February 1, 2022 to February 28, 2022

Fund	Date	Check No.'s	Amount
General Fund	2/25/22	2696-2718	\$ 56,308.04
			\$ 56,308.04
Capital Reserve Fund	2/25/22	126	\$ 4,995.00
			\$ 4,995.00
Automatic Drafts			
	Florida Power & Light	2200 Plantation Blvd - Clubhouse	\$ 954.13
		2200 Plantation Blvd - Fountain	\$ 625.09
		2200 Plantation Blvd - Pool	\$ 2,020.00
	North Port Utilities	2201 Plantation Blvd - Garbage Collection	\$ 328.68
	TECO Peoples Gas	2200 Plantation Blvd - Clubhouse Fireplace	\$ 16.07
	Comcast	2200 Plantation Blvd - Clubhouse	\$ 321.08
	FL Department of Revenue	Sales and Use Tax	\$ 110.02
			\$ 4,375.07
			<b>\$ 60,683.11</b>

LAKESIDE PLANTATION - GENERAL  
 BANK A LAKESIDE PLANTATION

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT	#
2/25/22	00005	12/15/21	SPE61630	2021	12	330-53800-48102			SERVICE BACKFLOW PREVENTER	*	440.50		
2/25/22	00353	2/16/22	BB021620	2022	02	310-51300-11000			ALLIANCE FIRE & SAFETY	*	200.00	440.50	002696
2/25/22	00200	2/16/22	BS021620	2022	02	310-51300-11000			BOS MEETING 2/16/22	*	200.00	200.00	002697
2/25/22	00342	2/16/22	BR021620	2022	02	310-51300-11000			BONNIE J BENJAMIN	*	200.00	200.00	002698
2/25/22	00010	1/31/22	2022-003	2022	01	320-53800-46700			ALAN SABOL	*	124.00	200.00	002699
2/25/22	00014	1/31/22	2022-003	2022	01	320-53800-46700			NABIL B ROUMY	*	937.40		
2/25/22	00104	2/01/22	2022-005	2022	02	320-53800-46400			IRRIGATION MAINTENANCE	*	7,655.00		
2/25/22	00374	2/24/22	C923743	2022	02	330-53800-48102			LANDSCAPE MAINT FEB22	*	826.00	8,716.40	002700
2/25/22	00014	1/13/22	01132022	2022	01	330-53800-48000			BLOOMINGS LANDSCAPE & TURF MGMT, INC	*	86.49	826.00	002701
2/25/22	00260	2/01/22	90090	2022	02	330-53800-51100			CONDITIONED AIR	*	850.00		
2/25/22	00104	2/04/22	105470	2022	02	330-53800-48700			CULLIGAN WATER	*	145.00	86.49	002702
2/25/22	00001	2/01/22	134	2022	02	310-51300-34000			DART POOL SOLUTIONS, INC	*	3,282.75	850.00	002703
2/25/22	00001	2/01/22	134	2022	02	310-51300-35200			QUARTERLY MAINTENANCE	*	145.00		
2/25/22	00001	2/01/22	134	2022	02	310-51300-35100			FITNESS LOGIC	*	104.17	145.00	002704
2/25/22	00001	2/01/22	134	2022	02	310-51300-35100			MANAGEMENT FEES FEB22	*	66.67		
2/25/22	00001	2/01/22	134	2022	02	310-51300-35100			WEBSITE ADMIN FEB22	*	104.17		
2/25/22	00001	2/01/22	134	2022	02	310-51300-35100			INFORMATION TECH FEB22	*			

LKSD LAKESIDE PLANT HSMITH



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/22 00298		1/31/22 25343	202201 330-53800-60000		REPAIRS AND MAINTENANCE	*	970.00	
2/25/22 00106		1/20/22 383022	202201 310-51300-48000		SERGEANT'S ELECTRIC	*	118.69	970.00 002715
2/25/22 00375		2/24/22 02242022	202202 330-53800-48000		SUN NEWSPAPERS	*	550.00	118.69 002716
2/25/22 00369		2/01/22 12330014	202202 330-53800-12000		VICTOR RIVERA	*	22,595.92	550.00 002717
			MANAGEMENT FEE FEB22		WTS INTERNATIONAL, LLC		22,595.92	22,595.92 002718
TOTAL FOR BANK A							56,308.04	
TOTAL FOR REGISTER							56,308.04	

LKSD LAKESIDE PLANT HSMITH

001.310.51300.11000

**Attendance Confirmation**  
for  
**BOARD OF SUPERVISORS**

---

**District Name:** Lakeside Plantation CDD

**Board Meeting Date:** February 16, 2022

	<i>Name</i>	<i>In Attendance Please ✓</i>	<i>Fee Involved Yes / No</i>
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.

**Approved for Payment:**

*T. Adams*  
District Manager Signature

02/16/2022  
Date

**\*\*RETURN SIGNED DOCUMENT TO District Accountant\*\***

WTS INTERNATIONAL

Check Request Date: 2/24/22

175 AF

Ok Margit Gestmann

**Conditioned Air**  
The Comfort People Since 1962  
888.888.888  
941.992.999 • 239.943.344  
conditionedair.com

**Honest**  
Air Conditioning  
941.492.7885  
honestairconditioning.com



Serving All Of  
Southwest Florida!

# Invoice

Date  
02/23/22

Invoice #  
C923743

Page 1 of 1

Bill to # 179822

**CLUBHOUSE AT LAKESIDE PLANTATION**  
2800 PLANTATION BLVD  
NORTH PORT, FL 34289

Service Location # 50106284

**CLUBHOUSE AT LAKESIDE PLANTATION**  
2800 PLANTATION BLVD  
NORTH PORT, FL 34289

Terms CASH ON DELIVERY

PO #

Call #

Salesman 1559-MARK MCAVINEW

## Description

Amount

### SERVICES PROVIDED

COM MAINTENANCE HONEST

Qty: 1

826.00

CONTRACT# 179822-001 EXPIRATION DATE: 02/28/23  
SEMIANNUAL PM AGREEMENT (3) SYSTEMS WITH SPECIAL ORDER PARTS \$826.00 ONE TIME PAYMENT

Finance charges will be computed on past due amounts, at the rate of 1 1/2% per month yielding an annual rate of 18%.  
Finance charges do not apply to service plan renewal notices.  
Limited Warranty: All materials, parts, and equipment are warranted by the manufacturers' or suppliers' written warranty only.  
All labor performed by the above named company is warranted for 90 days or as otherwise indicated in the writing.

SUB TOTAL	826.00
SALES TAX	0.00
TOTAL \$	826.00

*AK Marge Gustare*

www.conditionedair.com

Please remit payment to: Conditioned Air, 3786 Mercantile Ave, Naples, FL 34104



WTS INTERNATIONAL

3/7/22

Curtney Sears

Dj Vic

Victor Rivera

DJ Services

Monday Night Affair & St.Patty Day

3-14 & 3-17 2022

6 P.M. to 8 P.M.&

7 P.M.to 10 P.M.

Total: \$550    Any additional time  
would be an additional \$50 per ½ hour

# Invoice



Date: 12/15/2021  
Customer ID: 3941  
Invoice No.: SPE61630  
Reference: Work Order 82730 / Field Invoice

P.O. Box 637  
Venice, FL 34284  
(941) 485-5402 (941) 483-3321 (fax)

**Bill to:**

Lakeside Plantation CDD  
6200 Lee Vista Ste 300  
Orlando, FL 32822

**Service at:**

Lakeside Plantation Clubhouse  
2200 Plantation Blvd  
North Port, FL 34286

**Description:**

Work Order 82730 Leak Backflow Potable

**P.O. Number:****Terms:**

Item	Description	Quantity	Unit Price	Amount
<b>Labor</b>				
12/15/21	Repair/Service Backflow Preventer	1.50	\$145.0000	\$217.50
<b>Labor Subtotal:</b>				<b>\$217.50</b>
<b>Parts</b>				
	RK34-975XLR Wilkins 975XL 3/4-1" Repair Kit	1.00	\$78.0000	\$78.00
<b>Parts Subtotal:</b>				<b>\$78.00</b>
<b>Flat Rate</b>				
	SVC-1STHHR First Half Hour	1.00	\$145.0000	\$145.00
<i>Service: leaking backflow by clubhouse reported by Alex (352-208-5249). Installed basic rubber repair kit in leaking backflow. Device passed recertification testing.</i>				
<b>Flat Rate Subtotal:</b>				<b>\$145.00</b>

001.330.53800.48102

**Additional Notes:**

<b>Subtotal:</b>	<b>\$440.50</b>
<b>Sales Tax:</b>	<b>\$0.00</b>
<b>Payments:</b>	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$440.50</b>



**Thank You For Your Business**

INVOICES ARE SUBJECT TO A FINANCE CHARGE OF 1.5%/MO (18% / ANNUM) FOR BALANCES DUE BEYOND OUR NORMAL TERMS

Clear Checkmarks

CLEAR FORM



After the Initial Test / Certification, all  
Annual Test Results should be sent to:

Cust: 3941 WO: 82730

City of North Port Utilities  
6644 W. Price Blvd.  
North Port, FL 34291  
(941) 240-8000 (941) 240-8022 fax

## Backflow Prevention Assembly Test Report

Permit / Work Order No. \_\_\_\_\_

<b>Mailing Address</b> Name _____ Address _____ City _____ Phone _____ Fax / email _____			<b>Tester Information</b> Company <u>Alliance Fire &amp; Safety</u> Address <u>500 base Avenue East</u> City <u>Venice</u> Phone <u>941-485-5402</u> Fax / email _____		
<b>Service Address</b> Name <u>Lakeside Plantation clubhouse</u> Address <u>2200 Plantation Boulevard</u> City <u>Northport</u> Phone _____ Permit Number _____			Serial # <u>475-7952</u> Manufacturer <u>Wilkins</u> Model <u>975xl</u> Type <u>R p</u> Size <u>1 in</u> Location <u>Street level at sidewalk</u>		

<b>REDUCED PRESSURE PRINCIPLE ASSEMBLY</b>				RP <input type="checkbox"/> DCDA <input type="checkbox"/> DC <input type="checkbox"/> RPDA <input type="checkbox"/>	
<b>Double Check Valve Assembly</b>					
	<b>Check Valve #1</b>	<b>Check Valve #2</b>	<b>Relief Valve</b>		
<b>Initial Test</b>	Leaked <input type="checkbox"/> Closed Tight <input type="checkbox"/> Held at _____ PISD	Leaked <input type="checkbox"/> Closed Tight <input type="checkbox"/> Held at _____ PISD	Did Not Open <input type="checkbox"/> Opened at _____ PISD	<b>Fire Line Assembly</b>	
<b>Repairs</b>	Cleaned <input type="checkbox"/> Replaced <input checked="" type="checkbox"/>	Cleaned <input type="checkbox"/> Replaced <input checked="" type="checkbox"/>	Cleaned <input type="checkbox"/> Replaced <input checked="" type="checkbox"/>	Make _____ Model _____ S/N _____ Size _____	
<b>Details</b>				<b>Fire Line Bv-Pass</b>	
				Make _____ Model _____ S/N _____ Size _____	
<b>Final Test</b>	Closed Tight <input checked="" type="checkbox"/> Held at <u>11.1</u> PISD	Closed Tight <input checked="" type="checkbox"/> Held at <u>3.1</u> PISD	Opened at <u>3.5</u> PISD	<b>Irrigation Service</b>	
				Make _____ Model _____ S/N _____ Size _____	

Comments: Installed rubber repair kit do to backflow leaking at RV.		Meter Reading _____ Meter Number <u>1547278046</u>	Test Kit Model No. <u>Mid-west</u> Kit S/N <u>12070514</u> Calibrated Date <u>10/1/21</u> State License <u>F12-20-8275</u>
---	--	---	---

The Above Report is Certified to be True.

	DATE	TIME	STATE CERTIFIED TESTER		TESTER #	TEST RESULTS
			PRINT	SIGNATURE		
INITIAL TEST						<input type="checkbox"/> PASS / <input type="checkbox"/> FAIL
REPAIRS	12/15/21	2:00 pm	Robert Charnley	<i>[Signature]</i>		<input checked="" type="checkbox"/> PASS / <input type="checkbox"/> FAIL
FINAL TEST	12/15/21	2:00 pm	Robert Charnley	<i>[Signature]</i>		<input checked="" type="checkbox"/> PASS / <input type="checkbox"/> FAIL

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

001.330.53800.12000

W T S INTERNATIONAL

# Invoice

**Bill To**

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

**Invoice Number:**

12330014

**Date:**

02/01/2022

**Terms Code:**

Due on receipt

**Due Date:**

02/01/2022

**PO:**

Invoice Description: FEBRUARY 2022

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

Culligan Water Conditioning  
1099 Enterprise Court  
Nokomis, FL 34275  
941-485-7526

53 800 - 4 8000

**Invoice #840187**

**Vendor #**

01/13/2022 13:41:01  
Driver Route  
CHRISTOPHER GOEHRI 41109

Sold To:  
1017805:LAKESIDE PLANTATION  
2200 PLANTATION BLVD  
NORTH PORT, FL 34289

Desc	Qty	Unit \$	Total
5 GALLON DRINK	12	\$7.00	\$84.00
DELIVERY CHARG	1	\$2.49	\$2.49
BOTTLE DEPOSIT	-2	\$0.00	\$0.00
Subtotal			\$86.49
Tax			\$0.00
Invoice Total			\$86.49
Payments: None			
Net Due			\$86.49

**Next Delivery: 02/10/2022**

Thank you for your business  
Visit [www.culligansarasota.com](http://www.culligansarasota.com)  
to make payments.  
If paying by check, please  
write Acct Num on the check

**SERGEANT'S**



ELECTRIC

# CUSTOMER INVOICE

25343

MC-ELECTRO42  
 5075 Innovation Ave., Unit 151  
 North Fort, FL 34286  
**941.373.5658**  
**SgtElect.com**

### HOME OWNER INFORMATION

2000 Lakeside Plantation Blvd

Case 1. 26-22 1c 27-28 Hex/Christian  
Phone 541-423-5500 Email  
City North Port State FL # 34289

## DEVICES

LEVEL 1 DEVICE	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 3700 3800 3900 4000 4100 4200 4300 4400 4500 4600 4700 4800 4900 5000 5100 5200 5300 5400 5500 5600 5700 5800 5900 6000 6100 6200 6300 6400 6500 6600 6700 6800 6900 7000 7100 7200 7300 7400 7500 7600 7700 7800 7900 8000 8100 8200 8300 8400 8500 8600 8700 8800 8900 9000 9100 9200 9300 9400 9500 9600 9700 9800 9900 10000	1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 2400 2500 2600 2700
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

## ASSESSMENTS

### PANEL INSPECTION

399.00 = Qty = 5

**HOME INSPECTION (up to 2800 sq ft)**

$$\$210.00 \times Q_1 = 5$$

### SINGLE CIRCUIT ANALYSIS

\$210.00 = Qty = \$

## MULTIPLE CIRCUIT ANALYSIS

**\$319.00 x Qty                      = \$**

## WHOLE HOUSE SURGE PROTECTOR

 $5423.00 \times Q_T$       \* \$

## WIRING BOXES

LEVEL 1 WORKBOX	Small format box, opaque box, direct built style 10, underpoured to 200g 2, 200-wg per box	240.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 2 WORKBOX	Full Size Box, opaque format 10, 15-20mg underpoured per box	110.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 3 WORKBOX	Large format box, 30-40mg underpoured (20-30), opaque, 10-15mg per box	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 4 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	200.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 5 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 6 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 7 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 8 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>
LEVEL 9 WORKBOX	110-120g, 20-30mg per box, 15-20mg underpoured	210.00 x Qty	=	1	<input type="checkbox"/>	<input type="checkbox"/>

## ADDITIONAL INSTALLATIONS

001.330.53800.48401

5	100	100
4	100	100
3	100	100
2	100	100
1	100	100

FUSE PANEL YES ☐ NO ☐ PANEL MFG \_\_\_\_\_ AGE \_\_\_\_\_

PAID CASH ☐ CHECK ☐ \$  
CREDIT CARD ☐ \$

EXP 1 AUTH #  
AMOUNT 5

TOTAL INVESTMENT \$

~~24616~~  
~~#24596~~

970

TOTAL FROM	\$
"NOTES" FORM	
TOTAL	\$

NOTES Tuesday we replaced 1 of 2 lights.

DEPOSIT	\$
PAID TODAY	\$
BALANCE	\$

470

970

10-15-68



SERGEANT'S



ELECTRIC

# CUSTOMER INVOICE

25413

LIC # EC13008043

1075 Innovation Ave., Unit 111

North Port, FL 34289

941.373.5658

SgtElect.com

## HOME OWNER INFORMATION

Name Lake Side Plantation

Address 2200 Plantation Blvd

Date 2-14-2022 Technician Chris

Phone 570-994-2777 (Email Margie)

City North Port State FL Zip 34289

## DEVICES

LEVEL 1 DEVICE = 110v outlet, sp switch, tv plate, telephone plate, 4-way splitter, cs device, in use cover

LEVEL 2 DEVICE = 110v in wall timer, 3 or 4 way switch, gfci outlet, stack switch, 600 watt dimmer 30amp 240v switch, 110v smoke detector, cs fan remote kit, cs t-stat, usb combo outlet, range/dryer outlet, photo eye

LEVEL 3 DEVICE = 1000 watt dimmer, Fan remote kit, 600w lv dimmer, 110v carbon smoke detector/specialty smoke detector photo eye Diff 2

LEVEL 4 DEVICE = 60amp disconnect, 240v pressure switch, 240v contactor

WAS THE WORK DONE?

