



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting July 2, 2025

**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	Linda Ramlot	Chair
	Christina Brooks	Vice-Chair
	Gordon Dexter	Assistant Secretary
	Charles Wood	Assistant Secretary
	Barbara Callahan	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
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) 933-5571. 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.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.lakesidecdd.org

**Board of Supervisors
Lakeside Community
Development District**

June 27, 2025

Revised Agenda

Dear Board Members:

The closed shade session and regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, July 2, 2025, at 10:00 a.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. This session will be closed to the public and is expected to last 30 minutes but may last shorter or longer depending on the needs of the District. The remainder of the regular meeting of the Board of Supervisors of the Lakeside Community Development District will commence immediately thereafter at the same location. The following is the agenda for this meeting:

Closed Shade Session

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. BUSINESS ITEMS**
 - A. Discussion of Security Systems *(Under Separate Cover)*
- 4. ADJOURNMENT**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Discussion of the FY 2025-2026 Budget
 - B. Discussion of FY 2024-2025 District Goals and Objectives Tab 1
 - C. Discussion of Pond Erosion Tab 2
 - D. Consideration of Erosion Proposals Tab 3**
 - E. Ratification of Pine Lake Revised Elm Replacement Proposal Tab 4
 - F. Ratification of Pine Lake Revised Apopka Entrance
Island Bed Renovation Proposal Tab 5
 - G. Consideration of RFQ for District Engineer Services proposal..... Tab 6**
 - H. Discussion of District Towing Rules and Procedures..... Tab 7
 - I. Consideration of Resolution 2025-09, Setting Public
Hearing on Amended Towing Rule..... Tab 8
 - J. Discussion of Meeting Times and Locations
 - K. Ratification of High Trim Tree Removal Proposal Tab 9**
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. AWC Waterway Inspection
 1. Presentation of Waterway Inspection Report..... Tab 10
 - C. Landscape Inspection Specialist
 1. Presentation of Landscape Inspection Report Tab 11
 - D. Pine Lake Landscape/Irrigation Inspection
 1. Consideration of Pine Lake Proposal..... Tab 12
 - E. Maintenance Report
 1. Presentation of Maintenance Report Tab 13
 - F. District Counsel
 - G. District Manager
 1. Presentation of District Managers' Report
and Monthly Financials Tab 14

2. Discussion on WREC Deposit Reimbursement..... Tab 15

3. Presentation of Quarterly Website Audit Tab 16

4. Presentation of FY 2023-2024 Final Audit Tab 17

5. **BUSINESS ADMINISTRATION**

A. Consideration of Minutes of the Board of Supervisors Regular
Meeting held on May 6, 2025 Tab 18

B. Consideration of Minutes of the Board of Supervisor
Meeting June 4, 2025..... Tab 19

C. Consideration of Operation & Maintenance
Expenditures for April 2025 Tab 20

D. Consideration of Operation & Maintenance
Expenditures for May 2025 Tab 21

6. **SUPERVISOR REQUESTS**

7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact at Darryl Adams darryla@rizzetta.com.

Sincerely,
Darryl Adams
Darryl Adams
District Manager

Tab 1



Rizzetta & Company
Professionals in Community Management

3434 Colwell Avenue
Suite 200
Tampa, FL 33614
p: 813.514.0400
f: 813.514.0401
rizzetta.com

MEMORANDUM

TO: Board Supervisors

FROM: District Management

SUBJECT: Potential Goals and Objectives for FY 2023/2024

This memo outlines potential district goals and objectives for the 2023-2024 fiscal year in accordance with the recent legislation of HB 7013. The goals and objectives listed focus on maintaining statutory compliance while simultaneously pursuing efficiency and sound operational practices. Management advises against adopting all the proposed goals and objectives listed below. Instead, we recommend selecting a few key priorities that the board deems most advantageous to pursue.

Financial Goals and Objectives:

- Financial Transparency – commit to regularly reporting the financial status of the district.
- Budget Conscious – strive to stay within budget and provide justification for exceeding total budgeted expenditures.
- Investment Strategy - periodically review the district's investment objectives and performance.

Board Meeting Goals and Objectives:

- Productive Meetings – commit to conducting an orderly and efficient meeting.
- Audience Comments – adhere to this requirement to foster informed decision-making.
- Teamwork - work as a team and not as individuals.
- Provide a healthy and safe working environment for the board, staff and audience.
- Respect others and allow everyone that wishes to speak to be heard.

Administrative Goals and Objectives:

- Website Maintenance - ensure that the website is always up-to-date and in compliance.
- Adhere to the board's established Rules of Procedure.
- Review the district's Rules of Procedure on an annual basis (or as frequent as the board desires) and update, as necessary.
- Records Retention - periodically review the district's policy on records retention.

Operational Goals and Objectives:

- Promote efficient communication ensuring timely resolution of maintenance concerns – board and residents to contact manager outside of a meeting to report maintenance issues, not taking up time during a meeting.
- District Assets - safeguard the district's assets and ensure they are maintained in good condition.
- Ongoing Tasks - staff to provide continual updates on assigned tasks until conclusion.
- Reserve Study – if applicable, ensure periodic and consistent reviews and update as needed.

