



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors Meeting
August 24, 2022**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544
813-994-1001**

www.lakesidecdd.org

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Jack Koch Linda Ramlot Samantha Manning Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson Michelle Rigoni	Kutak Rock LLP Kutak Rock LLP
District Engineer	David Fleeman	Florida Design Consultants, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

August 23, 2022

**Board of Supervisors
Lakeside Community
Development District**

REVISED FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, August 24, 2022, at 6:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of the Fiscal Year 2022/2023 Final Budget
 - B. Consideration of LLS Tax Solutions Inc., Series 2015 Arbitrage Report..... Tab 1
 - C. Consideration of LLS Tax Solutions Inc., Series 2018 Arbitrage Report..... Tab 2
 - D. Consideration of Resolution 2022-08, Setting Public Hearing for Revised Parking and Towing Enforcement Rules..... Tab 3
 - E. Consideration of Towing Proposals/Agreements Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor’s Meeting held on July 27, 2022 Tab 5
 - B. Consideration of the Pond Landscape Workshop Meeting Minutes held on August 10, 2022..... Tab 6
 - C. Consideration of Operation and Maintenance Expenditures for July 2022..... Tab 7
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Landscape Inspection Report And **Landscaper Comments**..... Tab 8
 - D. Presentation of Aquatics Report Tab 9
 - E. District Manager Report Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,
Lynn Hayes
District Manager

Tab 1



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

August 4, 2022

Ms. Kelsie Howell
Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**\$5,635,000 Lakeside Community Development District
Capital Improvement Revenue Bonds, Series 2015 (“Bonds”)**

Dear Ms. Howell:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended July 8, 2022 (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of July 8, 2022.

The next annual arbitrage rebate calculation date is July 8, 2023. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Lakeside Community
Development District***

*\$5,635,000 Lakeside Community Development District
Capital Improvement Revenue Bonds, Series 2015*

For the period ended July 8, 2022



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
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Pensacola, FL 32534
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Email: liscott@llstax.com

August 4, 2022

Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$5,635,000 Lakeside Community Development District Capital Improvement Revenue Bonds, Series 2015 (“Bonds”)

Lakeside Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended July 8, 2022 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(123,566.63) at July 8, 2022. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.6057%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,635,000 Capital Improvement Revenue Bonds, Series 2015

For the period ended July 8, 2022

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is July 9, 2015.
2. The end of the first Bond Year for the Bonds is July 8, 2016.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,635,000 Capital Improvement Revenue Bonds, Series 2015

For the period ended July 8, 2022

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Bonds were issued in an aggregate principal amount of \$5,635,000, for the purpose of: (i) financing the cost of acquiring, constructing and equipping assessable improvements comprising a part of the District's Capital Improvement Program, (ii) paying certain costs associated with the issuance of the Bonds; (iii) making a deposit into the Series 2015 Reserve Account for the benefit of all of the Bonds; and (iv) paying a portion of the interest to become due on the Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,635,000 Capital Improvement Revenue Bonds, Series 2015

For the period ended July 8, 2022

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebatable Arbitrage on certain prescribed dates.
5. *Rebatable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District
August 4, 2022
\$5,635,000 Capital Improvement Revenue Bonds, Series 2015
For the period ended July 8, 2022

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District
August 4, 2022
\$5,635,000 Capital Improvement Revenue Bonds, Series 2015
For the period ended July 8, 2022

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebtable Arbitrage.

\$5,635,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
7 / 9 / 2020	BEGINNING BALANCE		0.00	194,681.25	217,409.27	22,728.02
8 / 3 / 2020	RESERVE ACCOUNT		0.90	0.00	0.00	0.00
8 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.90)	(1.00)	(0.10)
9 / 1 / 2020	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
9 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.82)	(0.91)	(0.09)
10 / 1 / 2020	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
10 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.80)	(0.88)	(0.08)
11 / 2 / 2020	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
11 / 3 / 2020	RESERVE ACCOUNT		0.00	(0.82)	(0.90)	(0.08)
12 / 1 / 2020	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
12 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.80)	(0.87)	(0.07)
1 / 4 / 2021	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
1 / 5 / 2021	RESERVE ACCOUNT		0.00	(0.82)	(0.89)	(0.07)
2 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
2 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.90)	(0.07)
3 / 1 / 2021	RESERVE ACCOUNT		0.75	0.00	0.00	0.00
3 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.75)	(0.81)	(0.06)
4 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
4 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.89)	(0.06)
5 / 3 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.85)	(0.05)
6 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
6 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.88)	(0.05)
7 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
7 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.85)	(0.05)
8 / 2 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
8 / 3 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.87)	(0.04)
9 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
9 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.87)	(0.04)
10 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
10 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.83)	(0.03)
11 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00

\$5,635,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2015

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
11 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(0.86)	(0.03)
12 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
12 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.83)	(0.03)
1 / 3 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
1 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.85)	(0.02)
2 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
2 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.85)	(0.02)
3 / 1 / 2022	RESERVE ACCOUNT		0.75	0.00	0.00	0.00
3 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.75)	(0.76)	(0.01)
4 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
4 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.84)	(0.01)
5 / 2 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
5 / 3 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.81)	(0.01)
6 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
6 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.83)	0.00
7 / 1 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
7 / 5 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.80)	0.00
		<u>194,681.25</u>	<u>19.56</u>	<u>194,661.69</u>	<u>217,388.64</u>	<u>22,726.95</u>
	ACTUAL EARNINGS		19.56			
	ALLOWABLE EARNINGS		<u>22,726.95</u>			
	REBATABLE ARBITRAGE		(22,707.39)			
	FUTURE VALUE OF 7/8/2020 CUMULATIVE REBATABLE ARBITRAGE		(97,148.06)			
	FUTURE VALUE OF 7/8/2021 COMPUTATION DATE CREDIT		(1,881.18)			
	COMPUTATION DATE CREDIT		<u>(1,830.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(123,566.63)</u>			

Tab 2



LLS Tax Solutions Inc.
2172 W. Nine Mile Rd.
#352
Pensacola, FL 32534
Telephone: 850-754-0311
Email: liscott@llstax.com

August 4, 2022

Ms. Kelsie Howell
Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

**\$5,275,000 Lakeside Community Development District
Capital Improvement Revenue Bonds, Series 2018 (“Bonds”)**

Dear Ms. Howell:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the annual period ended July 26, 2022 (“Computation Period”). This report indicates that there is no cumulative rebatable arbitrage liability as of July 26, 2022.

The next annual arbitrage rebate calculation date is July 26, 2023. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

***Lakeside Community
Development District***

*\$5,275,000 Lakeside Community Development District
Capital Improvement Revenue Bonds, Series 2018*

For the period ended July 26, 2022



LLS Tax Solutions Inc.
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August 4, 2022

Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: \$5,275,000 Lakeside Community Development District Capital Improvement Revenue Bonds, Series 2018 (“Bonds”)

Lakeside Community Development District (“Client”) has requested that we prepare certain computations related to the above-described Bonds for the period ended July 26, 2022 (“Computation Period”). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended (“Code”), and this report is not to be used for any other purpose.

In order to prepare these computations, we were provided by the Client with and have relied upon certain closing documents for the Bonds and investment earnings information on the proceeds of the Bonds during the Computation Period. The attached schedule is based upon the aforementioned information provided to us. The assumptions and computational methods we used in the preparation of the schedule are described in the Summary of Notes, Assumptions, Definitions and Source Information. A brief description of the schedule is also attached.

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(59,686.83) at July 26, 2022. As such, no amount must be on deposit in the Rebate Fund.

As specified in the Form 8038G, the calculations have been performed based upon a Bond Yield of 5.0215%. Accordingly, we have not recomputed the Bond Yield.

The scope of our engagement was limited to the preparation of a mathematically accurate Rebatale Arbitrage for the Computation Period based on the information provided to us. The Rebatale Arbitrage has been determined as described in the Code, and regulations promulgated thereunder (“Regulations”), as applicable to the Bonds and in effect on the date of this report. We have no obligation to update this report because of events occurring, or information coming to our attention, subsequent to the date of this report.

LLS Tax Solutions Inc.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,275,000 Capital Improvement Revenue Bonds, Series 2018

For the period ended July 26, 2022

NOTES AND ASSUMPTIONS

1. The issue date of the Bonds is July 27, 2018.
2. The end of the first Bond Year for the Bonds is July 26, 2019.
3. Computations of yield are based upon a 31-day month, a 360-day year and semiannual compounding.
4. We have assumed that the only funds and accounts relating to the Bonds that are subject to rebate under section 148(f) of the Code are shown in the attached schedule.
5. For investment cash flow purposes, all payments and receipts are assumed to be paid or received, respectively, as shown in the attached schedule. In determining the Rebatable Arbitrage for the Bonds, we have relied on information provided by you without independent verification, and we can therefore express no opinion as to the completeness or suitability of such information for such purposes. In addition, we have undertaken no responsibility to review the tax-exempt status of interest on the Bonds.
6. We have assumed that the purchase and sale prices of all investments as represented to us are at fair market value, exclusive of brokerage commissions, administrative expenses, or similar expenses, and representative of arms' length transactions that did not artificially reduce the Rebatable Arbitrage for the Bonds, and that no "prohibited payments" occurred and no "imputed receipts" are required with respect to the Bonds.
7. Ninety percent (90%) of the Rebatable Arbitrage as of the next "computation date" ("Next Computation Date") is due to the United States Treasury not later than 60 days thereafter ("Next Payment Date"). (An issuer may select any date as a computation date, as long as the first computation date is not later than five years after the issue date, and each subsequent computation date is no more than five years after the previous computation date.) No other payment of rebate is required prior to the Next Payment Date. The Rebatable Arbitrage as of the Next Computation Date will not be the Rebatable Arbitrage reflected herein, but will be based on future computations that will include the period ending on the Next Computation Date. If all of the Bonds are retired prior to what would have been the Next Computation Date, one hundred percent (100%) of the unpaid Rebatable Arbitrage computed as of the date of retirement will be due to the United States Treasury not later than 60 days thereafter.
8. For purposes of determining what constitutes an "issue" under section 148(f) of the Code, we have assumed that the Bonds constitute a single issue and are not required to be aggregated with any other bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,275,000 Capital Improvement Revenue Bonds, Series 2018

For the period ended July 26, 2022

NOTES AND ASSUMPTIONS (cont'd)

9. The accrual basis of accounting has been used to calculate earnings on investments. Earnings accrued but not received at the last day of the Computation Period are treated as though received on that day. For investments purchased at a premium or a discount (if any), amortization or accretion is included in the earnings accrued at the last day of the Computation Period. Such amortization or accretion is computed in such a manner as to result in a constant rate of return for such investment. This is equivalent to the "present value" method of valuation that is described in the Regulations.
10. No provision has been made in this report for any debt service fund. Under Section 148(f)(4)(A) of the Code, a "bona fide debt service fund" for public purpose bonds issued after November 10, 1988 is not subject to rebate if the average maturity of the issue of bonds is at least five years and the rates of interest on the bonds are fixed at the issue date. It appears and has been assumed that the debt service fund allocable to the Bonds qualifies as a bona fide debt service fund, and that this provision applies to the Bonds.
11. The Series 2018 Bonds are issued in an aggregate principal amount of \$5,275,000 for the purpose of: (a) financing a portion of the cost of acquiring, constructing and equipping assessable improvements; (b) paying certain costs associated with the issuance of the Series 2018 Bonds; (c) making a deposit into the Series 2018 Bonds, without privilege or priority of one Series 2018 Bond over another; and (d) paying a portion of the interest to become due on the Series 2018 Bonds.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District

August 4, 2022

\$5,275,000 Capital Improvement Revenue Bonds, Series 2018

For the period ended July 26, 2022

DEFINITIONS

1. *Bond Year*: Each one-year period that ends on the day selected by the Client. The first and last Bond Years may be shorter periods.
2. *Bond Yield*: The yield that, when used in computing the present value (at the issue date of the Bonds) of all scheduled payments of principal and interest to be paid over the life of the Bonds, produces an amount equal to the Issue Price.
3. *Allowable Earnings*: The amount that would have been earned if all nonpurpose investments were invested at a rate equal to the Bond Yield, which amount is determined under a future value method described in the Regulations.
4. *Computation Date Credit*: A credit allowed by the Regulations as a reduction to the Rebtable Arbitrage on certain prescribed dates.
5. *Rebtable Arbitrage*: The excess of actual earnings over Allowable Earnings and Computation Date Credits.
6. *Issue Price*: Generally, the initial offering price at which a substantial portion of the Bonds is sold to the public. For this purpose, 10% is a substantial portion.