YES NO

\$49.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$99.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$158.00 x Qty 1 = \$ 158 ☒ ☐

\$210.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

53800-47000

## ASSESSMENTS

PANEL INSPECTION

HOME INSPECTION (up to 2800 sq ft)

SINGLE CIRCUIT ANALYSIS

MULTIPLE CIRCUIT ANALYSIS

WHOLE HOUSE SURGE PROTECTOR

\$99.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$210.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$210.00 x Qty 1 = \$ 210.00 ☒ ☐

\$319.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$423.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

## WIRING/BOXES

LEVEL 1 WIRING/BOX = small junction box, pancake box, direct burial splice kit, underground lv cct per 5', u.c. wiring per section

LEVEL 2 WIRING/BOX = Fan Brace Box, Medium junction box, 15-20amp underground cct per 5'

LEVEL 3 WIRING/BOX = Large junction box, 30-100amp underground cct per 5', speaker, tv, or phone wiring, 110v indoor outlet B2B

LEVEL 4 WIRING/BOX = 110v w.p. Gfci outlet B2B, wiring for a ligh/outlet

LEVEL 5 WIRING/BOX = wiring for a light/outlet-diff 2, 15-30amp cct within 15'

LEVEL 6 WIRING/BOX = 15-30 amp dedicated cct

LEVEL 7 WIRING/BOX = 15-30 amp dedicated cct-diff 2, 40-50 amp 240v dedicated cct

LEVEL 8 WIRING/BOX = 50-60 amp cct with disconnect

\$99.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$158.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$210.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$269.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$319.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$497.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$679.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\$989.00 x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

## ADDITIONAL INSTALLATIONS

\_\_\_\_\_ \$ x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\_\_\_\_\_ \$ x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\_\_\_\_\_ \$ x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\_\_\_\_\_ \$ x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

\_\_\_\_\_ \$ x Qty \_\_\_\_\_ = \$ \_\_\_\_\_ ☐ ☐

FUSE PANEL YES ☐ NO ☐ PANEL MFG

AGE \_\_\_\_\_

PAID CASH ☐ CHECK ☐ # \_\_\_\_\_

CREDIT CARD ☐ # \_\_\_\_\_ EXP / AUTH # \_\_\_\_\_

TOTAL INVESTMENT \$ 368.00

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

53800-48400



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

Invoice Number  
Sale Date  
Due Date

248578  
2/1/2022  
2/11/2022

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

Description	Qty	Price	Net	Tax	Total
Monitoring-Commercial-Fire-Basic For: Lakeside Plantation-F at 2200 Plantation Blvd. North Port, FL 34286 Period Covered: 02/01/2022 to 04/30/2022 inclusive.	3	\$28.00	\$84.00	\$0.00	\$84.00
Monitoring-Commercial-Security-Basi For: Lakeside Plantation at 2200 Plantation Blvd. North Port, FL 34289 Period Covered: 02/01/2022 to 04/30/2022 inclusive.	3	\$21.00	\$63.00	\$0.00	\$63.00
TOTALS			\$147.00	\$0.00	\$147.00

To ensure proper credit please include the invoice number on your check or visit our website to pay online. Please pay exact amount. If applicable, a late fee will be assessed on payments received 10 days or more past the due date.

Handwritten signature and date 2/23/22

Return Stub Below

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

Customer : Lakeside Plantation CDD

Acct. Bal. \$147.00 Amount Remitted

Invoice Number  
Bill Payer ID  
CSID

248578  
11765

Payment Method Check ☐ Check Number

Date Remitted

Charge\* ☐ Card Number  
Name On Card

Billing Zipcode  
Exp Date  
Card ID

Signature

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

Please remit to : Security Alarm Corporation, 17776 Toledo Blade Boulevard, Port Charlotte, FL 33948

Inv # 248578

AR MS 2/23/22



# Invoice

5824 Bee Ridge Road #165, Sarasota, FL 34233

Date 1/31/2022 Invoice # 2022-00353

**Bill To:**

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

53800-416700

Terms		Due on receipt
Description		Amount
Service Date: 01/26/2022		
Replace section of irrigation pipe and popup at the clubhouse		
1" PVC Fitting		6.00
3/4" PVC Fitting		1.50
1" Flex Pipe		6.00
3/4" Flex Pipe		4.50
6" Popup		10.00
Swing Joint Fitting		2.00
Swing Pipe		2.00
Nozzle MPR		2.00
Labor - Technician		55.00
Labor - Helper		35.00
<b>Total</b>		<b>\$124.00</b>
<b>Payments/Credits</b>		<b>\$0.00</b>
<b>Balance Due</b>		<b>\$124.00</b>

**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

Phone #  
(941) 927-9765

Fax #  
(941) 929-9356

E-mail  
carla@bloomingslandscape.com

Web Site  
www.bloomingslandscape.com

OK mel 2/23/22



5824 Bee Ridge Road #165, Sarasota, FL 34233

# Invoice

Date Invoice #

1/31/2022 2022-00352

**Bill To:**

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

53800-416700

Terms		Due on receipt
Description		Amount
Service Date: 01/26/2022		
Clock 2, Zones 3-6		
Track wires and valves		
Replace solenoids and splice wires		
Irritrol Solenoid R811		120.00
King Connector		16.00
DBR/Y Connector		60.00
14-1 Wire		5.40
6" Popup		10.00
Swing Joint Fitting		2.00
Swing Pipe		2.00
Nozzle MPR		2.00
Wire Tracking		180.00
Labor - Technician		330.00
Labor - Helper		210.00
<b>PAYMENT ACCEPTED: CHECK AND CREDIT CARD.</b>		
Make check payable to:		
Blooming's Landscape & Turf Management, Inc.		
Please include invoice number on your check.		
Thank You For Your Business		
<b>Total</b>		\$937.40
<b>Payments/Credits</b>		\$0.00
<b>Balance Due</b>		\$937.40

Phone #

(941) 927-9765

Fax #

(941) 929-9356

E-mail

carla@bloominglandscape.com

Web Site

www.bloominglandscape.com

*Handwritten signature and date: 2/3/22*



Date	Invoice #
------	-----------

2/1/2022 2022-00506

**Bill To:**

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

53800-416400

<b>Terms</b>	<b>Due Date</b>
<b>Net 30</b>	<b>3/3/2022</b>

**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**

Phone #	Fax #	E-mail	Web Site
(941) 927-9765	(941) 929-9356	<a href="mailto:carla@bloomingslandscape.com">carla@bloomingslandscape.com</a>	<a href="http://www.bloomingslandscape.com">www.bloomingslandscape.com</a>

OK MS 2/23/22

# SOLITUDE

LAKE MANAGEMENT

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

53800-416000

## INVOICE

Invoice Number: PI-A00755303  
 Invoice Date: 02/01/22  
 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
Bill Kurth		02/01/22

Qty	Item / Description	UOM	Unit Price	Extension
1	Lake & Pond Management Services SVR06010 02/01/22 - 02/28/22 Lake & Pond Management Services		966.00	966.00

### PLEASE REMIT PAYMENT TO:

1320 Brookwood Drive, Suite H  
 Little Rock, AR 72202

www.solitudelakemanagement.com

Subtotal 966.00  
 Sales Tax 0.00  
 Total Invoice 966.00  
 Payment Received 0.00  
**TOTAL 966.00**

www.aeratorsaquatics4lakesnponds.com

*Handwritten signature and date 2/2/23*

53800-418700



## Fitness Logic

380 Scarlet Blvd.  
Oldsmar, FL 34677

Phone #  
727-784-4964

Fax #  
727-784-0223

E-mail  
fitlogic@aol.com

## Invoice

Date	Invoice #
2/4/2022	105470

Bill To
GMS - Lakeside Plantation 9145 Narcoossee Rd Ste. A206 Orlando, FL 32827

Location/Contact/Phone
Location: Lakeside Plantation 2200 Plantation Blvd, North Port, FL 34289 Contact: Tamara Phone: 941-423-5500

P.O. Number		Terms	Rep	Work Order #	Completed
		Net 10	MAN	106953	2/3/2022
Item Code	Description	Quantity	Price Each	Amount	
Maintenance	Quarterly General Maintenance and cleaning of all equipment - Labor Only Maintenance completion during February  *Repaired elliptical*	1	145.00	145.00	
Thank you for your business. Invoices over 30 Days will incur 1.5% Interest per month				<b>Subtotal</b>	\$145.00
				<b>Sales Tax (0.0%)</b>	\$0.00
				<b>Total</b>	\$145.00



53800-46200

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 #** 1109-92  
**DATE** 02/17/2022  
**DUE DATE** 02/17/2022  
**TERMS** Due on receipt

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
02/17/2022	Sales	Purchase and Install New Hose Bib located on the Backflow Prevention.	1	150.00	150.00

BALANCE DUE

**\$150.00**



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

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

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

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

53800-48103

Phone Number: (941) 423-5500

Work Order #: 27216

Transaction Date: 2/1/2022

Terms: Net

Invoice #: i23531

Assigned Tech: Caleb S.