Tab 2



Precision GPR
821 Herndon Ave #141331
admin@precisiongpr.com
(786) 508-9082
precisiongpr.com

Lakeside CDD Void Detection

PREPARED BY
Michael Krester

CREATED DATE
09 Jun 2025



ASSET NAME
Lakeside CDD Void detection

ASSET LOCATION
14034 Weddington Terr, Hudson FL 34669, United States

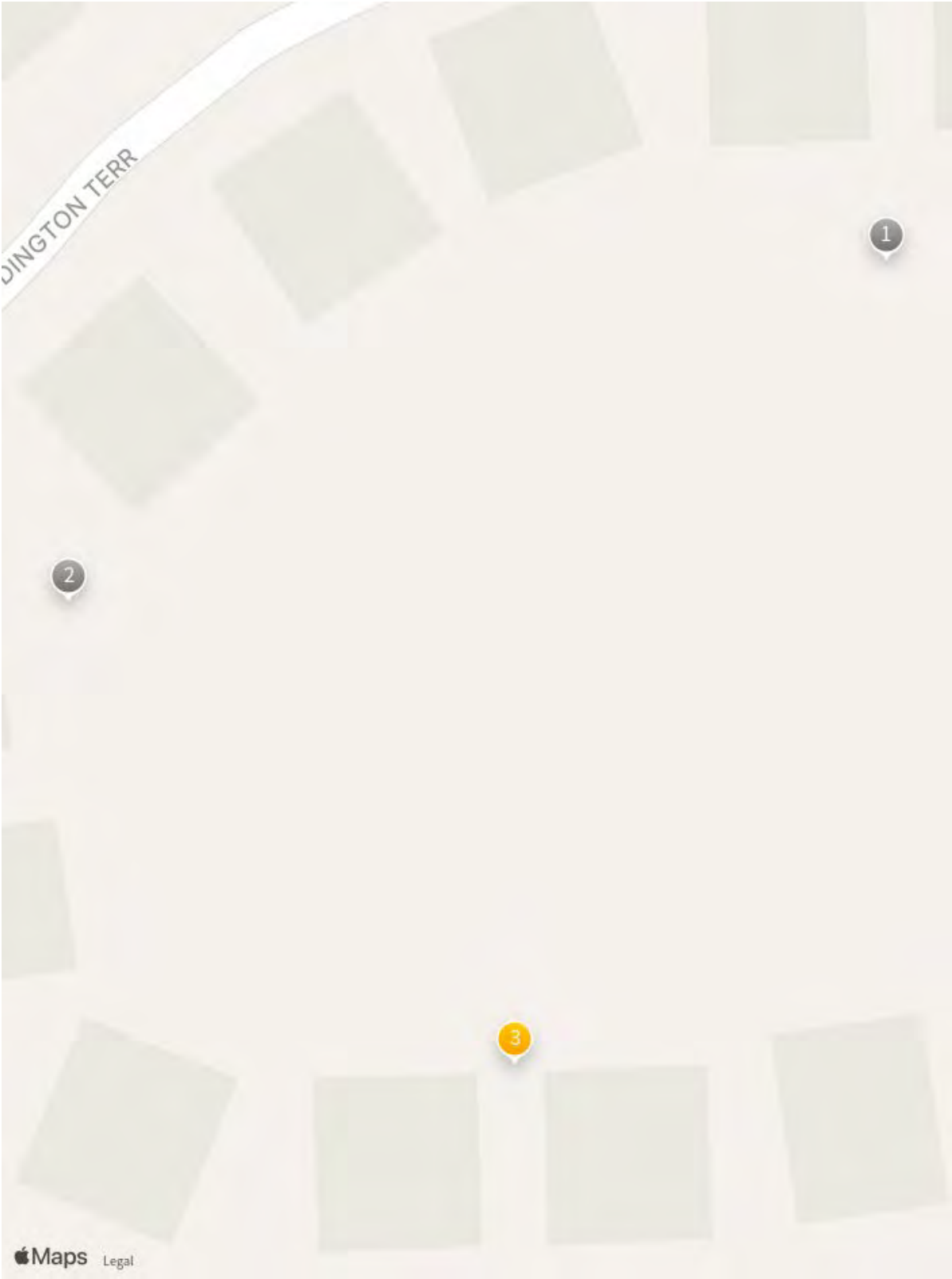
INSPECTION DATE
06 Jun 2025 - 06 Jun 2025

OBJECTIVE:

The purpose of the scan is to identify areas of voiding and potential pipes in the area where irregular erosion is occurring.

Map

TOTAL SPOTS IN VIEW
3 Spots



Spot 3

SEVERITY

Area has do not hit elements and clear space

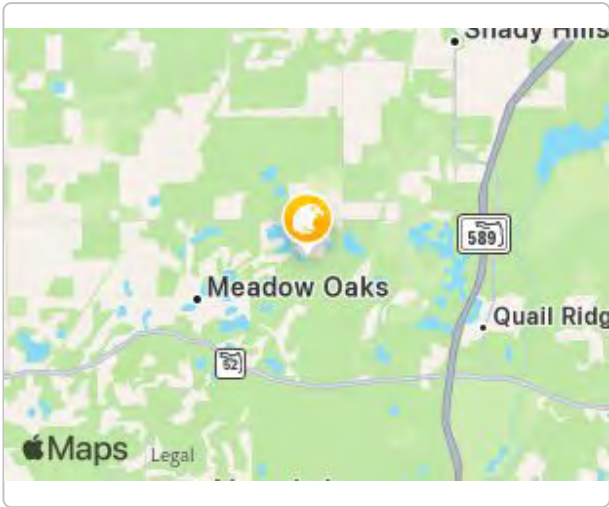
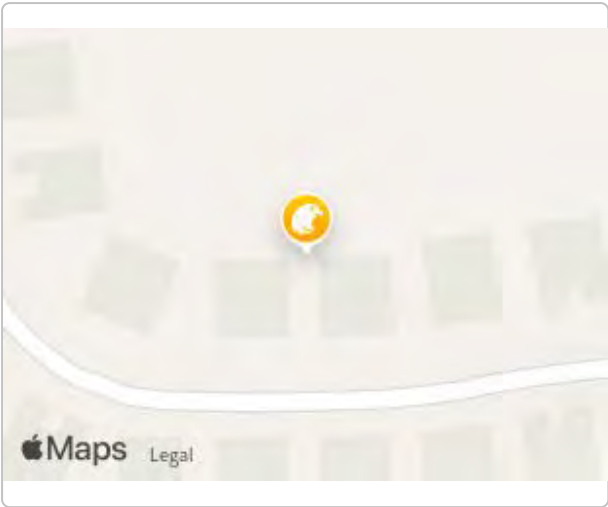
REPORTER

Michael Krester

STRUCTURE SCANNED

Ground

Location



Photos and Sketches



09 Jun 2025, 5:42 PM / Michael Krester



09 Jun 2025, 5:42 PM / Michael Krester

Spot 3 [!\[\]\(ce780553d6329bd65c989d462483e0ae_img.jpg\)](#)