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District
August 4, 2022
\$5,275,000 Capital Improvement Revenue Bonds, Series 2018
For the period ended July 26, 2022

SOURCE INFORMATION

<u>Bonds</u>	<u>Source</u>
Closing Date	Form 8038G
Bond Yield	Form 8038G
<u>Investments</u>	<u>Source</u>
Principal and Interest Receipt Amounts and Dates	Trust Statements
Investment Dates and Purchase Prices	Trust Statements

SUMMARY OF NOTES, ASSUMPTIONS, DEFINITIONS, SOURCE INFORMATION, AND DESCRIPTION OF SCHEDULE

Lakeside Community Development District
August 4, 2022
\$5,275,000 Capital Improvement Revenue Bonds, Series 2018
For the period ended July 26, 2022

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

Schedule 1 sets forth the amount of interest receipts and gains/losses on sales of investments and the calculation of the Rebatable Arbitrage.

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
7 / 27 / 2018	INITIAL DEPOSIT		0.00	4,743,178.03	5,783,155.68	1,039,977.65
8 / 1 / 2018	ACQUISITION & CONSTRUCTION ACCT		388.34	0.00	0.00	0.00
8 / 1 / 2018	ACQUISITION & CONSTRUCTION ACCT		116.96	0.00	0.00	0.00
8 / 13 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(3,309,811.65)	(4,026,627.52)	(716,815.87)
8 / 13 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(164,807.64)	(200,500.53)	(35,692.89)
9 / 4 / 2018	ACQUISITION & CONSTRUCTION ACCT		3,349.55	0.00	0.00	0.00
9 / 19 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(542,786.45)	(657,072.50)	(114,286.05)
9 / 19 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(325.00)	(393.43)	(68.43)
9 / 19 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(6,731.96)	(8,149.40)	(1,417.44)
10 / 1 / 2018	ACQUISITION & CONSTRUCTION ACCT		1,368.29	0.00	0.00	0.00
10 / 3 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	325.00	392.67	67.67
10 / 9 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(325.00)	(392.35)	(67.35)
10 / 24 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(294,314.71)	(354,570.18)	(60,255.47)
10 / 24 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(450.00)	(542.13)	(92.13)
10 / 24 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(74,532.77)	(89,791.97)	(15,259.20)
11 / 1 / 2018	ACQUISITION & CONSTRUCTION ACCT		944.16	0.00	0.00	0.00
11 / 5 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	1,009.64	1,214.50	204.86
11 / 6 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(127,742.67)	(153,641.41)	(25,898.74)
11 / 20 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(206,480.50)	(247,864.14)	(41,383.64)
11 / 20 / 2018	ACQUISITION & CONSTRUCTION ACCT		0.00	(22,371.62)	(26,855.43)	(4,483.81)
12 / 3 / 2018	ACQUISITION & CONSTRUCTION ACCT		249.38	0.00	0.00	0.00
1 / 2 / 2019	ACQUISITION & CONSTRUCTION ACCT		0.37	0.00	0.00	0.00
1 / 18 / 2019	ACQUISITION & CONSTRUCTION ACCT		0.00	14,823.37	17,652.71	2,829.34
2 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		11.76	0.00	0.00	0.00
3 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		23.17	0.00	0.00	0.00
4 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		25.93	0.00	0.00	0.00
5 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		25.30	0.00	0.00	0.00
6 / 3 / 2019	ACQUISITION & CONSTRUCTION ACCT		25.80	0.00	0.00	0.00
6 / 5 / 2019	ACQUISITION & CONSTRUCTION ACCT		0.00	(1,000.00)	(1,168.61)	(168.61)
7 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		23.05	0.00	0.00	0.00
8 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		23.42	0.00	0.00	0.00
9 / 3 / 2019	ACQUISITION & CONSTRUCTION ACCT		20.83	0.00	0.00	0.00
10 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		19.81	0.00	0.00	0.00

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
10 / 17 / 2019	ACQUISITION & CONSTRUCTION ACCT		0.00	(477.00)	(547.38)	(70.38)
10 / 17 / 2019	ACQUISITION & CONSTRUCTION ACCT		0.00	(7,659.75)	(8,789.92)	(1,130.17)
11 / 1 / 2019	ACQUISITION & CONSTRUCTION ACCT		12.98	0.00	0.00	0.00
12 / 2 / 2019	ACQUISITION & CONSTRUCTION ACCT		6.55	0.00	0.00	0.00
1 / 2 / 2020	ACQUISITION & CONSTRUCTION ACCT		6.43	0.00	0.00	0.00
2 / 3 / 2020	ACQUISITION & CONSTRUCTION ACCT		6.26	0.00	0.00	0.00
3 / 2 / 2020	ACQUISITION & CONSTRUCTION ACCT		5.84	0.00	0.00	0.00
4 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		2.55	0.00	0.00	0.00
5 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
5 / 5 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.00	(238.50)	(266.33)	(27.83)
6 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
7 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
8 / 3 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
9 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
10 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
11 / 2 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
12 / 1 / 2020	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
1 / 4 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
2 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
3 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
4 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
5 / 3 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
6 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
7 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
8 / 2 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
9 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
10 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
11 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
12 / 1 / 2021	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
1 / 3 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
2 / 1 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
3 / 1 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
4 / 1 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
5 / 2 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.03	0.00	0.00	0.00
6 / 1 / 2022	ACQUISITION & CONSTRUCTION ACCT		1.50	0.00	0.00	0.00
6 / 21 / 2022	ACQUISITION & CONSTRUCTION ACCT		1.16	0.00	0.00	0.00
6 / 21 / 2022	ACQUISITION & CONSTRUCTION ACCT		0.00	(5,940.96)	(5,969.67)	(28.71)
		<u>0.00</u>	<u>6,660.14</u>	<u>(6,660.14)</u>	<u>19,272.66</u>	<u>25,932.80</u>
7 / 27 / 2018	INITIAL DEPOSIT		0.00	67,814.47	82,683.31	14,868.84
8 / 1 / 2018	CAPITAL INTEREST ACCOUNT		5.55	0.00	0.00	0.00
8 / 1 / 2018	CAPITAL INTEREST ACCOUNT		1.67	0.00	0.00	0.00
8 / 2 / 2018	CAPITAL INTEREST ACCOUNT		0.00	18.27	22.26	3.99
9 / 4 / 2018	CAPITAL INTEREST ACCOUNT		87.60	0.00	0.00	0.00
9 / 5 / 2018	CAPITAL INTEREST ACCOUNT		0.00	221.47	268.62	47.15
10 / 1 / 2018	CAPITAL INTEREST ACCOUNT		89.15	0.00	0.00	0.00
10 / 2 / 2018	CAPITAL INTEREST ACCOUNT		0.00	224.50	271.28	46.78
11 / 1 / 2018	CAPITAL INTEREST ACCOUNT		0.00	(67,814.47)	(81,619.48)	(13,805.01)
11 / 1 / 2018	CAPITAL INTEREST ACCOUNT		103.10	0.00	0.00	0.00
11 / 2 / 2018	CAPITAL INTEREST ACCOUNT		0.00	258.33	310.88	52.55
11 / 5 / 2018	CAPITAL INTEREST ACCOUNT		0.00	(1,009.64)	(1,214.50)	(204.86)
12 / 3 / 2018	CAPITAL INTEREST ACCOUNT		0.18	0.00	0.00	0.00
12 / 4 / 2018	CAPITAL INTEREST ACCOUNT		0.00	257.85	308.93	51.08
1 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.38	0.00	0.00	0.00
1 / 3 / 2019	CAPITAL INTEREST ACCOUNT		0.00	280.12	334.28	54.16
2 / 1 / 2019	CAPITAL INTEREST ACCOUNT		0.89	0.00	0.00	0.00
2 / 4 / 2019	CAPITAL INTEREST ACCOUNT		0.00	294.51	349.95	55.44
3 / 1 / 2019	CAPITAL INTEREST ACCOUNT		1.23	0.00	0.00	0.00
3 / 4 / 2019	CAPITAL INTEREST ACCOUNT		0.00	263.42	311.72	48.30
4 / 1 / 2019	CAPITAL INTEREST ACCOUNT		1.84	0.00	0.00	0.00
4 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.00	294.42	347.06	52.64
5 / 1 / 2019	CAPITAL INTEREST ACCOUNT		2.32	0.00	0.00	0.00
5 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.00	286.73	336.60	49.87
6 / 3 / 2019	CAPITAL INTEREST ACCOUNT		2.85	0.00	0.00	0.00
6 / 4 / 2019	CAPITAL INTEREST ACCOUNT		0.00	291.87	341.13	49.26
7 / 1 / 2019	CAPITAL INTEREST ACCOUNT		3.14	0.00	0.00	0.00
7 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.00	276.04	321.38	45.34

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
8 / 1 / 2019	CAPITAL INTEREST ACCOUNT		3.71	0.00	0.00	0.00
8 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.00	282.67	327.75	45.08
9 / 3 / 2019	CAPITAL INTEREST ACCOUNT		3.71	0.00	0.00	0.00
9 / 4 / 2019	CAPITAL INTEREST ACCOUNT		0.00	251.06	289.81	38.75
10 / 1 / 2019	CAPITAL INTEREST ACCOUNT		3.85	0.00	0.00	0.00
10 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.00	238.40	274.14	35.74
11 / 1 / 2019	CAPITAL INTEREST ACCOUNT		0.00	(3,041.19)	(3,483.18)	(441.99)
11 / 1 / 2019	CAPITAL INTEREST ACCOUNT		3.78	0.00	0.00	0.00
11 / 4 / 2019	CAPITAL INTEREST ACCOUNT		0.00	213.88	244.86	30.98
12 / 2 / 2019	CAPITAL INTEREST ACCOUNT		0.21	0.00	0.00	0.00
12 / 3 / 2019	CAPITAL INTEREST ACCOUNT		0.00	182.66	208.29	25.63
1 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.41	0.00	0.00	0.00
1 / 3 / 2020	CAPITAL INTEREST ACCOUNT		0.00	179.28	203.59	24.31
2 / 3 / 2020	CAPITAL INTEREST ACCOUNT		0.58	0.00	0.00	0.00
2 / 4 / 2020	CAPITAL INTEREST ACCOUNT		0.00	174.17	196.94	22.77
3 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.70	0.00	0.00	0.00
3 / 3 / 2020	CAPITAL INTEREST ACCOUNT		0.00	162.46	182.97	20.51
4 / 1 / 2020	CAPITAL INTEREST ACCOUNT		0.37	0.00	0.00	0.00
4 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	70.73	79.34	8.61
5 / 1 / 2020	CAPITAL INTEREST ACCOUNT		0.00	(989.23)	(1,105.25)	(116.02)
5 / 4 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.86	0.96	0.10
6 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.88	0.98	0.10
7 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.84	0.93	0.09
8 / 4 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.96	0.09
9 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.96	0.09
10 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.84	0.92	0.08
11 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	(5.16)	(5.62)	(0.46)
11 / 3 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.95	0.08
12 / 2 / 2020	CAPITAL INTEREST ACCOUNT		0.00	0.85	0.92	0.07
1 / 5 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.94	0.07
2 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.94	0.07
3 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.79	0.85	0.06
4 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.93	0.06