Item	Description	Price	Amount	Equipment
Notes	Completed replacment of Lake screen and coil cleaning. Checked operation, all okay at this time.	\$0.00	\$0.00	
INFO	All equipment needs maintenance.	\$0.00	\$0.00	
	Pool Heaters Lake Screen (2 man job)			
	Replace 3" lake sled with new lake screen and hang from the ducks. After new screen is installed flush evaporator coils with coil cleaner on 4 pool heaters ( 2 man job.) Includes: 3" - lake screen 3' - 2" floater pipe 2 - ducks 1 - 3" cap 1 - 3" coupling 1 - 3" compression coupling Coil Cleaner			
	Warranty: One year parts and labor on the above repair *no guarantee that coils will be able to come clean			
PAPLK100060	Pull in sled	\$150.00.	\$150.00	
PVC4PIPE200	2" S40 PVC Floater Pipe	\$4.10	\$12.30	
DECOY	Mallard Duck Decoy	\$24.38	\$48.76	
PVC4CAP300	3" S40 Pvc Cap S	\$4.40	\$4.40	
PVC4CUP300	3" S40 Pvc Coupling S X S	\$6.50	\$6.50	
PVC4COMCUP300	3" S40 Pvc Compression Coupling S X S	\$50.00	\$50.00	
MSCNLR72090	Non-Listed Labor Only Repair (no parts, please specify)	\$225.00	\$225.00	
PAPLK200010	Install New Lake Screen	\$99.05	\$99.05	
CCLEV450045	Clean Evaporator Coil on Symbiont Pool Heater with Chlorine	\$114.81	\$229.62	



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

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

Subtotal: \$825.63  
Total: \$825.63  
Payments: \$0.00  
Balance Due: \$825.63

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

53800-48401



# INVOICE

Date: 02/06/2022

INVOICE # 1

From Relion Solutions LLC.  
21378 Glendale Ave.  
Port Charlotte, FL. 33952

To: Lakeside Plantation CDD  
135 W. Central Ave. Suite 320  
Orlando, FL. 32801

Salesperson	Job	Payment Terms	Due Date
A. SAMPIERE	LAKESIDE PLANTATION	DUE ON RECIEPT	02/28/2022

Qty	Description	Unit Price	Line Total
112	OCTOBER 2021 GUARD SERVICE HOURS	\$17.50	\$1,960
112	NOVEMBER 2021 GUARD SERVICE HOURS	\$17.50	\$1,960
96	DECEMBER 2021 GUARD SERVICE HOURS	\$17.50	\$1,680
122	JANUARY 2022 GUARD SERVICE HOURS	\$17.50	\$2,135

*Approved*  
*Margi [Signature]*

Subtotal	\$7,735
Sales Tax	N/A
Total	\$7,735

Make all checks payable to Relion Solutions LLC.

**Thank you for your business!**

Relion Solutions LLC, 21378 Glendale Ave, Port Charlotte, FL 33952  
Phone: 941-883-8063 Email: security@relion.com

001.330.53800.48000

**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)**

**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**

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

# Invoice

**Invoice #:** 134  
**Invoice Date:** 2/1/22  
**Due Date:** 2/1/22  
**Case:**  
**P.O. Number:**

**Bill To:**

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

Description	Hours/Qty	Rate	Amount
Management Fees - February 2022 310.513.34000		3,282.75	3,282.75
Website Administration - February 2022 310.513.352		66.67	66.67
Information Technology - February 2022 310.513.351		104.17	104.17
Dissemination Agent Services - February 2022 310.513.313		83.33	83.33
Office Supplies 310.513.51000		0.48	0.48
Postage 310.513.42000		8.48	8.48
<b>Total</b>			<b>\$3,545.88</b>
<b>Payments/Credits</b>			<b>\$0.00</b>
<b>Balance Due</b>			<b>\$3,545.88</b>

001.310.51300.31500

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 9, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3007829  
12323-1

**Re: General Counsel/Monthly Meeting**

**For Professional Legal Services Rendered**

12/09/21	S. Sandy	1.70	484.50	Prepare pool access agreement; review meeting minutes
12/28/21	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation

**TOTAL HOURS 2.00**

**TOTAL FOR SERVICES RENDERED \$610.50**

**TOTAL CURRENT AMOUNT DUE \$610.50**

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

001.310.51300.31500

**KUTAK ROCK LLP**

**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

February 9, 2022

**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

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

Invoice No. 3007827

12323-1

**Re: General Counsel/Monthly Meeting**

**For Professional Legal Services Rendered**

01/04/22	S. Sandy	0.60	171.00	Review meeting minutes
01/05/22	S. Sandy	0.20	57.00	Conference with Ms. Adams regarding pool access agreement
01/11/22	T. Mackie	0.40	114.00	Conference with Sandy regarding tax certificate issue
01/11/22	S. Sandy	4.00	1,140.00	Conduct research regarding tax certificate issue
01/12/22	T. Mackie	0.20	57.00	Conference with Sandy
01/12/22	S. Sandy	2.60	741.00	Conduct research regarding tax certificates and delinquent debt assessments; conference with Mr. Mossing regarding same
01/18/22	S. Sandy	1.40	399.00	Review GMS memo regarding tax certificate process for Lots 3 and 6; prepare for Board meeting
01/19/22	S. Sandy	5.50	1,567.50	Prepare for and attend board meeting; conduct follow-up regarding same; conduct research regarding driveway ownership and maintenance

PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT



**KUTAK ROCK LLP**

Lakeside Plantation CDD  
February 9, 2022  
Client Matter No. 12323-1  
Invoice No. 3007827  
Page 2

01/20/22	D. Wilbourn	1.30	188.50	Conduct property due diligence for driveway ownership and maintenance; prepare work authorization for stormwater needs analysis
01/26/22	C. Stuart	0.30	126.00	Review proposed legislation; monitor committee activity and agendas; monitor Amendment 12 implementation.
01/27/22	S. Sandy	0.20	57.00	Prepare response to JLAC letter regarding audit findings
01/27/22	D. Wilbourn	0.70	101.50	Prepare response letter to JLAC
01/28/22	D. Wilbourn	0.20	29.00	Prepare and disseminate resolution designating registered agent

TOTAL HOURS 17.60

TOTAL FOR SERVICES RENDERED \$4,748.50

**DISBURSEMENTS**

Freight and Postage 0.53

TOTAL DISBURSEMENTS 0.53

TOTAL CURRENT AMOUNT DUE \$4,749.03

001.310.51300.48000

**Sun Newspapers**  
**Legal Advertising**  
**23170 Harborview Rd**  
**Port Charlotte, FL 33980**

01/20/22

Phone:(941) 206-1025 Fax:(941) 429-3111 Email:legals@yoursun.com

Acct#:		Date:	01/20/22
		Ad Date:	01/31/22
		Class:	3126
		Ad ID:	3830022
		Ad Taker:	MPRESCOTT
		Sales Person:	200
		Words:	367
		Lines:	83
		Agate Lines:	93
		Depth:	9.806
		Inserts:	1
		Description:	Mtg 02/16/22
<b>LAUREN VANDERVEER</b> <b>LAKESIDE PLANTATION CDD</b> <b>219 EAST LIVINGSTON ST</b> <b>ORLANDO, FL 32801</b>			
Telephone:		(407) 841-5524	

Other Charges:	\$0.00	Gross:	\$118.69
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	9.806	Amount Due:	\$118.69

Publication	Start	Stop	Inserts	Cost
Charlotte Sun (CS)	01/31/22	01/31/22	1	\$118.69

Ad Note:

Customer Note:

RECEIVED

BY:

*We Appreciate Your Business!*  
**Thank You LAUREN VANDERVEER!**

**NOTICE OF MEETING**  
**LAKESIDE PLANTATION**  
**COMMUNITY DEVELOPMENT**  
**DISTRICT**

The regular meeting of the Board of Supervisors of the Lakeside Plantation Community Development District will be held on Wednesday, February 16, 2022 at 6:00 PM at the Lakeside Plantation Clubhouse, 2800 Plantation Blvd., North Port, FL 34289. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 219 East Livingston Street, Orlando, FL 32801. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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 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 be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

There may be occasions when one or more Supervisors, Staff or other individuals will participate by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (407) 841-5524. If you are hearing or speech impaired, please contact the Florida Relay Service 1-800-955-8770, for aid in contacting the District Office.