09 Jun 2025, 5:42 PM / Michael Krester



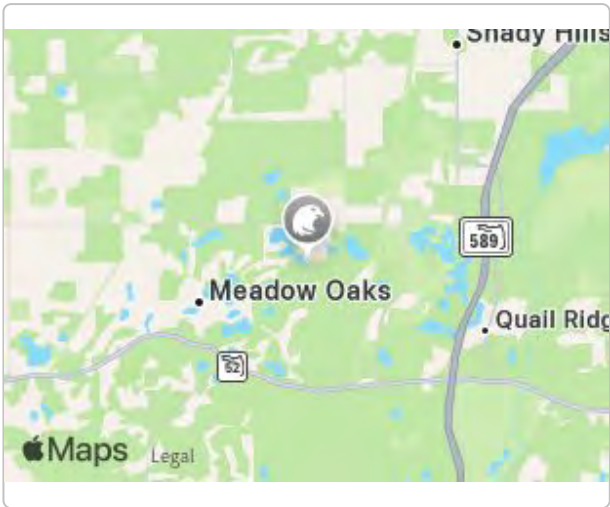
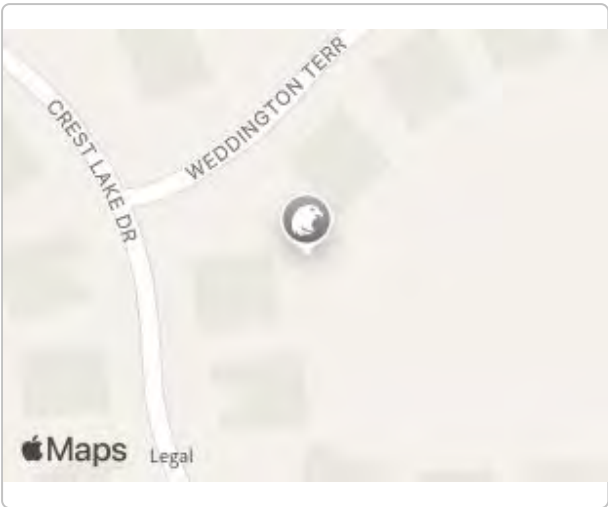
09 Jun 2025, 5:53 PM / Michael Krester

Spot 2

SEVERITY	REPORTER	STRUCTURE SCANNED
N/A	Michael Krester	Ground

REMARKS
(1) pipe detected in area
Voiding highlighted in red

Location



Photos and Sketches



09 Jun 2025, 5:36 PM / Michael Krester



09 Jun 2025, 5:36 PM / Michael Krester

Spot 2 [↗](#)



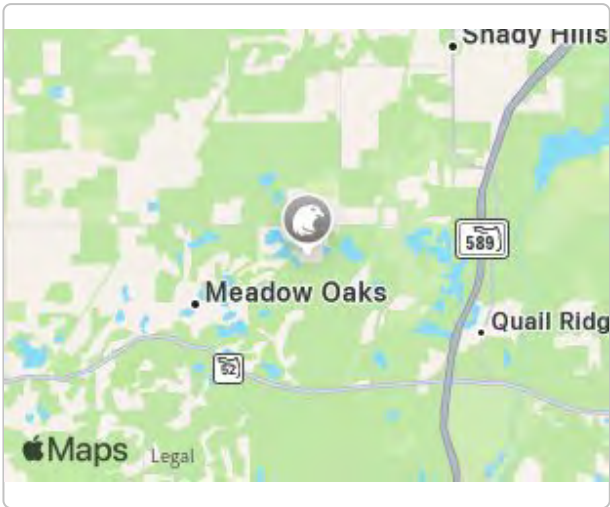
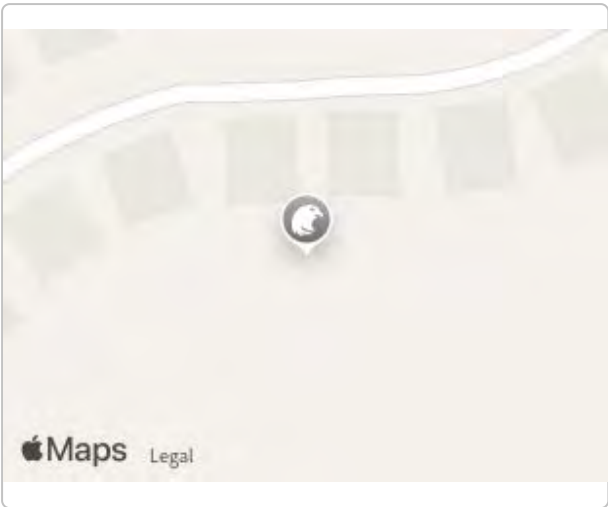
09 Jun 2025, 5:36 PM / Michael Krester

Spot 1

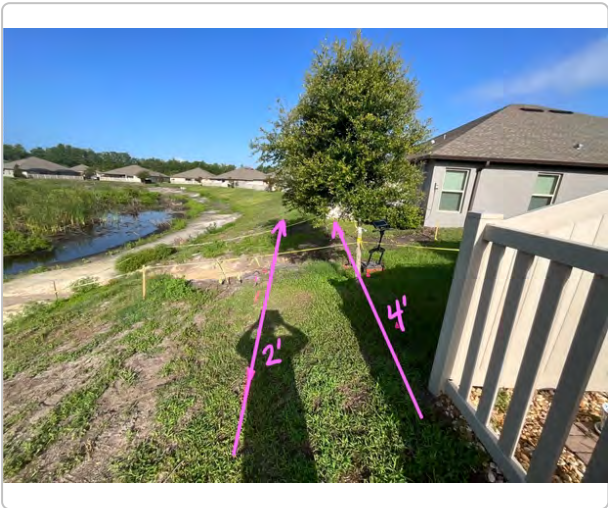
SEVERITY	REPORTER	STRUCTURE SCANNED
N/A	Michael Krester	Ground