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
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7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
5 / 3 / 2021	CAPITAL INTEREST ACCOUNT		0.00	(5.12)	(5.44)	(0.32)
5 / 4 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.85	0.90	0.05
6 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.92	0.05
7 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.84	0.89	0.05
8 / 3 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.87	0.91	0.04
9 / 2 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.88	0.92	0.04
10 / 4 / 2021	CAPITAL INTEREST ACCOUNT		0.00	0.84	0.87	0.03
11 / 1 / 2021	CAPITAL INTEREST ACCOUNT		0.00	(5.15)	(5.34)	(0.19)
		<u>0.00</u>	<u>317.22</u>	<u>(317.22)</u>	<u>792.93</u>	<u>1,110.15</u>
7 / 27 / 2018	INITIAL DEPOSIT		0.00	171,507.50	209,111.82	37,604.32
8 / 1 / 2018	RESERVE ACCOUNT		14.04	0.00	0.00	0.00
8 / 1 / 2018	RESERVE ACCOUNT		4.23	0.00	0.00	0.00
8 / 2 / 2018	RESERVE ACCOUNT		0.00	(18.27)	(22.26)	(3.99)
9 / 4 / 2018	RESERVE ACCOUNT		221.47	0.00	0.00	0.00
9 / 5 / 2018	RESERVE ACCOUNT		0.00	(221.47)	(268.62)	(47.15)
10 / 1 / 2018	RESERVE ACCOUNT		224.50	0.00	0.00	0.00
10 / 2 / 2018	RESERVE ACCOUNT		0.00	(224.50)	(271.28)	(46.78)
11 / 1 / 2018	RESERVE ACCOUNT		258.33	0.00	0.00	0.00
11 / 2 / 2018	RESERVE ACCOUNT		0.00	(258.33)	(310.88)	(52.55)
12 / 3 / 2018	RESERVE ACCOUNT		257.85	0.00	0.00	0.00
12 / 4 / 2018	RESERVE ACCOUNT		0.00	(257.85)	(308.93)	(51.08)
1 / 2 / 2019	RESERVE ACCOUNT		280.12	0.00	0.00	0.00
1 / 3 / 2019	RESERVE ACCOUNT		0.00	(280.12)	(334.28)	(54.16)
2 / 1 / 2019	RESERVE ACCOUNT		294.51	0.00	0.00	0.00
2 / 4 / 2019	RESERVE ACCOUNT		0.00	(294.51)	(349.95)	(55.44)
3 / 1 / 2019	RESERVE ACCOUNT		263.42	0.00	0.00	0.00
3 / 4 / 2019	RESERVE ACCOUNT		0.00	(263.42)	(311.72)	(48.30)
4 / 1 / 2019	RESERVE ACCOUNT		294.42	0.00	0.00	0.00
4 / 2 / 2019	RESERVE ACCOUNT		0.00	(294.42)	(347.06)	(52.64)
5 / 1 / 2019	RESERVE ACCOUNT		286.73	0.00	0.00	0.00
5 / 2 / 2019	RESERVE ACCOUNT		0.00	(286.73)	(336.60)	(49.87)
6 / 3 / 2019	RESERVE ACCOUNT		291.87	0.00	0.00	0.00
6 / 4 / 2019	RESERVE ACCOUNT		0.00	(291.87)	(341.13)	(49.26)

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

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7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
7 / 1 / 2019	RESERVE ACCOUNT		276.04	0.00	0.00	0.00
7 / 2 / 2019	RESERVE ACCOUNT		0.00	(276.04)	(321.38)	(45.34)
8 / 1 / 2019	RESERVE ACCOUNT		282.67	0.00	0.00	0.00
8 / 2 / 2019	RESERVE ACCOUNT		0.00	(282.67)	(327.75)	(45.08)
9 / 3 / 2019	RESERVE ACCOUNT		251.06	0.00	0.00	0.00
9 / 4 / 2019	RESERVE ACCOUNT		0.00	(251.06)	(289.81)	(38.75)
10 / 1 / 2019	RESERVE ACCOUNT		238.40	0.00	0.00	0.00
10 / 2 / 2019	RESERVE ACCOUNT		0.00	(238.40)	(274.14)	(35.74)
11 / 1 / 2019	RESERVE ACCOUNT		213.88	0.00	0.00	0.00
11 / 4 / 2019	RESERVE ACCOUNT		0.00	(213.88)	(244.86)	(30.98)
12 / 2 / 2019	RESERVE ACCOUNT		182.66	0.00	0.00	0.00
12 / 3 / 2019	RESERVE ACCOUNT		0.00	(182.66)	(208.29)	(25.63)
1 / 2 / 2020	RESERVE ACCOUNT		179.28	0.00	0.00	0.00
1 / 3 / 2020	RESERVE ACCOUNT		0.00	(179.28)	(203.59)	(24.31)
2 / 3 / 2020	RESERVE ACCOUNT		174.17	0.00	0.00	0.00
2 / 4 / 2020	RESERVE ACCOUNT		0.00	(174.17)	(196.94)	(22.77)
3 / 2 / 2020	RESERVE ACCOUNT		162.46	0.00	0.00	0.00
3 / 3 / 2020	RESERVE ACCOUNT		0.00	(162.46)	(182.97)	(20.51)
4 / 1 / 2020	RESERVE ACCOUNT		70.73	0.00	0.00	0.00
4 / 2 / 2020	RESERVE ACCOUNT		0.00	(70.73)	(79.34)	(8.61)
5 / 1 / 2020	RESERVE ACCOUNT		0.86	0.00	0.00	0.00
5 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.86)	(0.96)	(0.10)
6 / 1 / 2020	RESERVE ACCOUNT		0.88	0.00	0.00	0.00
6 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.88)	(0.98)	(0.10)
7 / 1 / 2020	RESERVE ACCOUNT		0.84	0.00	0.00	0.00
7 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.84)	(0.93)	(0.09)
8 / 3 / 2020	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
8 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.87)	(0.96)	(0.09)
9 / 1 / 2020	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
9 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.87)	(0.96)	(0.09)
10 / 1 / 2020	RESERVE ACCOUNT		0.84	0.00	0.00	0.00
10 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.84)	(0.92)	(0.08)
11 / 2 / 2020	RESERVE ACCOUNT		0.87	0.00	0.00	0.00

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

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7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
11 / 3 / 2020	RESERVE ACCOUNT		0.00	(0.87)	(0.95)	(0.08)
11 / 5 / 2020	RESERVE ACCOUNT		0.00	(11.25)	(12.25)	(1.00)
12 / 1 / 2020	RESERVE ACCOUNT		0.85	0.00	0.00	0.00
12 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.85)	(0.92)	(0.07)
1 / 4 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
1 / 5 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.94)	(0.07)
2 / 1 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
2 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.94)	(0.07)
3 / 1 / 2021	RESERVE ACCOUNT		0.79	0.00	0.00	0.00
3 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.79)	(0.85)	(0.06)
4 / 1 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
4 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.93)	(0.06)
5 / 3 / 2021	RESERVE ACCOUNT		0.85	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.85)	(0.90)	(0.05)
6 / 1 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
6 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.92)	(0.05)
7 / 1 / 2021	RESERVE ACCOUNT		0.84	0.00	0.00	0.00
7 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.84)	(0.89)	(0.05)
8 / 2 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
8 / 3 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.91)	(0.04)
9 / 1 / 2021	RESERVE ACCOUNT		0.88	0.00	0.00	0.00
9 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.88)	(0.92)	(0.04)
10 / 1 / 2021	RESERVE ACCOUNT		0.84	0.00	0.00	0.00
10 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.84)	(0.87)	(0.03)
11 / 1 / 2021	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
11 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.87)	(0.90)	(0.03)
12 / 1 / 2021	RESERVE ACCOUNT		0.85	0.00	0.00	0.00
12 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.85)	(0.88)	(0.03)
12 / 29 / 2021	RESERVE ACCOUNT		0.02	0.00	0.00	0.00
12 / 30 / 2021	RESERVE ACCOUNT		0.00	(0.02)	(0.02)	0.00
1 / 3 / 2022	RESERVE ACCOUNT		0.87	0.00	0.00	0.00
1 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.87)	(0.89)	(0.02)
2 / 1 / 2022	RESERVE ACCOUNT		0.87	0.00	0.00	0.00

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
2 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.87)	(0.89)	(0.02)
3 / 1 / 2022	RESERVE ACCOUNT		0.79	0.00	0.00	0.00
3 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.79)	(0.81)	(0.02)
4 / 1 / 2022	RESERVE ACCOUNT		0.88	0.00	0.00	0.00
4 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.88)	(0.89)	(0.01)
5 / 2 / 2022	RESERVE ACCOUNT		0.84	0.00	0.00	0.00
5 / 3 / 2022	RESERVE ACCOUNT		0.00	(0.84)	(0.85)	(0.01)
6 / 1 / 2022	RESERVE ACCOUNT		43.23	0.00	0.00	0.00
6 / 2 / 2022	RESERVE ACCOUNT		0.00	(43.23)	(43.55)	(0.32)
7 / 1 / 2022	RESERVE ACCOUNT		98.72	0.00	0.00	0.00
7 / 5 / 2022	RESERVE ACCOUNT		0.00	(98.72)	(99.01)	(0.29)
7 / 26 / 2022	INTEREST ACCRUAL		213.66	0.00	0.00	0.00
		<u>171,709.91</u>	<u>5,099.87</u>	<u>166,610.04</u>	<u>203,402.45</u>	<u>36,792.41</u>
7 / 27 / 2018	INITIAL DEPOSIT		0.00	187,000.00	228,001.16	41,001.16
7 / 27 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(37,500.00)	(45,722.16)	(8,222.16)
7 / 27 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(50,000.00)	(60,962.88)	(10,962.88)
7 / 27 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(36,000.00)	(43,893.27)	(7,893.27)
7 / 27 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(36,500.00)	(44,502.90)	(8,002.90)
7 / 27 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(5,250.00)	(6,401.10)	(1,151.10)
7 / 31 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(5,676.63)	(6,917.46)	(1,240.83)
8 / 1 / 2018	COST OF ISSUANCE ACCOUNT		1.55	0.00	0.00	0.00
8 / 1 / 2018	COST OF ISSUANCE ACCOUNT		0.54	0.00	0.00	0.00
8 / 2 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(1,250.00)	(1,523.02)	(273.02)
8 / 2 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(2.09)	(2.55)	(0.46)
9 / 4 / 2018	COST OF ISSUANCE ACCOUNT		19.19	0.00	0.00	0.00
9 / 5 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(19.19)	(23.28)	(4.09)
10 / 1 / 2018	COST OF ISSUANCE ACCOUNT		19.40	0.00	0.00	0.00
10 / 2 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(19.40)	(23.44)	(4.04)
11 / 1 / 2018	COST OF ISSUANCE ACCOUNT		22.33	0.00	0.00	0.00
11 / 2 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(22.33)	(26.87)	(4.54)
12 / 3 / 2018	COST OF ISSUANCE ACCOUNT		22.29	0.00	0.00	0.00
12 / 4 / 2018	COST OF ISSUANCE ACCOUNT		0.00	(22.29)	(26.71)	(4.42)
1 / 2 / 2019	COST OF ISSUANCE ACCOUNT		24.21	0.00	0.00	0.00