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

Tricia Adams  
 Governmental Management  
 Services - Central Florida, LLC  
 District Manager  
 Publish: 01/31/22  
 297693 3830022

310.513.31100

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

# Invoice

February 24, 2022

Project No: 20150050-000

Invoice No: 75

FEID #59-1173834

Project Manager Andrew Tilton

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 February 13, 2022**

## 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	72,744.26	T&M	100 %	72,744.26	71,764.26	980.00	0.00
	Totals	72,744.26			72,744.26	71,764.26	980.00	0.00

SUB-TOTAL PROFESSIONAL SERVICES:

**980.00**

INVOICE TOTAL:

**980.00**

## Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1. - General Engineering			
Professional 3			
Burford, Brent	1/19/2022	2.00 Hrs @ 140.00	280.00
Prepare for and attend the LPCDD Board of Supervisors meeting.			
Burford, Brent	1/28/2022	4.00 Hrs @ 140.00	560.00

W-9 Can be found at our Website: [www.johnsonengineering.com](http://www.johnsonengineering.com)

Project	20150050-000	Lakeside Plantation CDD	Invoice	75
Site visit to meet with contractor on drop-off condition along sidewalk at tennis courts. Discussed pool drainage with contractor. Inspected preserves for exotics and overgrown conditions of native grapevines and palmettos.				
Burford, Brent	2/1/2022	1.00	Hrs @ 140.00	140.00
Prepare picture exhibit of preserves and email to CDD manager.				
1. - General Engineering Total		7.00		980.00

AP300R  
\*\*\* CHECK NOS. 000126-000126  
YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 3/09/22 PAGE 1  
LAKESIDE PLANTATION - CAP RES  
BANK C CHECKING ACTIVITIES

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	....EXPENSED TO.... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/25/22	00048	2/05/22 02052022	202202 600-53800-60000		REPLACEMENT FIREPANEL	*	4,995.00	
SECURITY ALARM CORPORATION							4,995.00	000126
TOTAL FOR BANK C							4,995.00	
TOTAL FOR REGISTER							4,995.00	

LKSD LAKESIDE PLANT HSMITH

WTS INTERNATIONAL

<b>Community Name:</b>	Lakeside Plantation CDD
<b>Event:</b>	
<b>Event Date:</b>	

Security Alarm Corporation  
17776 Toledo Blade BLVD  
Port Charlotte, FL 33948  
941-625-9700

VTSAD

Request made by: Margi Gerstmann  
mes

## 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**

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

**Electric Bill Statement**

For: Dec 22, 2021 to Jan 24, 2022 (33 days)

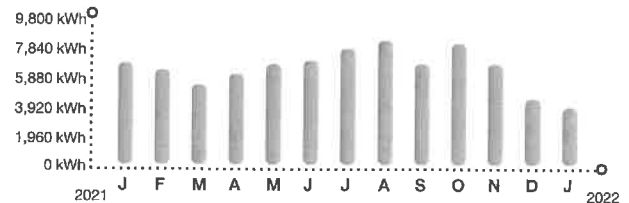
LAKESIDE PLANTATION COMM DEVELOPMENT DIST,  
Here's what you owe for this billing period.

**CURRENT BILL****\$954.13**

TOTAL AMOUNT YOU OWE

**Feb 14, 2022**

NEW CHARGES DUE BY

**ENERGY USAGE HISTORY****BILL SUMMARY**

Amount of your last bill	871.79
Payments received	-871.79
Balance before new charges	0.00
Total new charges	954.13
<b>Total amount you owe</b>	<b>\$954.13</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**KEEP IN MIND**

- Payment received after April 13, 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 February 04, 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 this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

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

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

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

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:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

ACCOUNT NUMBER

**\$954.13**

TOTAL AMOUNT YOU OWE

**Feb 14, 2022**

NEW CHARGES DUE BY

**\$ Auto pay - DO NOT PAY**

AMOUNT ENCLOSED





Customer Name:

Account

## BILL DETAILS

Amount of your last bill	871.79
Payment received - Thank you	-871.79
Balance before new charges	\$0.00

## New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$107.79
Fuel: (\$0.038060 per kWh)	\$156.05
Demand: (\$11.93 per KW)	\$584.57
Electric service amount	876.58
Gross rec. tax/Regulatory fee	23.12
Franchise charge	54.43
Taxes and charges	77.55

Total new charges	\$954.13
-------------------	----------

Total amount you owe	\$954.13
----------------------	----------

FPL automatic bill pay - DO NOT PAY

## METER SUMMARY

Meter reading - Meter KLL2846. Next meter reading Feb 23, 2022.

Usage Type	Current	- Previous	x Const	= Usage
kWh used	77715	77305	10	4100
Demand KW	4.93		10.00	49

## ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2022	Dec 22, 2021	Jan 25, 2021
kWh Used	4100	4700	7270
Service days	33	29	34
kWh/day	124	162	213
Amount	\$954.13	\$871.79	\$924.82

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more ›](#)

## 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 ›](#)

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

**Electric Bill Statement****For:** Dec 22, 2021 to Jan 24, 2022 (33 days)**Statement Date:** Jan 24, 2022**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****\$625.09**

TOTAL AMOUNT YOU OWE

**Feb 14, 2022**

NEW CHARGES DUE BY

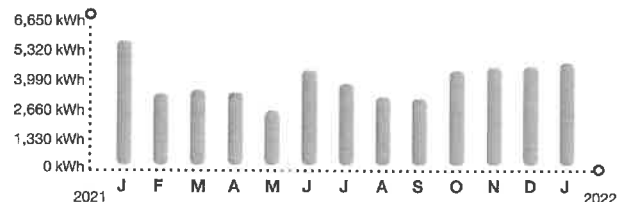
**BILL SUMMARY**

Amount of your last bill	501.95
Payments received	-501.95
Balance before new charges	0.00
Total new charges	625.09
<b>Total amount you owe</b>	<b>\$625.09</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 13, 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 February 04, 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 this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

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

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

LAKESIDE PLANTATION  
COMMUNITY DEVELOPMENT DIST  
ATTN LAKESIDE PLANTATION COMMUNITY  
9145 NARCOOSSEE RD # A206  
ORLANDO FL 32827-5768The 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:FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

ACCOUNT NUMBER

**\$625.09**  
TOTAL AMOUNT YOU OWE**Feb 14, 2022**  
NEW CHARGES DUE BY\$ Auto pay - DO NOT PAY  
AMOUNT ENCLOSED



Customer Name:  
LAKESIDE PLANTATION  
COMMUNITY  
DEVELOPMENT DIST

Account Number:

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	501.95
Payment received - Thank you	-501.95
Balance before new charges	\$0.00

#### New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS

Base charge: \$11.91

Non-fuel: (\$0.074820 per kWh) \$372.76

Fuel: (\$0.038060 per kWh) \$189.61

Electric service amount 574.28

Gross rec. tax/Regulatory fee 15.15

Franchise charge 35.66

Taxes and charges 50.81

Total new charges \$625.09

Total amount you owe \$625.09

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter KN46183. Next meter reading Feb 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	97746		92764		4982

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2022	Dec 22, 2021	Jan 25, 2021
kWh Used	4982	4800	6035
Service days	33	29	34
kWh/day	150	165	177
Amount	\$625.09	\$501.95	\$602.70

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more ›](#)

## 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 ›](#)

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

**Electric Bill Statement****For:** Dec 22, 2021 to Jan 24, 2022 (33 days)**Statement Date:** Jan 24, 2022**Service Address:**2800 PLANTATION BLVD #POOL & TENNIS  
NORTH PORT, FL 34289**LAKESIDE PLANTATION COMM DEVELOPMENT DIST,**  
Here's what you owe for this billing period.**CURRENT BILL****\$2,020.00**

TOTAL AMOUNT YOU OWE

**Feb 14, 2022**

NEW CHARGES DUE BY

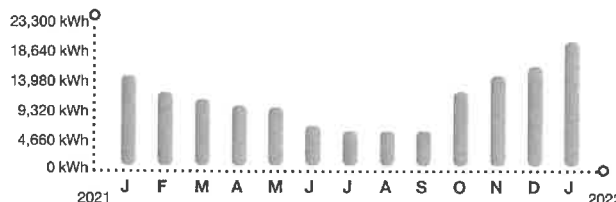
**BILL SUMMARY**

Amount of your last bill	1,475.03
Payments received	-1,475.03
Balance before new charges	0.00

Total new charges	2,020.00
<b>Total amount you owe</b>	<b>\$2,020.00</b>

**FPL automatic bill pay - DO NOT PAY**

(See page 2 for bill details.)

**ENERGY USAGE HISTORY****KEEP IN MIND**

- Payment received after April 13, 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 February 04, 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 this month due to greater number of service days. Visit [www.FPL.com](http://www.FPL.com) for more information.

The Public Service Commission unanimously approved FPL's four-year rate agreement, which begins this month, to support continued investments in clean energy, the grid and technology. Visit [FPL.com/Answers](http://FPL.com/Answers).

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

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

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

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

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:

FPL  
GENERAL MAIL FACILITY  
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](http://FPL.com/PayBill)  
for ways to pay.

ACCOUNT NUMBER

**\$2,020.00**  
TOTAL AMOUNT YOU OWE**Feb 14, 2022**  
NEW CHARGES DUE BY**\$ Auto pay - DO NOT PAY**  
AMOUNT ENCLOSED



Customer Name:  
LAKESIDE PLANTATION  
COMM DEVELOPMENT  
DIST

Account Number:

FPL.com Page 2

E001

### BILL DETAILS

Amount of your last bill	1,475.03
Payment received - Thank you	-1,475.03
Balance before new charges	\$0.00

#### New Charges

Rate: GSD-1 GENERAL SERVICE DEMAND

Base charge:	\$28.17
Non-fuel: (\$0.026290 per kWh)	\$556.59
Fuel: (\$0.038060 per kWh)	\$805.77
Demand: (\$11.93 per KW)	\$465.27

Electric service amount	1,855.80
-------------------------	----------

Gross rec. tax/Regulatory fee	48.96
-------------------------------	-------

Franchise charge	115.24
------------------	--------

Taxes and charges	164.20
-------------------	--------

Total new charges	\$2,020.00
-------------------	------------

Total amount you owe	\$2,020.00
----------------------	------------

FPL automatic bill pay - DO NOT PAY

### METER SUMMARY

Meter reading - Meter KL84533. Next meter reading Feb 23, 2022.