REMARKS
(2) pipes found within area
Voiding marked in red

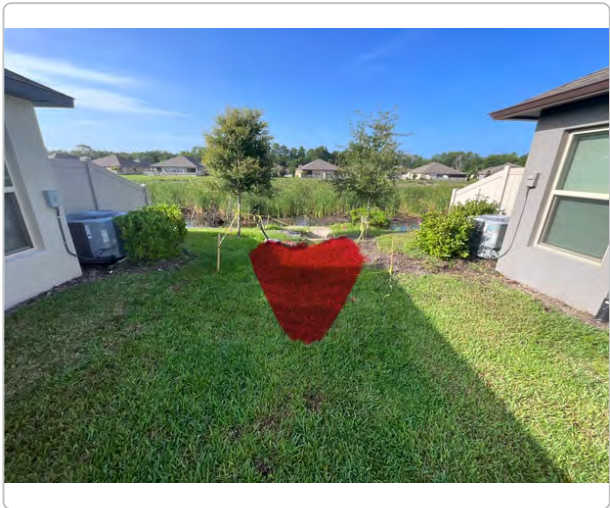
Location



Photos and Sketches



09 Jun 2025, 5:35 PM / Michael Krester



09 Jun 2025, 5:35 PM / Michael Krester

Spot 1 [↗](#)



09 Jun 2025, 5:35 PM / Michael Krester

Closing

To summarize our findings, we scanned 3 areas where irregular erosion is occurring. Upon completion of the scan we were able to identify pipes within the area where the erosion is occurring. We have marked any voiding in the area in red and have marked the pipes with pink spray paint and flags. We are unable to determine if any of the pipes we located are damaged but their path is crossing directly through the areas of the erosion.

We did not detect voiding uphill in the areas so we do not suspect that there is a damaged irrigation pipe closer to the streets.

A handwritten signature in black ink, appearing to read 'Marvin Gil', is contained within a rectangular box.

Signature

NAME
Marvin Gil

JOB TITLE
Operator























Tab 3



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
6/3/2025	13431

Name / Address

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

* Estimate is good for 30 days.

Description	Total
Lakeside CDD Monthly Pond Maintenance Monthly stormwater pond maintenance of nuisance and exotic vegetation located within perimeter of the fourteen (14) ponds, five (5) sumps, and one (1) lake onsite. Treatments to occur once a month for a total of twelve (12) visits per year. Maintenance services to include the following: * Algae control * Floating vegetation control * Shoreline vegetation control * Submersed vegetation control * Aquatics consulting * Management reporting * Littoral shelf maintenance * Trash Removal * Installation of up to 1,000 free beneficial aquatic plants per year * Lifetime warranty on all erosion control work (Rip Rap and B.E.S.T. methods only) as long as Crosscreek Environmental is the onsite vendor. Total maintenance cost = \$1,980.00/Month (\$23,760.00 Annually) If the customer is not satisfied with the aquatic service provided, and the state of the aquatic management area declines due to Crosscreek Environmental Inc. negligence, the customer has full right to cancel the service with no less than 45 days written notice to Crosscreek Environmental Inc.	
Please sign and return if accepted	

** All warranties exclude acts of God.

** A 3.5% processing fee will be added to all payments made by credit card.

Phone # (941) 479-7811 Fax # (941) 479-7812

www.crosscreekenvironmental.com



Crosscreek Environmental Inc.

111 61st Street East
Palmetto, FL 34221
admin@crosscreekenv.com

Estimate

Date	Estimate #
6/3/2025	13432

Name / Address
Lakeside CDD Rizzetta & Company, Inc. Darryl Adams 5844 Old Pasco Road, Suite 100 Wesley Chapel, FL 33544

* Estimate Good For 30 Days

Description	Qty	Rate	Total
Lakeside CDD Pond Repairs			
Supply all materials, equipment, and labor to complete the restoration of the Pond 8 south MES per the FDC supplied map. The eroded area around and in front of the MES will be filled and compacted with fill dirt and/or eroded sediment, regraded, then stabilized with FW404 reinforcement matting. FW404 matting to be covered with limestone rip rap to prevent future erosion. Rip rap collar will extend 2'-3' around the MES and 6' - 8' up the slope. A rip rap splash pad will be added in front of the MES. The existing concrete splash pad will be moved to allow for backfilling underneath the MES. The MES pad is in good shape with no visible cracks and will be reused. Any existing cracks will be filled with hydraulic cement. Cost includes Bahia sod replacement around the MES and any disturbed areas.	1	12,800.00	12,800.00T
Supply all materials, equipment, and labor to complete the restoration and protection of approximately 200 feet of shoreline as shown on the attached aerial with limestone rip rap. The rip rap will consist of FDOT Ditch Lining (4" - 12" size stones). The rip rap will extend from the toe of the slope approximately 6 - 8 feet up the bank. Thick woven geotextile filter fabric will be placed beneath the rip rap and toed in at the lake bottom and up the slope. Coconut Coir turf reinforcement mat will be placed and pinned on the disturbed areas above the rip rap and will overlap the woven filter fabric. Bahia Grass will be placed on top of TRM to prevent future erosion. Any disturbed areas will be sodded with Bahia Grass.	200	133.00	26,600.00T
Supply all materials, equipment, and labor to complete the restoration and protection of approximately 1,000 feet of shoreline (720' on Pond 8 and 280' on Pond 6) as shown on the attached aerial with coconut coir turf reinforcement mat and sod. The TRM and sod will extend from the high water mark approximately 15 feet up the bank for a total restoration area of approximately 15,000 square feet. The TRM will be pinned and toed in at the top of the slope. Bahia Grass will be placed on top of TRM to prevent future erosion. Any disturbed areas will be sodded with Bahia Grass. This cost includes preparation of the area for TRM and sod. This cost does not include additional fill dirt, grading, or leveling of the eroded areas.	1,000	28.75	28,750.00T
30% deposit due prior to commencement of work. Amount to be deducted from final invoice.			
Sales Tax		0.00%	0.00
Please sign and return if accepted	Total \$68,150.00		

** All warranties exclude acts of God.
 ** There is a 3.5% fee for all payments made via credit card.
 ** All contracts over \$10,000.00 will receive a notice to owner (NTO).