\$5,275,000 LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2018

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 27 / 2018 ISSUE DATE
7 / 27 / 2018 BEGINNING OF COMPUTATION PERIOD
7 / 26 / 2022 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.0215%	ALLOWABLE EARNINGS
1 / 3 / 2019	COST OF ISSUANCE ACCOUNT		0.00	(24.21)	(28.89)	(4.68)
1 / 18 / 2019	COST OF ISSUANCE ACCOUNT		0.00	(14,823.37)	(17,652.71)	(2,829.34)
2 / 1 / 2019	COST OF ISSUANCE ACCOUNT		14.12	0.00	0.00	0.00
2 / 4 / 2019	COST OF ISSUANCE ACCOUNT		0.00	(14.12)	(16.78)	(2.66)
		<u>0.00</u>	<u>123.63</u>	<u>(123.63)</u>	<u>277.14</u>	<u>400.77</u>
		<u>171,709.91</u>	<u>12,200.86</u>	<u>159,509.05</u>	<u>223,745.18</u>	<u>64,236.13</u>
	ACTUAL EARNINGS		12,200.86			
	ALLOWABLE EARNINGS		<u>64,236.13</u>			
	REBATABLE ARBITRAGE		(52,035.27)			
	FUTURE VALUE OF 7/26/2019 COMPUTATION DATE CREDIT		(2,007.53)			
	FUTURE VALUE OF 7/26/2020 COMPUTATION DATE CREDIT		(1,943.53)			
	FUTURE VALUE OF 7/26/2021 COMPUTATION DATE CREDIT		(1,870.50)			
	COMPUTATION DATE CREDIT		<u>(1,830.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(59,686.83)</u>			

Tab 3

Lakeside Community Association, Inc.

June 28, 2022

Attn: Lakeside CDD, c/o Rizzetta & Co.

RE: Parking Towing Policy & Letter of Agreement

Dear Lakeside CDD:

At last night's meeting, the Board of Directors of Lakeside Community Association voted to rescind its adoption of the street parking enforcement policy, to end the HOA's agreement with Lakeside CDD for street parking enforcement (attached) and turn the street parking enforcement matter back over to the CDD. The Board ultimately determined that the HOA did not have the authority to permit for parking on the street at any given time, as that is contrary to the County, which does not permit for street parking.

Regards,

Tonya Martinez

Tonya Martinez, LCAM
On behalf of the
Board of Directors,
Lakeside Community Assoc., Inc.

RESOLUTION 2022-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING POLICIES RELATING TO OVERNIGHT PARKING AND TRAFFIC ENFORCEMENT; RATIFYING THE ACTIONS OF THE DISTRICT MANAGER TO PROVIDE NOTICE THEREOF; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of district business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Section 190.012(2), *Florida Statutes*, to provide for the operation of parks and recreational facilities and security for the same, which authorization includes contracting with a towing operator provided that the District follows the authorization and notice and procedural requirements in Section 715.07, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* (“Rule”), pursuant to the provisions of Sections 190.012, *Florida Statutes*; and

WHEREAS, the Board scheduled the date of the public hearing for Wednesday, March 23, 2022, at 11:00 a.m., at the 5844 Old Pasco Road, Suite 100, Wesley Chapel Florida, and the District Manager has caused the notice of the public hearing, with the date to be published in a newspaper of general circulation in Pasco County, Florida, consistent with the requirements of Chapters 190, *Florida Statutes*; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Rule for immediate use and application.

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

SECTION 1. The District Manager’s actions in setting the public hearing are hereby ratified.

SECTION 2. The District hereby adopts the Rule, attached hereto as Exhibit A.

SECTION 3. If any provision of this Resolution or the Rule is held to be illegal or invalid, the other provisions shall remain in full force and effect.

[CONTINUED ON FOLLOWING PAGE]

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 23rd day of March, 2022.

ATTEST:


Secretary/Assistant Secretary

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT


Chairperson, Board of Supervisors

Exhibit A

EXHIBIT A

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on March 23, 2022 ("Effective Date"), at a duly noticed public hearing and meeting, the Board of Supervisors of Lakeside Community Development District (the "District") adopted the following rules to govern parking and parking enforcement on certain District property. These rules shall repeal and supersede all prior rules and policies governing the same subject matter, if any.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles (hereinafter defined) on certain District property cause hazards and danger to the health, safety and welfare of District's property and its residents, paid users and the general public. These rules define certain terms and set forth parking policies and provide for other parking and parking-enforcement policies (collectively, the "Rules").

SECTION 2. DEFINITIONS.

A. Commercial Vehicle. Any mobile item which normally uses wheels, whether motorized or not, that is (i) titled, registered or leased to a company and not an individual person, or (ii) used for business purposes even if titled, registered or leased to an individual person.

B. Recreational Vehicle. A vehicle designed for recreational use which includes motor homes, campers and trailers relative to same.

C. Vehicle. Any mobile item which normally uses wheels, whether motorized or not, including but not limited to passenger cars, pick-up trucks, cargo vans, mini vans, sport utility vehicles, motorcycles, scooters, dirt bikes, golf carts, trailers, mobile homes, Commercial Vehicles, Recreational Vehicles are included in the definition of Vehicle.

D. Vessel. Every description of watercraft, barge or airboat used or capable of being used as a means of transportation on water.

E. Prohibited Vehicles. All-Terrain Vehicles (also known as ATVs or Four-Wheelers) shall not be permitted to be operated or parked on any streets within the District's boundaries nor shall such vehicles be operated on any property located within the District's boundaries.

SECTION 3. PARKING RESTRICTIONS. Parking of any type of Vehicle or Vessel on any street within the District's boundaries, depicted in **Exhibit A**, including overnight parking, is strictly prohibited, except for the following:

A. Vendors and contractors conducting business with the District may temporarily park on streets within the District's boundaries while actively engaged in the provision of their work or services;

B. Delivery vehicles, including but not limited to, UPS, FedEx, USPS, and Amazon and moving company vehicles may park on streets within the District's boundaries while actively engaged in the operation of such businesses;

C. Vehicles owned and operated by any governmental unit, including but not limited to law enforcement and emergency vehicles, may also park on streets within the District's boundaries while carrying out official duties.

SECTION 4. DAMAGES TO DISTRICT PROPERTY. Persons who violate these Rules may be required to compensate the District for any damage to the District's landscape or other improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a "call back" of its landscape maintenance contractor in order to mow or otherwise maintain any common area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.

SECTION 5. ADHERENCE TO THE RULES. Residents shall be responsible for their tenants', guests', and invitees' adherence to these Rules.

SECTION 6. Enforcement. Violations of these Rules may result in any of the following actions:

- A. A first-time violation shall result in formal notification of the violation being sent to the owner of the vehicle in question and/or to the owner of the property associated with the vehicle. The notification shall inform the recipient that the vehicle is or has previously been in violation of these Rules and that further violations may result in additional action being taken.
- B. If at any time in the three-month period following owner's receipt of the above-referenced notice of violation the vehicle continues to be in violation of these Rules, the vehicle shall be subject to towing or other relief as outlined in Section 6.C. without further notice to the vehicle owner. Any towing pursuant to these Rules shall be in accordance with the authorization, notice and procedural requirements of Sections 190.012 and 715.07, Florida Statutes. Upon the expiration of the three-month period following owner's receipt of any notice of violation, the owner shall receive a new formal notification in accordance with Section 6.A. above.
- C. In addition to towing of vehicles, the matter may be turned over to legal counsel to pursue legal or equitable action against the vehicle owner and/or the owner of the property associated with the vehicle. In any such legal or equitable action, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs including reasonable attorney's fees and costs on appeal.

SECTION 7. Assignment of Authority. The Lakeside Community Association Inc. is hereby assigned the authority and legal standing to enforce these Rules, in its own name, and to enact additional reasonable rules (subject to approval by the Lakeside Community Development District, which approval shall not be unreasonably withheld) regarding parking and to establish policies and procedures for enforcement of these Rules. The Association is also empowered to grant reasonable exceptions to the above-referenced rules, including, but not limited to, temporary street parking passes for events, family gatherings, social gatherings, etc. Such assignment shall become effective upon the execution of a letter agreement in substantially similar form to that which is attached hereto as **Exhibit B**.





Specific Authority: §§ 120.54, 120.69, 190.011(5), 190.012(3), *Fla. Stat.*
Effective date: March 23, 2022

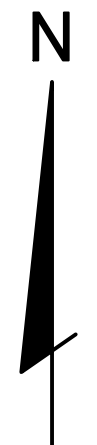


AMENITY CENTER HOA

LYON PROPERTY

LEGEND

-  = WETLANDS
-  = PONDS
-  = CDD LANDSCAPE / MAINTENANCE AREAS
-  = CDD OWNED / NOT PART OF LANDSCAPE MAINTENANCE



PROJECT NAME:
LAKESIDE

SHEET NAME:
LANDSCAPE MAINTENANCE AREA EXHIBIT

PREPARED FOR:
LAKESIDE CDD



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
 PHONE: (727) 848-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

CREATION DATE: 05/23/2019	REVISED DATE: 12/01/2021	DRAWN BY: JRS	SHEET NUMBER: 1 OF 1
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Exhibit B

March 25, 2022

Annette Jones
Senior Community Association Manager
Lakeside Community Association, Inc.
c/o Leland Management
12630 Race Track Road
Tampa, FL 33626

Re: Lakeside Community Development District (the "District") Parking Enforcement

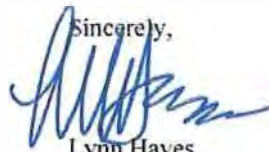
Dear Annette:

On behalf of the District, this letter (the "Letter Agreement") confirms the discussions and agreement concerning parking enforcement on District-owned property within the District.

Specifically, upon adoption of the enclosed District Rules Relating to Parking and Parking Enforcement (the "Parking Rules") the Lakeside Community Association, Inc., ("Association") offered to take assignment of the authority and legal standing to enforce the Parking Rules within the District. The Association has a shared interest in operation and maintenance of improvements within the community and is best equipped to enforce the Parking Rules due to its staff and employee's physical presence within the community. In the event Association authorizes towing pursuant to the Parking Rules, Association shall comply with all applicable legal requirements including but not limited to Sections 190.012 and 715.07, Florida Statutes. Association hereby agrees to indemnify and hold harmless District from and against any and all liability arising out of Association's enforcement of the Parking Rules. Association agrees that nothing in this Letter Agreement shall constitute or be construed as a waiver of District's limitations on liability as set forth in Section 768.28, Florida Statutes, or other applicable law.

This Letter Agreement may be executed in counterparts, each of which will be an original and all of which taken together will constitute one and the same instrument. Delivery of this Letter Agreement by electronic transmission will be effective as delivery of a manually executed counterpart hereof.


If you have any questions concerning this letter, please give me a call. Otherwise, I request that you execute in the space provided below and return the original to my office for our files.

Sincerely,

Lynn Hayes
District Manager

Enclosures

Cc: Jack Koch, Chairman
Alyssa Willson, District Counsel
David Lopez, Association Counsel

Terms Agreed to and Accepted:



Its: Sandra Shortridge
Lakeside Community Association, Inc.