Usage Type	Current	-	Previous	=	Usage
kWh used	53415		32244		21171
Demand KW	38.70				39

### ENERGY USAGE COMPARISON

	This Month	Last Month	Last Year
Service to	Jan 24, 2022	Dec 22, 2021	Jan 25, 2021
kWh Used	21171	16910	15315
Service days	33	29	34
kWh/day	641	583	450
Amount	\$2,020.00	\$1,475.03	\$1,197.61

## Florida's Energy Future

Our unanimously approved 2022-2025 rate plan supports investments in clean energy, the grid and technology.

[Find out more ›](#)

## 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 ›](#)

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 SWD			
ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	55-55	2/02/2022	3/01/2022

Total Current Charges	168.47
Balance Forward	160.21
Total Amount Due	328.68

LAKESIDE PLANTATION CDD  
C/O GOVERNMENTAL MGT SVCS-CF  
9145 NARCOOSSEE RD STE A206  
ORLANDO FL 32827-5768

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

SERVICE ADDRESS 2800 PLANTATION BLVD SWD

ACCOUNT NUMBER	CYCLE	BILL DATE	DUE DATE
	55-55	2/02/2022	3/01/2022

Last Bill Amount	160.21
Payments	0.00
Adjustments	0.00
Balance Forward	160.21

Rate Class: COMMERCIAL WASTE

Last payment amount/date: 168.47 12/06/2021

Service Period	Days	Meter Number	Mult	Units	Current	Previous	Usage
----------------	------	--------------	------	-------	---------	----------	-------

Service	Consumption	Charge	Total
GB DUMPSTER4YD/1 PICKUP	12/31/21 1/31/22	156.80	0.00
GB 95 GAL RECY 1PU 1MON	12/31/21 1/31/22	7.00	0.00
GB EXTRA RECY 1XMONTH	12/31/21 1/31/22	4.67	0.00
TOTAL COMMERCIAL GARBAGE			168.47

Total Current Charges	168.47
Balance Forward	160.21
Total Amount Due	328.68

Deposit Amount : 505.41

NORTH PORT UTILITIES IS PLEASED TO ANNOUNCE THAT

THE 2021 WATER USAGE REPORT IS NOW AVAILABLE AT:

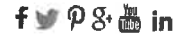
[www.CityofNorthPort.com/WaterUsage](http://www.CityofNorthPort.com/WaterUsage).

\*\*\*\*\*IMPORTANT MESSAGE\*\*\*\*\*



## ACCOUNT INVOICE

peoplesgas.com



Statement Date: 01/21/2022

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:	02/11/2022

### Your Account Summary

Previous Amount Due	\$16.07
Payment(s) Received Since Last Statement	-\$16.07
Current Month's Charges	\$16.07
<b>Total Amount Due</b>	<b>\$16.07</b>

**DO NOT PAY. Your account will be drafted on 02/11/2022**

## An Easy Way to Save.

With the cooler weather this season, you might be using more energy around your home.

Check out our free online energy audit and appliance calculators to see where you can save energy and money.

[peoplesgas.com/onlineaudit](http://peoplesgas.com/onlineaudit)

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



## Smooooooth out your energy costs this year.

**Still searching for that New Year's Resolution?** Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

[peoplesgas.com/budgetforhome](http://peoplesgas.com/budgetforhome)

[peoplesgas.com/budgetforbusiness](http://peoplesgas.com/budgetforbusiness)

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



### WAYS TO PAY YOUR BILL



See reverse side for more information

Current month's charges:	\$16.07
Total amount due:	\$16.07
Payment Due By:	02/11/2022

**Amount Enclosed** \$

608173875867 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/11/2022

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

608173875867 DO NOT PAY, YOUR ACCOUNT WILL BE DRAFTED ON 02/11/2022



## ACCOUNT INVOICE



Account: [REDACTED]  
Statement Date: 01/21/2022  
Current month's charges due 02/11/2022

### Details of Current Month's Charges – Service from - 12/17/2021 to 01/19/2022

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	01/19/2022	405		405		0 CCF		1.041		1.0000		0.0 Therms	34 Days
Customer Charge								\$15.10				<b>Peoples Gas Usage History</b> Therms Per Day (Average) JAN 2022 0.0 DEC 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 2021 0.0	
<b>Natural Gas Service Cost</b>								<b>\$15.10</b>					
Franchise Fee								\$0.97					
<b>Total Natural Gas Cost, Local Fees and Taxes</b>											<b>\$16.07</b>		
<b>Total Current Month's Charges</b>											<b>\$16.07</b>		

### 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.



## Hello Lakeside Plantation,

Thanks for choosing Comcast Business.

### Your bill at a glance

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

Previous balance		\$321.64
EFT Payment - thank you	Jan 13	-\$320.64
<b>Balance forward</b>		<b>\$1.00</b>
Regular monthly charges	Page 3	\$292.15
Taxes, fees and other charges	Page 3	\$28.93
<b>New charges</b>		<b>\$321.08</b>

### Amount due

**\$322.08**

#### ! Thanks for paying by Automatic Payment

Your electronic payment of \$322.08 will be applied on Feb 12, 2022.

#### Need help?

Visit [business.comcast.com/help](https://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

Automatic payment

**Please pay**

Feb 12, 2022

**\$322.08**

**Electronic payment will be applied Feb 12, 2022**

COMCAST  
PO BOX 71211  
CHARLOTTE NC 28272-1211

**Regular monthly charges \$292.15**

<b>Comcast Business</b>	<b>\$214.95</b>
<b>Packaged services</b>	<b>\$364.90</b>
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
<b>Discounts</b>	<b>-\$194.90</b>
Promotional Discount	-\$194.90
<b>Comcast Business services</b>	<b>\$44.95</b>
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 \$27.40**

Directory List Mgmt Fee - Adjustment	Dec 22 - Feb 24	-\$1.00
Directory Listing Management Fee		\$3.00
Voice Network Investment		\$3.00
Broadcast TV Fee		\$22.40

**Taxes, fees and other charges \$28.93****Other charges \$3.63**

Federal Universal Service Fund	\$1.94
Regulatory Cost Recovery	\$1.69

**Taxes & government fees \$25.30**

Sales Tax	\$2.48
State Communications Services Tax	\$11.70
Local Communications Services Tax	\$9.92
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)888-2074Visit [business.comcast.com/myaccount](https://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: 220218376104**

DR-15

Certificate Number

Collection Period

Confirm Date and Time

68-8015405857-5

01/2022

02/18/2022 12:13:03 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:	2/22/2022
Amount for Check:	\$110.02
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 Henry  
 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	\$ 1571.67	\$ 0.00	\$ 1571.67	\$ 110.02
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	\$ 110.02
6. Less Lawful Deductions	\$ 0.00
7. Net Tax Due	\$ 110.02
8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
9. Plus Est. Tax Due Current Month	\$ 0.00
10. Amount Due	\$ 110.02
11. Less Collection Allowance	\$ 0.00
12. Plus Penalty	\$ 0.00
13. Plus Interest	\$ 0.00
14. Amount Due with Return	\$ 110.02

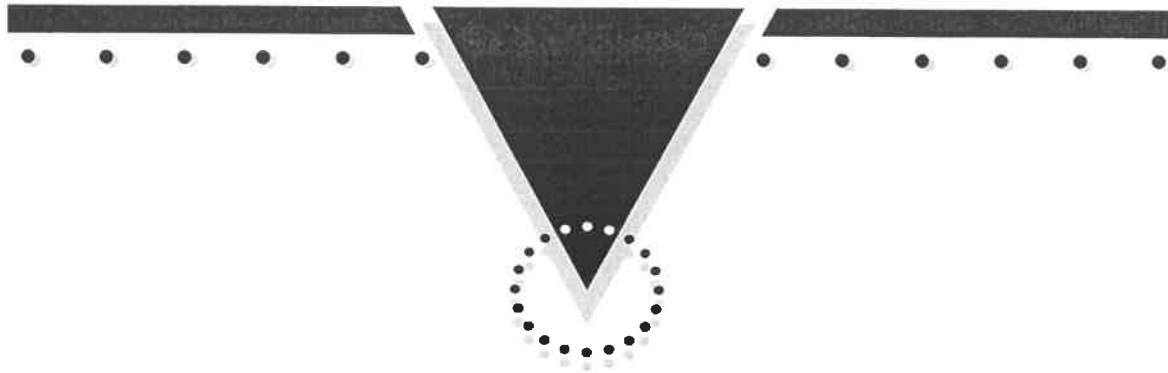
You have chosen not to donate your collection allowance to education.