Phone # (941) 479-7811 Fax # (941) 479-7812
www.crosscreekenvironmental.com

LAKESIDE CDD

POND LOCATIONS



200' Rip Rap Shoreline Restoration

720' Sod and Coconut Coir Turf
Reinforcement Mat Shoreline Restoration

280' Sod and Coconut Coir Turf
Reinforcement Mat Shoreline Restoration

MES Repair

Google Earth

Image © 2025 Airbus

2000 ft





**Lakeside CDD
Erosion Restoration in Three Pond Areas**

Finn Outdoor is pleased to present the following proposal for pond bank restoration and associated work within the Lakeside CDD community. We have provided erosion restoration, drainage solutions, and all manner of stormwater/environmental services to communities throughout the greater Tampa Bay area since 2011, working with CDDs, HOAs, engineers, and private property owners. Pricing contained herein includes all materials, equipment, labor, and supervision to complete repairs as designed / recommended by Finn Outdoor.

Thank you for this opportunity!

Sincerely,



Robert Brown, Owner

Project 1
Dock Area Near Clubhouse



Repair Recommendation – Rip Rap

Finn Outdoor will install 6-12" limestone rip rap with geotextile liner from the approximate low-water line (as observed on 5/28/25) to create a new non-erodible toe of slope no steeper than 3:1 with an upper elevation at least 6" above estimated high-water (based on visual grass line or on measurable control if available). Imported fill soil will be placed/compacted/graded behind the rip rap toe to recreate appropriate slope to existing land. All project area will be sodded to match surroundings. See cross-section detail Exhibit 1.

Total Price: \$49,500

Project 2
Pond 8 – West and North



Repair Recommendation – Rip Rap

Pipe end (FES) at SW corner will be removed and properly reset on compacted pad of #57 limestone gravel, first two pipe joints to be sealed with concrete collars.

Finn Outdoor will install 6-12" limestone rip rap with geotextile liner from the approximate low-water line (as observed on 5/28/25) to create a new non-erodible toe of slope no steeper than 3:1 with an upper elevation at least 6" above estimated high-water (based on visual grass line or on measurable control if available). Imported fill soil will be placed/compacted/graded behind the rip rap toe to recreate appropriate slope to existing land. All project area will be sodded to match surroundings. See cross-section detail Exhibit 1. Includes additional fill and protection as needed around pipes and structures within project area.

Total Price: \$106,250

Project 3
Pond 6 – East



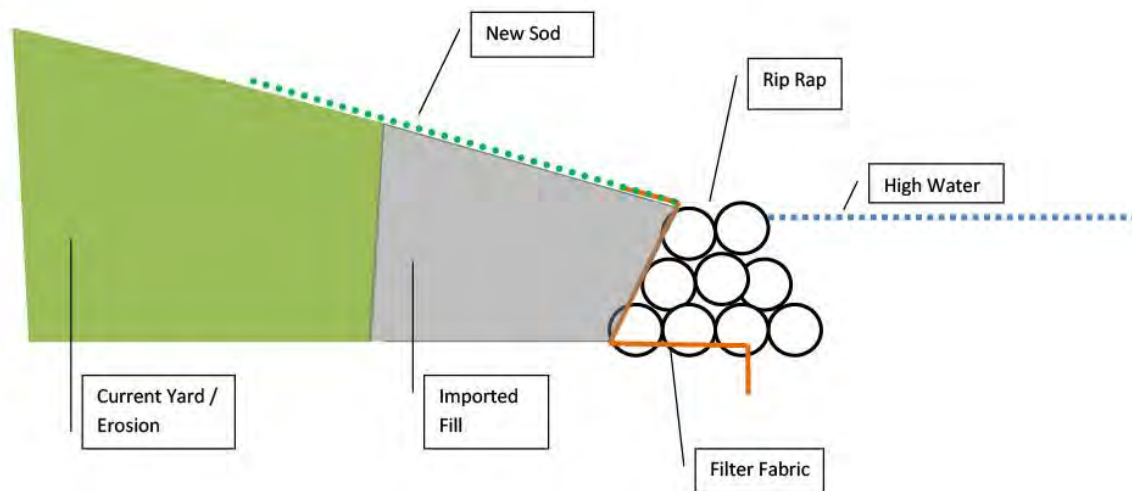
Repair Recommendation – Rip Rap

Finn Outdoor will install 6-12" limestone rip rap with geotextile liner from the approximate low-water line (as observed on 5/28/25) to create a new non-erodible toe of slope no steeper than 3:1 with an upper elevation at least 6" above estimated high-water (based on visual grass line or on measurable control if available). Imported fill soil will be placed/compacted/graded behind the rip rap toe to recreate appropriate slope to existing land. All project area will be sodded to match surroundings. See cross-section detail Exhibit 1.

Total Price: \$67,500

ADDITIONAL INFORMATION

Exhibit 1, Diagram for information only, not to scale



Previous Similar Work: Greenfield Plantation, Bradenton



Erosion and Stormwater Specialists
Wetland Mitigation
Drainage Solutions



730 20th Ave N
St Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Previous Similar Work: Beekman Lakes, Sarasota



Previous Similar Work: South Fork, Riverview



Erosion and Stormwater Specialists
Wetland Mitigation
Drainage Solutions



730 20th Ave N
St Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

Previous Similar Work: Ventana, Riverview



730 20th Ave N
St Petersburg, FL 33704
813.957.6075
robb@finnoutdoor.com
www.finnoutdoor.com

REFERENCES / SIMILAR EXPERIENCE

- A. Project Name/Location: Lexington Oaks / Wesley Chapel FL
Contact: Stephen Brletic / Todd Wilhelmi Contact Phone: (813) 361-1466 / (813) 597-1288
Project Type/Description: Erosion Restoration, Stormwater System Repairs and Improvements, Multiple contracts over multiple years
Dollar Amount of Contract: Approx \$650,000 over 8 years. Average contract amount \$80-100,000
Your Company's Detailed Scope of Services for Project: Finn Outdoor has been the preferred vendor for multi-year restorations and improvements to ponds and stormwater system throughout Lexington Oaks. Several types of erosion repairs have been conducted, including the two methods requested (rip rap and fabric cover) in this bid as well as installation of Geoweb with granite infill and Flexamat. Repairs have been made to several areas of pond bank (+/- 10,000 linear feet total) as well as several weirs, control structures, inlets, and pipe connections. Includes annual collaboration with engineer and community to customize scope for function, aesthetics, and budget.