3/25/22

Date

Prior Rules, adopted March 23, 2022		
Section 1	Introduction	<p>Introduction</p> <p>Designates Tow-Away Zones and provide authority for towing and removal of unauthorized Vehicles</p>
Section 2	Definitions	<p>Definitions</p> <p>Defines Tow-Away Zones as District Streets</p>
Section 3	Parking Restrictions	<p>Designated Tow-Away Zones and Parking Restrictions</p> <p>Defines Tow-Away Zones as District Streets and allows District Manager to issue parking passes for authorized parking period</p>
Section 4	Damages to District Property – moved to Section 5 in Proposed Rules	<p>Unauthorized Vehicles; Signage; and Towing – Replaces Prior Rules Section 6 Enforcement</p> <p>Provides for towing removal authority to District Manager (to verify) and a towing vendor engaged by the District.</p> <p>Authorizes towing vendor under contract with the District to tow any unauthorized vehicle parked in Tow-Away Zone (roaming)</p> <p>Authorizes District to enter into towing agreement with appropriate vendor.</p> <p>Requires the towing vendor to post required signage pursuant to statutory requirements</p>
Section 5	Adherence to the Rules – moved to Section 6 in Proposed Rules	Damages to District Property
Section 6	Enforcement – replaced by Proposed Rules Section 4 – Unauthorized Vehicles; Signage; and Towing	Adherence to the Rules
Section 7	Assignment of Authority – removed in the Proposed Rules	<p>Park at your Own Risk</p> <p>Allows Vehicles to be parked in accordance with the Proposed Rules but at Vehicle-owner’s own risk re injury, theft, vandalism, and/or damage</p>

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING REVISED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

WHEREAS, the Lakeside Community Development District ("**District**") is a local unit of special-purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended; and

WHEREAS, the Board of Supervisors of the District ("**Board**") is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, on March 23, 2022, at a duly noticed public hearing and meeting, the Board previously adopted the *Rules Relating to Parking and Parking Enforcement* ("**Prior Rules**") governing parking and parking enforcement on certain District property and assigned authority to enforce the same to the Lakeside Community Association, Inc. ("**Association**") as evidenced by the Letter Agreement dated March 25, 2022, signed by the Association; and

WHEREAS, thereafter, the Association submitted a letter dated June 28, 2022, rescinding its agreement to take on the assignment of authority to enforce the Prior Rules; and

WHEREAS, the District now desires to adopt the *Revised Rules Relating to Parking and Parking Enforcement* ("**Rules**") to update the Rules and terminate the assignment of authority to the Association to enforce Prior Rules, designate Tow-Away Zones, authorize contracting of proper towing vendor and provide for operation and enforcement of the Rules by the District.

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

SECTION 1. The Board intends to adopt the *Revised Rules Relating to Overnight Parking and Parking Enforcement*, a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on _____, 2022 at _____ .m. at _____.

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

SECTION 3. the Rules, when adopted, shall supersede and replace any and all prior versions of the same regarding same subject matter.

SECTION 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 24th day of August 2022.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A: Revised Rules Relating to Parking and Parking Enforcement

EXHIBIT A

Revised Rules Relating to Parking and Parking Enforcement

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
REVISED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, Florida Statutes, and on March 23, 2022 (“Effective Date”), at a duly noticed public hearing and meeting, the Board of Supervisors (“Board”) of Lakeside Community Development District (the “District”) adopted the Rules Relating to Parking and Parking Enforcement governing parking and parking enforcement on certain District property. Thereafter, on _____, 2022, at a duly noticed public hearing and meeting, the District Board adopted below Revised Rules Relating to Parking and Parking Enforcement. These rules shall repeal and supersede all prior rules and policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles (hereinafter defined) on certain District property cause hazards and danger to the health, safety and welfare of District’s property and its residents, paid users and the general public. These rules define certain terms and set forth parking policies, designate Tow-Away Zones (hereinafter defined), provide authority for towing and removal of such unauthorized Vehicles and provide for other parking and parking-enforcement policies (collectively, the “Rules”).

SECTION 2. DEFINITIONS.

A. Commercial Vehicle. Any mobile item which normally uses wheels, whether motorized or not, that is (i) titled, registered or leased to a company and not an individual person, or (ii) used for business purposes even if titled, registered or leased to an individual person.

B. Recreational Vehicle. A vehicle designed for recreational use which includes motor homes, campers and trailers relative to same.

C. Vehicle. Any mobile item which normally uses wheels, whether motorized or not, including but not limited to passenger cars, pick-up trucks, cargo-vans, mini vans, sport utility vehicles, motorcycles, scooters, dirt bikes, golf carts, trailers, mobile homes, Commercial Vehicles, Recreational Vehicles, Vessels and Prohibited Vehicles.

D. Vessel. Every description of watercraft, barge or airboat used or capable of being used as a means of transportation on water.

E. Prohibited Vehicles. All-Terrain Vehicles (also known as ATVs or Four-Wheelers) shall not be permitted to be operated or parked on any streets within the District’s boundaries nor shall such vehicles be operated on any property located within the District’s boundaries

F. Tow-Away Zone. District streets more particularly depicted in **Exhibit A** in which parking of any Vehicle is prohibited and in which the District is authorized to initiate a towing/removal action.

SECTION 3. DESIGNATED TOW-AWAY ZONES AND PARKING RESTRICTIONS. District streets within the District boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones.” Parking of any Vehicle in the Tow-Away Zones, including overnight

parking, is strictly prohibited and shall be subject to towing, at Vehicle-owner's expense, except for the following:

- A. Vendors and contractors conducting business with the District may temporarily park in the Tow-Away Zones while actively engaged in the provision of their work or services;
- B. Delivery vehicles, including but not limited to, UPS, FedEx, USPS and moving company vehicles may park on Town-Away Zones while actively engaged in the operation of such businesses;
- C. Vehicles owned and operated by any governmental unit, including but not limited to law enforcement and emergency vehicles, may also park on District property while carrying out official duties; and
- D. The District Manager may, in their discretion, authorize parking of a Vehicle in the Tow-Away Zone by a written pass to be displayed on the windshield of such Vehicle for the duration of the authorized parking period.

SECTION 4. UNAUTHORIZED VEHICLES; SIGNAGE; AND TOWING PROCEDURES. Any Vehicle parked in the Tow-Away Zones in violation of this policy shall be deemed "unauthorized" and may be subject to towing/removal at its owner's expense. The District Manager may act on behalf of the District in determining whether a vehicle is parked in violation of this policy and whether it should be removed, subject to the following conditions:

- A. ***Towing/Removal Authority.*** To tow/remove a Vehicle reported to be parked in violation of these Rules, the District Manager or his/her designee must verify that the subject Vehicle was not authorized to park under this rule in the Tow-Away Zone and then must contact a firm authorized by Florida law and currently contracted with the District to tow/remove such unauthorized vehicle at its owner's expense. The unauthorized Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service vendor retained by the District may tow/remove any unauthorized vehicle parked in the Tow-Away Zone.
- B. ***Agreement with Authorized Towing Service; Required Signage.*** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and in accordance with Florida law and with the Rules set forth herein. Such firm shall post, in conspicuous locations, notices of the Tow-Away Zones in the manner set forth in Section 715.07, *Florida Statutes*, and as are approved by the District's Board of Supervisors.

SECTION 5. DAMAGES TO DISTRICT PROPERTY. Persons who violate these Rules may be required to compensate the District for any damage to the District's landscape or other improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a "call back" of its landscape maintenance contractor in order to mow or otherwise maintain any common area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.

SECTION 6. ADHERENCE TO THE RULES. Residents shall be responsible for their tenants', guests', and invitees' adherence to these Rules.

SECTION 7. PARK AT YOUR OWN RISK. Vehicles may be parked on the District property pursuant to these Rules and in compliance with all applicable laws, ordinances and codes; provided, however, that **THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY INJURY, THEFT, VANDALISM AND/OR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM OR RELATED TO, PARKING IN ANY DISTRICT COMMON AREAS OR THE TOW-AWAY ZONES.**

Exhibit A: Tow-Away Zones

EXHIBIT A: TOW-AWAY ZONES





ALL INTERNAL STREETS WITHIN THE DISTRICT ARE TOW-AWAY ZONES

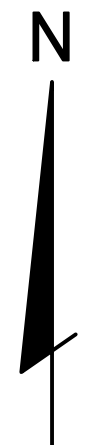


AMENITY CENTER HOA

LYON PROPERTY

LEGEND

-  = WETLANDS
-  = PONDS
-  = CDD LANDSCAPE / MAINTENANCE AREAS
-  = CDD OWNED / NOT PART OF LANDSCAPE MAINTENANCE



PROJECT NAME:
LAKESIDE

SHEET NAME:
LANDSCAPE MAINTENANCE AREA EXHIBIT

PREPARED FOR:
LAKESIDE CDD



20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 848-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM

CREATION DATE: 05/23/2019	REVISED DATE: 12/01/2021	DRAWN BY: JRS	SHEET NUMBER: 1 OF 1
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Tab 4

AGREEMENT BETWEEN THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT AND _____ FOR TOWING SERVICES

THIS AGREEMENT (the "Agreement") is made and entered into this ____ day of _____ 2022 by and between:

Lakeside Community Development District, a local unit of special purpose government established pursuant to Chapter 190, *Florida Statutes*, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "District"); and

_____, a Florida _____, whose address is _____ (the "Contractor").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted the certain *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors ("Board") of the District (hereinafter, the "Towing Policies"); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Towing Policies (the "Services"); and

WHEREAS, the Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law.

WHEREAS, the Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes the Contractor, and its employees and agents, to perform drive-by inspections and vehicle towing/removal services from the District property identified in **Exhibit A** at the times specified

in the Towing Policies, and vehicle storage relative to any such vehicles towed from District property, all in accordance with the Towing Policies, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal services by the Contractor.

B. Upon towing/removal of a vehicle, such vehicle shall be stored by the Contractor within a ten (10) mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services.

SECTION 3. COMPENSATION. The Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to the Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above, and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

A. The Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

Workers Compensation	statutory
General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$1,000,000

B. The District, its staff, consultants and supervisors shall be named as an additional insured. The Contractor shall furnish the District with the Certificate of Insurance

evidencing compliance with this requirement prior to commencement of the Services.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. The District shall not be held responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, paralegal fees and expert witness fees, and costs to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees and expert witness fees, and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

A. If to the District: Lakeside Community Development District
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

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

B. If to Contractor: _____

Attn: _____

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

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Lynn Hayes** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public

Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT LHAYES@RIZZETTA.COM, 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614, (813) 994-1001.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

SECTION 14. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 15. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 16. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

SECTION 19. E-VERIFY REQUIREMENTS. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*.

If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity.

By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 20. COMPLIANCE WITH SECTION 20.055, FLORIDA STATUTES. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

Attest:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Witness:

By: _____

Its: _____

Print Name of Witness

Exhibit A: Towing Policies

EXHIBIT A

Towing Policies

Crockett's Towing & Transport LLC
9621 Land O' Lakes Blvd
Land O' Lakes, Florida 34639
(813)996-7700
Fax (813)996-3033

AGREEMENT TO HANDLE PRIVATE PROPERTY IMPOUNDS !

This agreement is entered on (mm/dd/yyyy) _____ between
Crockett's Towing & Transport LLC and

_____.

The physical address of the property to which binding agreement refers is as follows:

_____.

City of _____, _____ County, Florida _____ (zip)

This binding agreement gives **Crockett's Towing & Transport LLC** the authority to enter upon said property & remove any vehicles/equipment which are deemed unauthorized, abandoned, illegally parked or inoperable, per the terms of this agreement with the

permission of _____
management.