Payment you have authorized 110.02

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts <b>NOT</b> 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). \$	15.72
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  
February 28, 2022



# TABLE OF CONTENTS

1	<u>Balance Sheet</u>
2-3	<u>General Fund Statement</u>
4	<u>Capital Reserve Statement</u>
5	<u>Debt Service Statement Series 1999</u>
6-7	<u>Month by Month- General Fund</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipts Schedule</u>



**Lakeside Plantation**  
**Community Development District**  
Combined Balance Sheet  
February 28, 2022

*Governmental Fund Types*

	<u><i>General</i></u>	<u><i>Capital Reserve</i></u>	<u><i>Debt Service</i></u>	<u><i>Totals</i></u> <u><i>(memorandum only)</i></u>
<i>Assets</i>				
<b>Cash:</b>				
Operating Account	\$90,440	\$139,878	----	\$230,318
Debit Card Account	\$2,050	----	----	\$2,050
Money Market Account	\$331,731	----	----	\$331,731
Petty Cash	\$3	----	----	\$3
<b>Investments:</b>				
Reserve	----	----	\$76,562	\$76,562
Revenue	----	----	\$146,907	\$146,907
Prepayment	----	----	\$0	\$0
SBA	\$508	\$359,391	----	\$359,898
Due from General Fund	----	----	\$9,780	\$9,780
Due from Capital Reserve	\$2,626	----	----	\$2,626
Deposits	\$517	----	----	\$517
<b>Total Assets</b>	<b>\$427,876</b>	<b>\$499,269</b>	<b>\$233,248</b>	<b>\$1,160,393</b>
<i>Liabilities</i>				
Accounts Payable	\$4,566	----	----	\$4,566
Accrued Expenses	\$2,546	----	----	\$2,546
Due to Debt Service	\$9,780	----	----	\$9,780
Due to General Fund	----	\$2,626	----	\$2,626
<i>Fund Equity</i>				
Net Assets	----	----	----	\$0
<b>Fund Balances</b>				
Unassigned	\$410,467	----	----	\$410,467
Assigned for Capital Reserve Fund	----	\$496,642	----	\$496,642
Nonspendable- Deposits	\$517	----	----	\$517
Restricted for Capital Projects	----	----	----	\$0
Restricted for Debt Service	----	----	\$233,248	\$233,248
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$427,876</b>	<b>\$499,269</b>	<b>\$233,248</b>	<b>\$1,160,393</b>

**Lakeside Plantation**  
**Community Development District**  
**General Fund**  
**Statement of Revenues & Expenditures**  
**For Period Ending February 28, 2022**

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/22</b>	<b>Actual 2/28/22</b>	<b>Variance</b>
<b><u>Revenues</u></b>				
Operations and Maintenance Assessments- Tax Roll	\$751,261	\$644,901	\$644,901	\$0
Tennis Club	\$20,000	\$8,333	\$11,777	\$3,443
Activities	\$10,000	\$4,167	\$3,844	(\$323)
Clubhouse Rentals	\$5,000	\$2,083	\$0	(\$2,083)
Miscellaneous	\$1,500	\$625	\$274	(\$351)
Interest Earnings	\$50	\$21	\$9	(\$12)
<b>Total Revenues</b>	<b>\$787,811</b>	<b>\$660,130</b>	<b>\$660,804</b>	<b>\$674</b>
<b><u>Administrative Expenditures</u></b>				
Supervisor Fees	\$11,000	\$4,583	\$5,000	(\$417)
District Manager	\$39,393	\$16,414	\$16,414	\$0
District Counsel	\$25,750	\$10,729	\$10,405	\$325
District Engineer	\$14,000	\$5,833	\$2,406	\$3,427
Disclosure Report	\$1,000	\$417	\$417	\$0
Trustee Fees	\$4,771	\$3,180	\$3,180	\$0
Audit Fees	\$3,350	\$1,396	\$0	\$1,396
Postage, Phone, Faxes, Copies	\$1,500	\$625	\$409	\$216
General Liability Insurance	\$6,689	\$6,689	\$6,294	\$395
Legal Advertising	\$2,000	\$833	\$281	\$552
Dues, Licenses & Fees	\$175	\$175	\$175	\$0
Other Current Charges	\$1,900	\$792	\$1,099	(\$308)
Property Insurance	\$10,849	\$10,849	\$10,207	\$642
Information Technology	\$1,250	\$521	\$521	(\$0)
Website Administration	\$800	\$333	\$333	(\$0)
<b>Total Administrative</b>	<b>\$124,427</b>	<b>\$63,370</b>	<b>\$57,142</b>	<b>\$6,228</b>
<b><u>Field Expenditures</u></b>				
Personnel Services (Management Contract)	\$196,544	\$81,893	\$98,477	(\$16,583)
Road & Sidewalk Repairs & Maintenance	\$2,500	\$1,042	\$0	\$1,042
Common Area Renewal & Maintenance	\$5,000	\$2,083	\$2,854	(\$771)
Street Light/Decorative Light	\$5,000	\$2,083	\$0	\$2,083
Landscape Maintenance - Contract	\$114,500	\$47,708	\$38,275	\$9,433
Landscape Maintenance - Other	\$5,000	\$2,083	\$932	\$1,152
Mulch	\$10,740	\$10,740	\$9,200	\$1,540
Irrigation Maintenance	\$4,500	\$1,875	\$2,966	(\$1,091)
Lake Maintenance	\$15,000	\$6,250	\$4,830	\$1,420
Electric Utility Services - Entrance Feature	\$9,000	\$3,750	\$2,449	\$1,301
Water Utility Services - Entrance Feature	\$1,600	\$667	\$4,020	(\$3,353)
Repairs & Maintenance - Entrance Feature	\$3,000	\$1,250	\$150	\$1,100
Miscellaneous Tools & Equipment	\$1,000	\$417	\$0	\$417
<b>Total Field</b>	<b>\$373,384</b>	<b>\$161,842</b>	<b>\$164,152</b>	<b>(\$2,311)</b>

**Lakeside Plantation**  
**Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/22</b>	<b>Actual 2/28/22</b>	<b>Variance</b>
<i>Clubhouse</i>				
Activities	\$20,000	\$8,333	\$13,382	(\$5,048)
License/Fees	\$1,200	\$500	\$643	(\$143)
General Supplies	\$10,000	\$4,167	\$1,262	\$2,905
Maintenance	\$14,000	\$5,833	\$3,286	\$2,547
Office Supplies	\$3,500	\$1,458	\$2,049	(\$591)
Public Communication	\$1,500	\$625	\$0	\$625
Pest Control	\$600	\$250	\$0	\$250
Security	\$1,500	\$625	\$718	(\$93)
Security Patrol	\$25,000	\$10,417	\$12,101	(\$1,685)
AED	\$500	\$208	\$208	\$0
Telephone & Internet Services	\$5,500	\$2,292	\$1,589	\$703
Janitorial Supplies	\$3,250	\$1,354	\$592	\$762
Electric Utility Services - Clubhouse	\$14,000	\$5,833	\$5,024	\$810
Gas Utility	\$250	\$104	\$80	\$24
Garbage Collection	\$2,100	\$875	\$841	\$34
Water Utility Services - Clubhouse	\$4,400	\$1,833	\$1,431	\$403
Electric Utility Services - Pool	\$16,000	\$6,667	\$6,780	(\$114)
Pool Cleaning	\$10,200	\$4,250	\$4,357	(\$107)
Pool Maintenance - Other	\$10,000	\$4,167	\$0	\$4,167
Tennis Courts - Maintenance	\$5,000	\$2,083	\$0	\$2,083
Water Utility Services -Pool	\$6,000	\$2,500	\$2,487	\$13
<b>Total Clubhouse</b>	<b>\$154,500</b>	<b>\$64,375</b>	<b>\$56,828</b>	<b>\$7,547</b>
<b>Total Revenues</b>	<b>\$787,811</b>	<b>\$660,130</b>	<b>\$660,804</b>	<b>\$674</b>
<b>Total Expenditures</b>	<b>\$652,311</b>	<b>\$289,586</b>	<b>\$278,122</b>	<b>\$11,464</b>
<b>Operating Income (Loss)</b>	<b>\$135,500</b>	<b>\$370,544</b>	<b>\$382,681</b>	<b>\$12,138</b>
<b>Other Sources/(Uses)</b>				
Interfund Transfer Out- Capital Reserve	(\$135,500)	(\$135,500)	(\$135,500)	\$0
<b>Total Other Sources/(Uses)</b>	<b>(\$135,500)</b>	<b>(\$135,500)</b>	<b>(\$135,500)</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$0)</b>		<b>\$247,181</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$163,803</b>	
<b>Ending Fund Balance</b>	<b>(\$0)</b>		<b>\$410,984</b>	