Duration of Contract: START DATE: First Contract in January of 2016
END DATE: Ongoing with each individual contract approximately 1 month per year.
- B. Project Name/Location: Beekman Lakes / Sarasota, FL
Contact: Jane Giambrone Contact Phone: 941-355-0715

Project Type/Description: Pond Bank Restoration in 3 phases throughout Beekman Lakes
Dollar Amount of Contract: \$192,000 Total
Your Company's Detailed Scope of Services for Project: Finn Outdoor has been hired three times to do long stretches of erosion restoration using rip rap. Each section approximately 800-1000 linear feet. Design / build for HOA.

Duration of Contract: START – END DATES: 3/15-4/11/2018, 6/1-6/26/2019, 7/5-
/20/2023



-
- C. Project Name/Location: Pointe West Condos / New Port Richey, FL
Contact: Tanya Berger Contact Phone: (727) 239-1961
Project Type/Description: Installation of supplemental stormwater drainage throughout Pointe West Condos
Dollar Amount of Contract: \$876,000
Your Company's Detailed Scope of Services for Project: Provide and install new drainage throughout Pointe West in several partially-enclosed areas (all hand work, no machinery). Installation of a variety of large and small catch basins, 8" perforated pipe French drains, 12" main lines, connections to previously installed stormwater and street inlets, restoration of all disturbed areas including grading, sod replacement, asphalt replacement, concrete replacement. Weekly reporting and progress meetings with design engineer (Kimley Horn), community management, and board members. All original design by Kimley Horn, on-site modifications designed by Finn Outdoor and approved by Kimley Horn.
-
- Duration of Contract: START DATE: 2/1/2019 END DATE: 9/3/2019
- D. Project Name/Location: South Fork Pond C1/ Riverview, FL
Contact: Stephen Brletic Contact Phone: (813) 361-1466
Project Type/Description: Approximately 2000 linear feet of erosion restoration
Dollar Amount of Contract: \$80,200
Your Company's Detailed Scope of Services for Project: Dewater approximately 3-acre pond, Import fill material, place / compact/ grade to restore banks to permitted conditions, Install geotextile fabric to protect toe of slope, install coconut erosion control blanket to protect upper slope, Install Bahia sod to 1' below Normal High Water throughout project area, Install Flexamat for additional protection around inflow and outflow structures, restore all staging and access areas with grading and new sod.
-
- Duration of Contract: START DATE: 1/9/2022 END DATE: 2/26/2022

GCL- GEOTECHNICAL (BENTONITE) CLAY LINERS

Geosynthetic Clay Liners (GCL) are high-performance geo-composites that are used as an alternative to conventional compacted clay liners. GCLs consist of two layers of geotextile stitched together enclosing a layer of processed sodium bentonite. Bentonite is a natural sealant, and when in contact with water, swells to form a low permeability clay liner. Geosynthetic clay liners have a long-lasting resistance to physical and chemical break-down in harsh environments such as landfills and other containment systems.

Underwater Installation of GCL

The ongoing operation of the barrage could not be obstructed during construction, and special emphasis was placed on not adversely affecting the environment. Thus, the Bavarian power authority (BEW) opted for the underwater installation of a geosynthetic clay liner sealing system. DOBLER was commissioned for the construction work. The GCL was provided by the manufacturer NAUE GmbH & Co. KG.

Bentofix® BZ 13-B is specially designed for underwater installation. Bentofix® BZ 13-B is a needle-punched, scrim-reinforced geosynthetic clay liner (GCL) with an additional top-side sand ballast layer. The encapsulated sodium bentonite swells in contact with water to provide an exceptional seal. The integrated sand ballast core also ensures the GCL's "self-sinking." This weight ensures secure, stable positioning of GCL panels, as well as enhances protection against other installation activities.

The advantages of Betofix® BZ 13-B:

- Highly efficient, effective sealing
- Weighted for self-sinking.
- Stable positioning
- Self-sealing overlaps
- Easy installation, including underwater.
- Quick, easy and cost-effective installation

GCL Advantages

- Unique self-sealing attributes that reduce the risk of punctures and leakage.
- Excellent shear resistance properties due to needlepoint reinforcement.
- Reduced leakage by a factor of 30 over compacted clay.
- Better hydraulic performance.

- Ease of installation. & Increased air space.
- Cost-effective: one truckload of GCL replaces 200 truckloads of clay.
- Applications
 - Irrigation ponds, canals, reservoirs, & ditches
 - Landfills & dams
 - Agricultural
 - Municipal
 - Aquaculture & horticulture
 - Liners & covers
 - Landfill liners, covers, & caps
 - Liquid containment
 - Secondary containment
 - Wastewater lagoons
 - Mining-heap leach & slag tailings
 - Golf courses & decorative ponds
 - Solid waste containment
 - Water & wastewater treatment & containment
 - Industrial applications
 - Environmental containment

Past Projects and Performance

1. I have installed this product for Greg Norman's property here in Naples to retain water in his golf course community - this was a successful project where we retained the entire pond without dewatering with our dive teams - this involved jack hammering rock and cutting trees to make the pond level for the GCL liner.
2. Heron Creek Irrigation Pond-current Pond liner was compromised, and we used GCL to seal bank to 15ft under water repairing and sealing compromised HDPE liner along with installing 6ft Sox product for bank restoration and proving engineered stabilization with shoring system.

ISS will warranty this project for 10 years by installing 6ft Dredge Sox locking in the GCL mats to the embankments - we are ordering additional fill material to fill in all repairs and to ensure the pond is sealed.