The exclusive use of **Crocketts Towing & Transport LLC** by the party named above shall

commence on the _____ day of _____, _____ & the contract shall remain in full force until canceled by either party.

Crockett's Towing & Transport LLC acts as an independent contractor & will assume all liabilities for damages incurred as a result of the removal & storage of such vehicles/equipment.

Crockett's Towing & Transport LLC will assume all responsibilities in the notification of the law enforcement agencies in reporting the impounds of such vehicles/equipment.

Crocketts Towing & Transport LLC does hereby indemnify & hold the property owners, management company, and its employees harmless from any & all losses, damages, causes of action, court proceedings, and/or liabilities whatsoever, resulting directly or indirectly from the actions of **Crockett's Towing & Transport LLC** pursuant to this agreement.

Crockett's Towing & Transport LLC will follow all laws & statues set by the State of Florida & any additional Local Laws set forth in any ordinance of each municipality.

I certify that I am authorized to execute to this binding agreement on behalf of the property owner, and/or Management company with **Crockett's Towing & Transport LLC**.

Authorized Signature

Phone #

X _____

X _____

Printed Name & Title

Company Name

X _____

X _____

Agent for **Crockett's Towing & Transport LLC**

Printed Name & Title

X _____

X _____

Agreed effective date: _____

This form will be used to enter account data in our database. Be sure that complete & accurate information is provided. Use a separate sheet for each physical address under contract.

Property Name: _____ Street: _____

City(mailing address): _____ ZIP: _____

Legal Jurisdiction(city or county): _____

First Contact: _____ Phone: _____

Second Contact: _____ Phone: _____

Security Contact: _____ Phone: _____

Fax Number: _____ Email Address: _____

Management Request: No vehicles are to be towed unless management or security calls. This is not a Patrol or Limited Patrol option, We do not offer patrolling. Any of the names listed above has to be the ones contacting Crockett's Towing & Transport LLC, To have anything impounded. Unless you provide a "Request pass code" authorizing the impound to anyone at that community/management!! Initial below to authorize a pass code to be used, & provide a code.

Initials X _____

****What is your management Request pass code?(Numericals only) _____****

Tab 5

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, July 27, 2022, at 11:00 a.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Koch	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also Present:

David Fleeman	District Engineer, Florida Design
Lynn Hayes	District Manager, Rizzetta & Company, Inc.
Michelle Rigoni	District Counsel, Kutak Rock LLP <i>(via conf. call)</i>
Jason Liggett	Landscape Inspection Services, Rizzetta & Co
Kevin Wilt	Representative, Solitude Aquatics
Peter Lucadano	Representative, RedTree Landscaping <i>(joined meeting at approximately 11:21 a.m.)</i>
Robert Johnson	Representative, RedTree Landscaping <i>(joined meeting at approximately 11:21 a.m.)</i>

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Hayes called to order and performed roll call and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

Audience comments were entertained concerning parking, holiday lighting and landscaping.

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THIRD ORDER OF BUSINESS

**Ratification of Fiscal Year 2020/2021
Audit**

Mr. Hayes presented the audit and informed the Board it was clean and there were no findings.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the Fiscal Year 2020-2021 Audit, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

**Discussion of FHP Cost Share
Agreement**

The Board discussed the FHP cost share agreement between the CDD and the HOA. The Board requested that District Counsel follow-up with the HOA/Community Associate Manager to inquire about the HOA meeting last month in which two Board members were in attendance and stated that the HOA voted to terminate the FHP cost share agreement. The Board also discussed towing because residents and guests are parking on CDD common area streets and property. The Board requested District Management obtain a quote/agreement for street towing.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors authorized the Chair to execute the towing agreement and notify the residents prior to the start of towing, for the Lakeside Community Development District.

On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors authorized District Counsel to terminate the cost share agreement between the HOA and FHP on the District's behalf, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of RedTree Landscape
Enhancement Proposals**

On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the Lakemont Drive and Crater Drive Option 1 Proposal for \$525, for the Lakeside Community Development District.

On a Motion by Mr. Dexter, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the RedTree Landscape Cleanup Proposal for \$750, for the Lakeside Community Development District.

On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of Supervisors approved the RedTree Sod Installation Proposal for \$1,650, for the Lakeside Community Development District.

94 On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of
95 Supervisors approved the proposal for mowing of retention pond banks for \$4,000 after
96 District Counsel prepares an Addendum and authorized the Chair to execute the
97 agreement, for the Lakeside Community Development District.

98
99 The Board discussed the mowing of retention pond banks with the following
100 parameters for the agreement. The retention/pond bank mowing addendum should begin
101 on April 1, 2023. The pond banks must be mowed during the growing season (March 1,
102 2023, through November 1, 2023) once a week. During the dormant season (November 1,
103 2023, through March 1, 2024) the pond banks must be mowed once every two weeks. The
104 District Manager informed the Board he would have to revise the Draft Final Budget for
105 Fiscal Year 2022/2023 by taking funds allotted to other budgeted line items to include this
106 expense.
107

108 On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of
109 Supervisors approved the RedTree Cleanup Proposal for \$200, for the Lakeside
110 Community Development District.

111
112 **SIXTH ORDER OF BUSINESS**

**Consideration of Resolution 2022-04,
Adopting Wetland, Wetland Buffers and
Stormwater Pond Maintenance Policy**

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114
115
116 Ms. Rigoni presented this and indicated that she would provide the Board with an
117 update after further research to see if the District has access behind a few lots that didn't
118 seem to have platted easements.
119

120 The Board confirmed that Surface Water E should be actively maintained all the way
121 to the pond, without the volunteer buffer recommended by the District Engineer.
122

123 On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of
124 Supervisors adopted Resolution 2022-04, Adopting Wetland, Wetland Buffers and
125 Stormwater Pond Maintenance Policy, as amended per discussion regarding Surface
126 Water E, for the Lakeside Community Development District.

127
128 **SEVENTH ORDER OF BUSINESS**

**Consideration of the Minutes of the
Board of Supervisors held on June 22,
2022**

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132 Mr. Hayes presented the minutes and inquired if there were any amendments.
133 There were none.
134

135 On a Motion by Ms. Ramlot, and seconded by Mr. Dexter, with all in favor, the Board of
136 Supervisors approved the Minutes of the Board of Supervisors Meeting held on June 22,
137 2022, as presented, for the Lakeside Community Development District.
138
139

EIGHTH ORDER OF BUSINESS

**Consideration of Operation &
Maintenance Expenditures for May
2022**

Mr. Hayes presented the Operation and Maintenance Expenditures for June 2022.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the June 2022 (\$40,615.98) payment of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

NINTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Ms. Rigoni updated the Board regarding the missing sidewalks and ADA ramps agreement/construction agreement and master development letter agreement. The Board requested that she follow-up with William Ryan Homes about the sidewalks they were to install and the provide the Board with an update. The District Manager indicated Site Masters are to get started on the missing sidewalks and ADA ramps project next week and would complete all projects by Friday, August 19, 2022.

B. District Engineer

No report.

C. Presentation of Inspection Services Report/Landscaper Comments

Mr. Liggett presented the Inspection Services Report dated July 10, 2022 and requested that RedTree address all deficient items on his report. The landscape vendor indicated they would complete all items noted and provide weekly service reports with photos to share with the Board.

D. Presentation of Aquatics Report

Mr. Wilt presented his report and the pond 7 water quality report. The Board requested that Mr. Wilt provide an aeration quote for pond 7 so it can be included in the August 24, 2022, meeting agenda.

E. District Manager Report

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is August 24, 2022, at 6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive., Hudson, Florida 34669. He informed the Board he would be presenting the final budget at that meeting. He also provided updates on the WREC street light installation, model home sales signs being removed and requested that two others be removed by the Lakemont and Opopka entrances. The Board decided to have a Landscape/Pond Maintenance Workshop on August 10, 2022, at 6:00 p.m.

187 **TENTH ORDER OF BUSINESS** **Supervisor Requests**

188
189 None.

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191 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

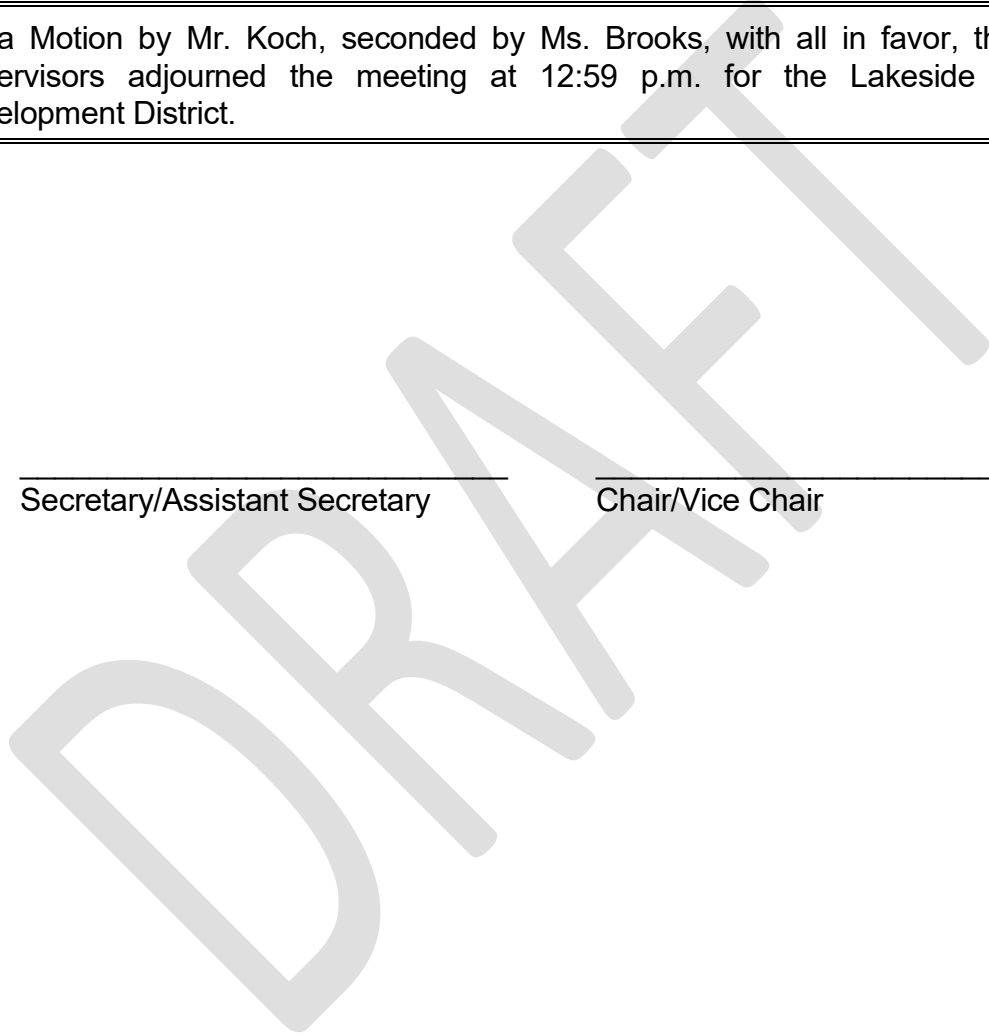
192
193 Mr. Hayes stated that if there was no more business to come before the Board
194 than a motion to adjourn would be in order.