**Lakeside Plantation**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending February 28, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 2/28/22</b>	<b>Actual 2/28/22</b>	<b>Variance</b>
<u>Revenues</u>				
Transfer In - General Fund	\$135,500	\$135,500	\$135,500	\$0
Interest Income	\$0	\$0	\$29	\$29
<b>Total Revenues</b>	<b>\$135,500</b>	<b>\$135,500</b>	<b>\$135,529</b>	<b>\$29</b>
<u>Expenditures</u>				
Property Site Elements	\$3,878	\$3,878	\$9,565	(\$5,687)
<b>Total Expenditures</b>	<b>\$3,878</b>	<b>\$3,878</b>	<b>\$9,565</b>	<b>(\$5,687)</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$131,622</b>		<b>\$125,963</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$370,679</b>	
<b>Ending Fund Balance</b>	<b>\$131,622</b>		<b>\$496,642</b>	

# Lakeside Plantation

## Community Development District

Debt Service Fund Series 1999  
Statement of Revenues & Expenditures  
For Period Ending February 28, 2022

	Adopted Budget	Prorated Budget 2/28/22	Actual 2/28/22	Variance
<b>Revenues</b>				
Special Assessments- Tax Roll	\$175,905	\$149,554	\$149,554	\$0
Special Assessments- Off Roll	\$8,842	\$8,842	\$8,842	\$0
Interest Income	\$0	\$0	\$3	\$3
<b>Total Revenues</b>	<b>\$184,748</b>	<b>\$158,396</b>	<b>\$158,399</b>	<b>\$3</b>
<b>Expenditures</b>				
<i>Series 1999</i>				
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
<b>Total Expenditures</b>	<b>\$185,350</b>	<b>\$45,175</b>	<b>\$45,175</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$602)</b>		<b>\$113,224</b>	
<b>Beginning Fund Balance</b>	<b>\$49,212</b>		<b>\$120,024</b>	
<b>Ending Fund Balance</b>	<b>\$48,609</b>		<b>\$233,248</b>	

Due from General Fund	\$	9,780
Reserve	\$	76,562
Revenue	\$	146,907
Prepayment	\$	0
<b>Total</b>	<b>\$</b>	<b>233,248</b>

Lakeside Plantation CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b>Revenues</b>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$237,688	\$365,041	\$19,358	\$22,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$644,901
Tennis Club	\$4,890	\$3,540	\$1,130	\$1,572	\$645	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,777
Activities	\$541	\$1,427	\$697	\$100	\$1,079	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,844
Clubhouse Rentals	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous	\$210	\$0	\$49	\$0	\$15	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$274
Interest Earnings	\$1	\$0	\$3	\$2	\$2	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9
<b>Total Revenues</b>	<b>\$5,642</b>	<b>\$242,656</b>	<b>\$366,919</b>	<b>\$21,032</b>	<b>\$24,555</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$660,804</b>
<b>Administrative Expenditures</b>													
Supervisor Fees	\$1,000	\$2,000	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
District Manager	\$3,283	\$3,283	\$3,283	\$3,283	\$3,283	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,414
District Counsel	\$4,065	\$980	\$611	\$4,749	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,405
District Engineer	\$0	\$446	\$910	\$70	\$980	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,406
Disclosure Report	\$83	\$83	\$83	\$83	\$83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$417
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	\$8	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$409
General Liability Insurance	\$6,294	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,294
Legal Advertising	\$37	\$37	\$0	\$163	\$44	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$281
Dues, Licenses & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Other Current Charges	\$51	\$44	\$428	\$443	\$134	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,099
Property Insurance	\$10,207	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,207
Information Technology	\$104	\$104	\$104	\$104	\$104	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$521
Website Administration	\$67	\$67	\$67	\$67	\$67	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$333
<b>Total Administrative</b>	<b>\$28,635</b>	<b>\$7,117</b>	<b>\$5,625</b>	<b>\$10,061</b>	<b>\$5,703</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$57,142</b>
<b>Field Expenditures</b>													
Personnel Services (Management Contract)	\$12,394	\$18,294	\$22,596	\$22,596	\$22,596	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$98,477
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	\$2,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,854
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	\$7,655	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$38,275
Landscape Maintenance - Other	\$0	\$0	\$0	\$0	\$932	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$932
Mulch	\$0	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,200
Irrigation Maintenance	\$1,806	\$0	\$99	\$1,061	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,966
Lake Maintenance	\$966	\$966	\$966	\$966	\$966	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,830
Electric Utility Services - Entrance Feature	\$342	\$481	\$499	\$502	\$625	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,449
Water Utility Services - Entrance Feature	\$0	\$0	\$445	\$1,641	\$1,934	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,020
Repairs & Maintenance - Entrance Feature	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150
Miscellaneous Tools & Equipment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$23,163</b>	<b>\$36,597</b>	<b>\$32,260</b>	<b>\$34,421</b>	<b>\$37,712</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$164,152</b>

Lakeside Plantation CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<b><u>Clubhouse</u></b>													
Activities	\$2,371	\$1,775	\$4,290	\$3,333	\$1,613	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,382
License/Fees	\$643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$643
General Supplies	\$158	\$431	\$51	\$96	\$526	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,262
Maintenance	\$274	\$0	\$441	\$1,294	\$1,277	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,286
Office Supplies	\$170	\$0	\$922	\$274	\$683	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,049
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	\$147	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$718
Security Patrol	\$1,960	\$1,960	\$1,680	\$2,135	\$4,366	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$12,101
AED	\$0	\$0	\$0	\$208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$208
Telephone & Internet Services	\$316	\$316	\$316	\$321	\$321	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,589
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	\$954	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,024
Gas Utility	\$16	\$16	\$16	\$16	\$16	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80
Garbage Collection	\$175	\$168	\$168	\$160	\$168	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$841
Water Utility Services - Clubhouse	\$177	\$675	\$171	\$260	\$148	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,431
Electric Utility Services - Pool	\$604	\$1,245	\$1,437	\$1,475	\$2,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,780
Pool Cleaning	\$957	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,357
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	\$463	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,487
<b>Total Clubhouse</b>	<b>\$9,444</b>	<b>\$9,375</b>	<b>\$12,333</b>	<b>\$12,123</b>	<b>\$13,553</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$56,828</b>
<b>Total Revenues</b>	<b>\$5,642</b>	<b>\$242,656</b>	<b>\$366,919</b>	<b>\$21,032</b>	<b>\$24,555</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$660,804</b>
<b>Total Expenditures</b>	<b>\$61,243</b>	<b>\$53,089</b>	<b>\$50,218</b>	<b>\$56,604</b>	<b>\$56,969</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$278,122</b>
<b>Operating Income/(Loss)</b>	<b>(\$55,601)</b>	<b>\$189,567</b>	<b>\$316,701</b>	<b>(\$35,573)</b>	<b>(\$32,414)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$382,681</b>
<b>Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>
<b>Interfund Transfer Out- Capital Reserve</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Other Sources/(Uses)</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>(\$135,500)</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$55,601)</b>	<b>\$189,567</b>	<b>\$181,201</b>	<b>(\$35,573)</b>	<b>(\$32,414)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$247,181</b>

**Lakeside Plantation**  
**Community Development District**  
**Long Term Debt Report**

<b>SERIES 1999A, CAPITAL IMPROVEMENT REVENUE BONDS</b>	
INTEREST RATE:	6.950%
MATURITY DATE:	5/1/2031
RESERVE FUND REQUIREMENT	MADS
RESERVE FUND REQUIREMENT	\$ 189,896
RESERVE FUND BALANCE	\$ 76,562
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)
<b>Current Bonds Outstanding</b>	<b>\$ 1,300,000</b>



**LAKEVIEW 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	\$1999 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
02/28/22	P/E 1/31/22	\$28,532.63	\$427.99	\$0.00	\$0.00	\$28,104.64	\$22,814.01	\$5,290.63	\$28,104.64
TOTAL		\$806,553.04	\$12,098.30	\$0.00	\$0.00	\$794,454.74	\$644,900.69	\$149,554.05	\$794,454.74

86%	Net Percent Collected
-----	-----------------------

IMAGINE SCHOOL AT NORTH POINT INC					
Net Assessments					
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 X

## SECTION B

# SECTION 1

**Lakeside Plantation CDD**  
**Action Item List**  
**March 2022**

<b>Meeting Assigned</b>	<b>Action Item</b>	<b>Assigned To</b>	<b>Date Due</b>	<b>Status</b>	<b>Comments</b>
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 03.16.2022
8/18/21	Traffic Calming - Speed Humps, Speed Bumps, Speed Tables on Scarlett Pool Equipment Area Drainage	DE/DM		In Process	Preliminary information on locations for speed humps/bumps/tables presented to BOS 11.17.2021. North Port Police Department conducted speed study and the results will be presented to BOS 03.16.2022.
		DE		In Process	DE recommends installing yard drain.
					DE recommends removal of exotics and grapevines and thinning of palmettos in natural buffer areas. Budget \$20K in FY2023.
1/19/22	Nuisance Vegetation in Natural Areas	DE		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. Staff to present update on proposed funding source 03.16.2022. BOS action required to move forward.
1/19/22	Consideration of Tax Certificate Purchase	DM/DC		In Process	
					Draft report due to be presented to BOS May 2022. Final report due to County June 2022. Report is in process and DE is gathering information from DM and other pertinent records.
1/19/22	Stormwater Needs Analysis Report	DE		In Process	

## SECTION C

*This item will be provided under  
separate cover*