Heron Creek Project Pictures



Fig 1 Heron Creek Overview



Fig 2 Irrigation Pond – Existing Linear Compromised



Fig 2 Prepping Shoreline



Fig 3 – Trench for GCL



Fig 4 Unloading GCL



Fig 5 Cutting GCL to Length



Fig 6 Installing GCL into water



Fig 7 GCL Installed



Fig 8 Dirt Coverage on GCL / Installing SOX



Fig 9 Pumping material into SOX



Fig 10 Installing Sod on SOX





Lakeside CDD Dredge Sox Erosion Control Solutions

PROPOSAL & PROFESSIONAL SERVICES CONTRACT

Prepared for: Lakeside CDD
13739 Lakemont Drive
Hudson, FL 34669

Telephone: 813-335-3195.
E-mail: CBrooks@lakesidecdd.org
Contact: Christina Brooks

Prepared by: Derrek Offutt, CEO
9870 Indian Key Trail
Seminole, FL 33776

Telephone: 832-257-0813
E-mail: doffutt@int-subsea.com
Contact: Derrek Offutt

Project Number: 05142025-036DO
Date Submitted: 05-14-2025

INTRODUCTION

International Subsea Services appreciates the opportunity to assist the Lakeside CDD (Client) with your intended project. As requested, we now submit this proposal for providing Bio-Engineered Natural Living Shoreline.

Location

Lakeside CDD is located in South Florida. The project is planned for using Dredge Sox to provide Natural Living Shoreline and to stop the pond from eroding away.

Proposed Solution and Scope of Work

International Subsea Services recommends installing a Dredge SOX solution which will extend from below the lowest waterline upslope to above the highwater's edge. The SOX solution is durable and is designed to be a vegetated, living defense

against erosive forces. The area behind the new position of the shoreline will be filled by dredging material into it from the same pond.

The exposed erodible existing surfaces will be covered and protected with a non-erodible polyethylene Dredge SOX net material which is designed to secure and stabilize sod and other plantings. The three major erosive forces of wind, rain impact, mechanical action are addressed with one solution.

Dredge SOX is specially designed to be cut for planting trees and shrubs and will not unravel, tear or separate. Roots grow under or through the material which becomes a living erosion resistant surface. Dredge SOX allows water to penetrate and holds moisture while retaining soil, mulch, and substrate in place.

The client has requested a final solution that features sod from the water's edge transitioning to the top of the existing grass. Trees can be left in place and the SOX material can be cut and sewn around the tree. Additional trees and shrubs can be planted into the material any time in the future.

Dredge SOX® is a patented erosion control methodology designed with a double layer of knitted polyethylene mesh with rip stop technology, and a built-in structural channel designed to attach to an appropriate anchoring system. Once Dredge SOX is anchored back to the eroded embankment, it is filled by dredging shallow sediment into the modular open containment system. Upon installation, the system halts erosion and creates an immediate, fully integrated secure living shoreline that supports vegetation. Figure 1 shows a general schematic of a SOX shoreline solution. The Dredge SOX is folded under the encapsulated material and anchored upslope. In steep environments Dredge SOX/ Shore SOX can be layered or a wider single application can be employed.

Pond Locations

- **Dredge Sox Pond #6 – 300Ft 18ft Sox**
- **Dredge Sox Pond #8 – 700 ft 18ft Sox**
- **Dredge Sox Pond Cabbage Slough Pier – 300ft 18ft Sox**