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196

On a Motion by Mr. Koch, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 12:59 p.m. for the Lakeside Community Development District.

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Secretary/Assistant Secretary Chair/Vice Chair



Tab 6

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that 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.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

The pond landscape workshop meeting of the Lakeside Community Development District was held on **Thursday, August 10, 2022, at 6:00 p.m.**, at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

For the CDD Workshop Meeting we have:

Jack Koch	Board Supervisor, Chairman
Linda Ramlot	Board Supervisor, Vice Chairman
Christina Brooks	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also present were:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
David Fleeman	DE, Florida Design
Kevin Wilt	Representative, Solitude Aquatics
Jason Diogo	Representative, Solitude Aquatics
Peter Lucadano	Representative, RedTree Landscaping

Audience	Present.
----------	----------

ORDER OF BUSINESS

- Mr. Hayes opened the Workshop meeting at 6:00 p.m.
- Mr. Kevin Wilt and Mr. Jason Diogo provided their presentation and answered questions asked by the Board and residents. They discussed the following: What they do, the schedule and treatments, no mow zones, and native plants.
- Mr. Pete Lucadano provided his presentation and indicated all retention ponds and adjoining areas are mowed one time per month during the dormant season months. All retention ponds and adjoining areas are mowed twice a month during the growing season months. He indicated there may be occasions during the summer months when certain retention ponds will be too wet to mow. Line trimming is performed down to the buffer zone. The Bahai turf that

46 surrounds the ponds is a pasture grass that must be mowed and side-discharge
47 with mulch deck mowers. While mower operators take great caution not to
48 discharge grass clippings into the retention ponds, winds occasionally blow
49 discharged clippings into retention ponds. He also indicated the line trimming
50 around the retention ponds generates the most volume of grass clippings into
51 the retention ponds.

52

53 • **Adjournment**

54

55 Mr. Hayes adjourned the Workshop Meeting at 7:12 p.m.

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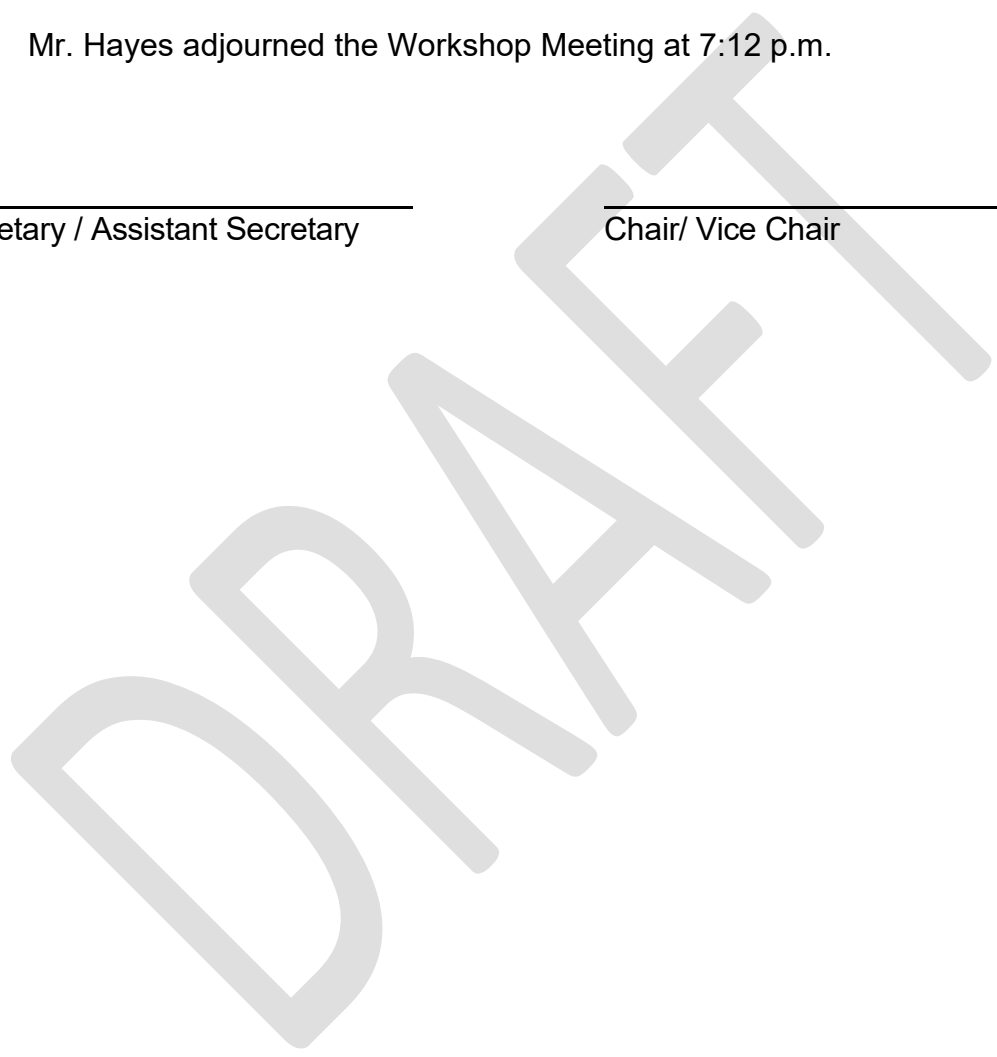
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Secretary / Assistant Secretary

Chair/ Vice Chair



Tab 7

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.lakesidecdd.org

Operation and Maintenance Expenditures July 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2022 through July 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$43,158.78**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony W Palese	1470	AP062322	Off-Duty State Trooper 06/22	\$ 225.00
Arthur F Gartner, Jr	1482	AG070622	Off-Duty State Trooper 07/22	\$ 225.00
Arthur F Gartner, Jr	1482	AG071122	Off-Duty State Trooper 07/22	\$ 225.00
Christina Brooks	1490	CB072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
Florida Design Consultants, Inc.	1474	44102	Engineering Services 05/22	\$ 1,356.25
Florida Design Consultants, Inc.	1474	44103	Engineering Services Project 05/22	\$ 450.00
Gordon G Dexter	1491	GD072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
Jack D Hypes	1483	JH070822	Off-Duty State Trooper 07/22	\$ 225.00
Jack William Koch	1492	JK072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
James E LaRose Jr	1469	JL062922	Off-Duty State Trooper 06/22	\$ 225.00
Jeremy R Cohen	1466	JC062722	Off-Duty State Trooper 06/22	\$ 225.00
Jeremy R Cohen	1479	JC070122	Off-Duty State Trooper-Scheduler's Fee 07/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Jeremy R Cohen	1479	JC071322	Off-Duty State Trooper 07/22	\$ 225.00
Kutak Rock LLP	1468	3067696	Legal Services 05/22	\$ 2,820.00
Kyle T Fallacaro	1481	KF070322	Off-Duty State Trooper 07/22	\$ 225.00
Linda Ramlot	1493	LR072722	Board Of Supervisors Meeting 07/27/22	\$ 200.00
Nathan C Sequeira	1472	NS061922	Off-Duty State Trooper 06/22	\$ 225.00
Nathan C Sequeira	1472	NS062522	Off-Duty State Trooper 06/22	\$ 225.00
Nathan C Sequeira	1486	NS071022	Off-Duty State Trooper 07/22	\$ 225.00
Pasco County Utilities Services Branch	1484	16925483	Water Utility Service 06/22	\$ 20.62
Patrick Elmore	1467	PE062122	Off-Duty State Trooper 06/22	\$ 225.00
Patrick Elmore	1467	PE062822	Off-Duty State Trooper 06/22	\$ 225.00
Patrick Elmore	1480	PE070522	Off-Duty State Trooper 07/22	\$ 225.00
Patrick Elmore	1480	PE071222	Off-Duty State Trooper 07/22	\$ 225.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Patrick Elmore	1480	PE071422	Off-Duty State Trooper 07/22	\$ 225.00
Poop 911	1476	LS062022	Pet Waste Station Maintenance 06/22	\$ 275.60
RedTree Landscape Systems, LLC	1477	10745	Monthly Landscape Maintenance 07/22	\$ 14,780.00
RedTree Landscape Systems, LLC	1475	10778	Irrigation Repairs 06/22	\$ 1,180.00
RedTree Landscape Systems, LLC	1475	10803	Irrigation Repairs 06/22	\$ 537.35
RedTree Landscape Systems, LLC	1477	10912	Irrigation Repairs 06/22	\$ 337.00
Rizzetta & Company, Inc.	1485	INV00000069949	Mass Mailing-Budget Notice 07/22	\$ 648.19
Rizzetta & Company, Inc.	1471	INV00000069302	District Management Fees 07/22	\$ 4,301.00
Site Masters of Florida, LLC	1489	072622-1	Sidewalk / ADA Improvements - 50% Deposit 07/22	\$ 6,550.00
Solitude Lake Management LLC	1488	PI-A00848273	Lake & Pond Maintenance 07/22	\$ 1,665.00
Solitude Lake Management LLC	1488	PI-A00853647	Turbidity Curtain Removal 07/22	\$ 500.00
Solitude Lake Management LLC	1488	PI-A00854778	Lake & Pond Maintenance-Pond Testing 07/22	\$ 950.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2022 Through July 31, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Suncoast Rust Control Inc.	1478	04701	Commercial Monthly Rust Control Service 07/22	\$ 735.00
Timothy J Sleyzak II	1473	TS062422	Off-Duty State Trooper 06/22	\$ 225.00
Timothy J Sleyzak II	1487	TS070222	Off-Duty State Trooper 07/22	\$ 225.00
Timothy J Sleyzak II	1487	TS070922	Off-Duty State Trooper 07/22	\$ 225.00
Withlacoochee River Electric Coop., Inc.	20220729-01	Electric Summary 06/22	Summary Billing 06/22	<u>\$ 752.77</u>
Report Total				<u>\$ 43,158.78</u>

Tab 8

LAKESIDE

Landscape Inspection Report



August 4, 2022
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Make sure during pond mowing visits that all of them are being competed as well as string trimmed.
- ❖ Continue to work on the detail on Lakemont Drive.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. **Create plant separation between the Jasmine and other plant material on the inbound and outbound side of the main entrance sign on Lakemont Drive.**
2. Remove the taller weeds that were sprayed behind the shrubs at the main entrance monument signs on Lakemont drive.
3. **Remove the spent blooms from the Agapanthus at the main entrance to the community and treat them for tip fungus.**
4. During weekly visits make sure crews are policing for trash. There was a lot of new trash but some that looks to have been in the beds for awhile.
5. **Check the drip tubing that is cut on the inbound side of the main entrance at the end of the monument sign.(Pic 5)**
6. Clean up the low branches from the river birch and the red cedar trees across from the lake on the inbound side of Lakemont drive just pass the entrance. String trim under the trees to make them look finished.
7. Remove the Spanish moss in the center island on Lakemont Drive.
8. Remove the dead from the base of the liriopie in the center island on Lakemont Drive.
9. **Remove the Torpedo grass growing in the center island beds in the Liriopie and in the jasmine beds. You can use selective herbicides in these areas.**
10. Lift the low hanging tree branches in the center island on Lakemont Drive.
11. **During the inspection, the irrigation head was still in the center island bed behind the last annual bed. We need to make sure this is not missing from somewhere in the island.**
12. Continue to treat the turf weeds on Lakemont Drive with Selective herbicides.



Crest Lake Drive, Sea Bridge Drive

13. Remove the vines from the parsoni Juniper on the inbound side before Crater Circle on Lakemont Drive.
14. Remove the vines from the Indian Hawthorne on the southwest corner of Crater Circle and Lakemont Drive.
15. Create separation between the Indian hawthorne and Jasmine bed on the inbound side just pass crater circle on Lakemont Drive.
16. Create separation throughout the plant material on Lakemont Drive specially the Jasmine and hedged plant material.
17. Remove the vines in the schilling hollies on Lakemont drive on the inbound side before Newport shores drive.
18. Remove the vines from the Fakahatchee before you get to Newport shores drive on Lakemont Drive.
19. Provide the district a price to remove the Awabuki Hedges on Lakemont Drive. These need to be pulled out including root balls just incase the district wants replace with another material.
20. Treat the bed weeds behind the Awabuki hedge on the outbound side of Lakemont Drive.
21. Remove the cogan grass in the loropetalum on the outbound side of Lakemont Drive before Higgins Lane.
22. Remove the torpedo grass in the parsoni Juniper on the outbound side of Lakemont Drive before Higgins Lane.
23. Treat the Fakahatchee grass on the outbound side of Lakemont drive before Higgins Lane.

24. Throughout the beds on the inbound and outbound side of Lakemont drive clean up any Magnolia Leaf drop from under the Magnolia trees.

25. District engineer to look at the drainage structure on Lakemont Drive on the outbound side near higgins lane. During the inspection there is erosion occurring.(Pic 25)



26. Board to discuss trimming the rest of the oak trees on Higgins Lane on the inbound side and cleaning out the canopies. They are starting to cause issues to homeowners' property.
27. Treat the bed weeds in the Crest Lake Drive common area going toward the HOA townhomes.
28. Create separation between the jasmine and the other plant material on the outbound side of Higgins Lane.
29. Treat the variegated jasmine on the outbound side of Higgins lane for vine growth.
30. Make sure during hard edging events that the crews are doing all structures including irrigation valves.



Opopka St, Hudson Ave

31. Replace the singular croton that is missing in the center island on Lakemont Drive at the main entrance to the community.

32. Treat the stink vine in the Jasmine Minima in the center island on Higgins Lane.

31. Improve the plant separation throughout Crest Lake Drive going towards the north after you make the left on Higgins lane.

32. Trim the oak trees off the fences in the same common area above on Crest Lake Drive.

33. Trim back the conservation from the mowing area on Bee Tree Court heading north towards the dead end.

34. Remove the overgrowth from the no trespassing sign at the Bee Tree Court dead end.

35. Lift the conservation overgrowth at the dead end on Bee Tree Court so that mowers can access area to mow.

36. During pond maintenance services make sure that string trimming is being performed. Ponds were mowed but no string trimming was completed.

37. Provide a date that the sabal palms in the center island across from the community center on Lakemont drive will be completed.

38. Provide a price to remove the sabal palm dead in the same area above.

39. Make sure that the crew is servicing the parcel at the corner of Lakemont Drive and crest lake drive before Sea Bridge Drive.

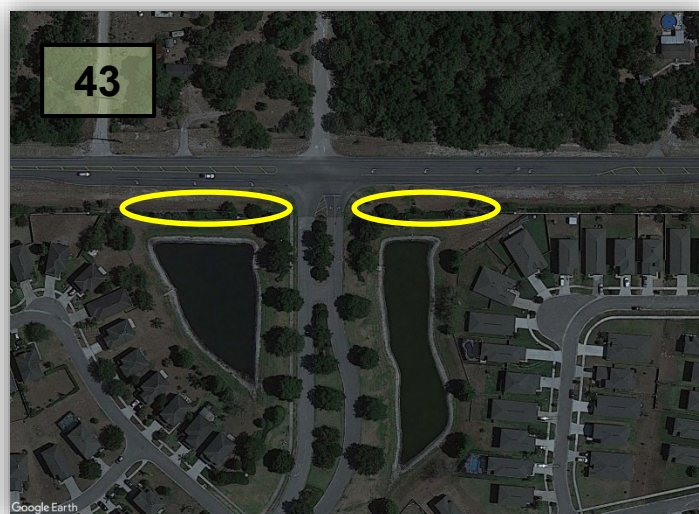
40. During pond mowing's make sure that all ponds are completed. During the inspection, the farthest pond to the west of property was no completed.

41. Improve the detail at the Opopka street entrance beds. Specially the beds to the south on the pond bank.

42. Flush cut the pole to the west of the Opopka Street entrance on Hudson Avenue.(Pic 42)



43. Provide the district a price to enhance the front main entrance to Lakemont Drive as well as to the Black fence along Hudson rd. . This needs to include renderings.(Pic 43)



Tab 9

SOLITUDE

LAKE MANAGEMENT



Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-08-16

Prepared for:

Lynn Hayes
District Manager
Rizzetta & Company

Prepared by:

Kevin Wilt, Service Manager

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS1,15,7 _____	3
PONDS14,5,S2 _____	4
MANAGEMENT/COMMENTS SUMMARY _____	5
SITE MAP _____	6

Site: 1

Comments:

Normal growth observed
Water levels low.



Action Required:

Target:

Site: 15

Comments:

Treatment in progress
Pondweed and algae treatments in progress. Site is showing signs of decomposition.



Action Required:

Routine maintenance next visit

Target:

Site: 7

Comments:

Normal growth observed
Recent Cattail treatment showing signs of decomp.
Buffer area has regrowth.



Action Required:

Routine maintenance next visit

Target:

Site: 14

Comments:

Normal growth observed
Site noted to have some grasses
but all in all looked good.



Action Required:

Target:

Site: 5

Comments:

Normal growth observed
Minor grasses noted on the shelf.
Water level very low.



Action Required:

Routine maintenance next visit

Target:

Site: S2

Comments:

Normal growth observed
Site looked good



Action Required:

Routine maintenance next visit

Target:

Management Summary

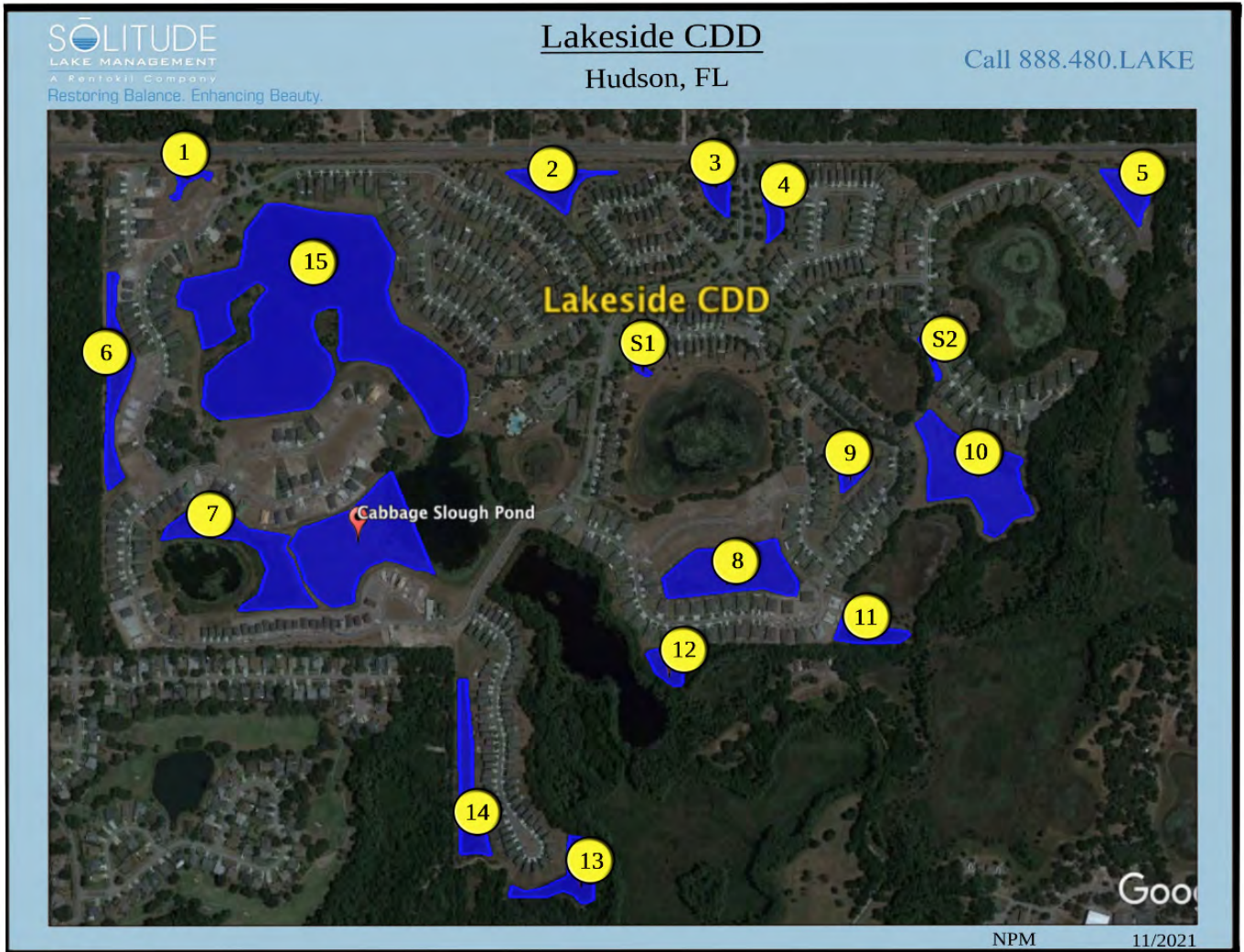
With another dryer than usual month water levels remain low. With this we have been focusing hard on algae and emergent growth.

Site 15 has been a main target where we have used both the boat and UTV to target algae and growth. At the end of this month as well we will be using our airboat to reach into the shelf and treat.

Debris was again noted to be better than previous month.

In addition some areas were noted to have sprouting beneficial plants along the bank. With the help of rain these plants will hopefully continue to mature and provide much needed benefits to the sites.

Site	Comments	Target	Action Required
	Normal growth observed		
	Treatment in progress		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		
	Normal growth observed		Routine maintenance next visit
	Normal growth observed		Routine maintenance next visit





Service History Report

August 15, 2022
50097

Lakeside CDD

Date Range: 07/01/22..07/31/22

Toll Free: (888) 480-5253
Fax: (888) 358-0088
www.solitudelakemanagement.com

Service Date 7/7/2022 13807
No. PI-A00842897
Order No. SMOR-621024
Contract No. SVR56081
Technician Name and State License #s
Jason R. Diogo (FL-CM22805)

Table with 4 columns: Service Item #, Description, Lake No., Lake Name. Includes rows for 13807-LAKE-ALL, Technician's Comments, General Comments, and various inspection items like Aquatic Weeds, Shoreline Vegetation, etc.

Service Date 7/15/2022 13807
No. PI-A00858803
Order No. SMOR-624786
Contract No. SVR56081
Technician Name and State License #s
Kevin T. Wilt (FL-CM22182)

Table with 4 columns: Service Item #, Description, Lake No., Lake Name. Includes rows for 13807-LAKE-ALL, General Comments, and various inspection items like Aquatic Weeds, Shoreline Vegetation, etc.

Tab 10



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 21, 2022 @ 11:00 AM

**District
Manager's
Report**

August 24

2022

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<u>FINANCIAL SUMMARY</u>	<u>7/31/2022</u>
General Fund Cash & Investment Balance:	\$227,314
Reserve Fund Cash & Investment Balance:	\$250,681
Debt Service Fund Investment Balance:	\$704,141
Total Cash and Investment Balances:	\$1,182,136
General Fund Expense Variance: \$21,486	Under Budget