Figure 1. Lakeside Overview Map



Figure 2. Dredge Sox Pond #6 – 300Ft 18ft Sox



Figure 3. Dredge Sox Pond #8 – 700 ft 18ft Sox



Figure 4. Dredge Sox Pond Cabbage Slough Pier – 300ft 18ft Sox

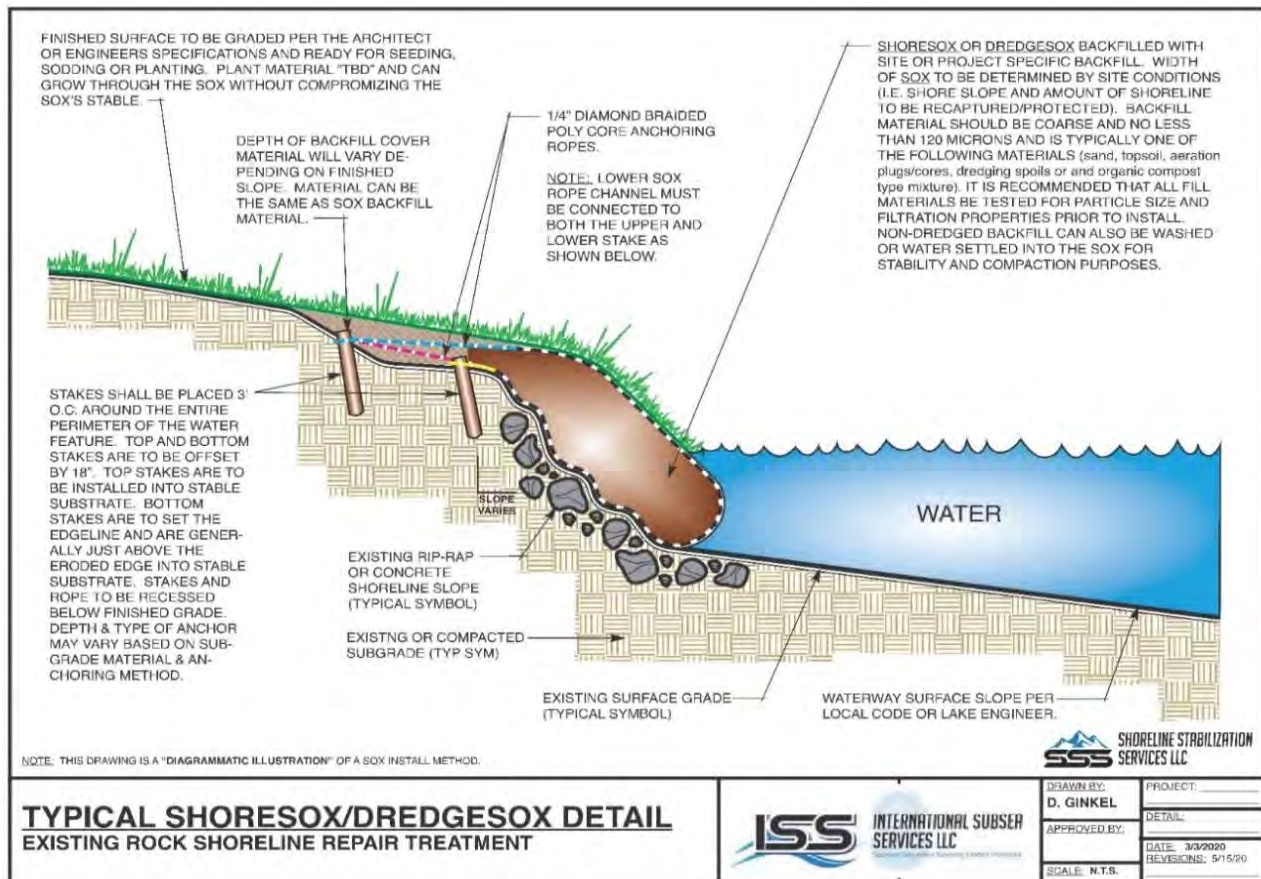


Fig 5. Dredge Sox Engineering Details

Shoreline and Hillside Stabilization Services

The sediment fill will be pumped hydraulically or mechanically into the SOX solution system. Water from the adjoining water body will be used, but all water will be filtered through the SOX material and returned to the source.

Existing landscape rock and riprap may be removed prior to the DredgeSOX installation and replaced after the installation or covered with the SOX solution.

International Subsea Services will not be responsible for damage to landscaping, driveways, concrete structures, electrical wiring, irrigation systems or any other structures caused as a result of any dredging or installation activity. Client shall provide 'as-built' drawings and schematics prior to starting the onsite work. International Subsea Services will exercise due diligence in avoiding existing infrastructure or causing damage to such and will rely on provided schematics to aid in this effort.

Cost Estimate

Dredge Sox		Cost	Length	Width	Volume	Cost
SCOPE OF WORK	Units	per unit	(feet)	(feet)	(cubic yds)	
Dredge Sox Pond #6	300	\$ 225.00	300	18		\$ 67,500.00
Dredge Sox Pond #8	700	\$ 225.00	300	18		\$ 157,500.00
Dredge Sox Pond Cabbage Slough Pier	300	\$ 225.00	700	18		\$ 67,500.00
Fill Dirt / Dredge Material	3	Included	1200	12		
Sod Installed	3	Included	1200	12		
	1300				TOTAL	\$ 292,500.00
				60%	Deposit	\$ 175,500.00
		Upon 60% completion		20%	Payment	\$ 58,500.00
				Due on Completion		\$ 58,500.00

General Proposal Details

International Subsea Services proposes to provide on-site installation services on a fixed amount contract. Additional services beyond the listed scope of this proposal are considered change orders and can be negotiated during installation as necessary. International Subsea Services and Shoreline Stabilization Services are certified SOX Solution installers.

International Subsea Services will include:

1. All of the equipment and professional personnel necessary to install the DredgeSOX living erosion system according to the manufacturers specifications.
2. International Subsea Services strives for client satisfaction and encourages on-site and preliminary discussions with the client or the client's representatives to ensure project objectives are being fulfilled.

Client will provide:

1. A representative at the project site to assist with making final decisions on behalf of the client concerning the scope of the project.
2. A representative who is authorized to review preliminary results and make decisions on the project's scope of work and any desired change-orders. Phone contact with email confirmation is often sufficient if all parties agree.
3. All available pertinent information for the project area including as-built designs, utility and facility locations, and previously stated goals and preferences.
4. Access to the project site, including permission if necessary for access to public and private property. Delays caused by access issues will incur additional costs.
5. If a specific project area requires special access arrangements ISS will work with all involved parties to facilitate the successful completion of the project.
6. Project sites are assumed to be clear and free of obstructions that would inhibit necessary work. Client agrees to prepare the work area by removing any personal or business property before the project begins.

Change Orders

A change order is any work or proposed work that is not included in the original Scope of Work described in this contract. For a change order to be completed, a Change Order Form is filled out, a cost ESTIMATE is decided upon with the client, and the form is signed by both the client and the Project Manager. The change order cost estimate is paid in full before work begins. Any costs over and above the estimate will be billed upon completion of the project or will be considered an additional change order.

Awarded Contract Details

1. 5-year SOX Manufacture Warranty
2. 10-year Warranty on Installation
3. Installation Warranty covers the SOX installation, not damage to the SOX system caused by the client or client's contractors.
4. All deposits are non-refundable.
5. Watering sod and vegetation are the responsibility of the client. Vegetation is not covered under the warranty because vegetation health is mostly determined by the client's stewardship after installation.
6. The Client or a Client's representative agrees to meet with International Subsea Services on the day the project is completed to inspect the installation performed. Completion of the Scope of Work fulfills the terms of this contract and constitutes a completion of the project.
7. All remaining fees are due on the day of project completion. Receipt of the cleared final payment is the start of the warranty period.
8. Payment shall not be delayed due to the need for final surveys, certifications, or any other reasons outside of the provider's control.
9. Payment by bank wire only
10. International Subsea Services may withdraw or amend this proposal if not accepted within thirty (30) days.

Payment Terms and Conditions: All payments are due and payable as outlined and agreed upon by the client in this Service Contract. Proof of agreement to the payment terms by the client is indicated by the client's signature on the Service Contract under the "Authorization to Proceed".

Payments shall be made according to the following schedule:

1. Initial Deposit (60%) is due when this contract for services is signed.
2. 60% Completion Payment (20%) is due when the project 60% completed.
3. Final Payment (20%) is due upon the completion and acceptance of the project.

Florida Chapter 713: The owner holds fee simple title to the property described herein. Said property abuts a bay, river, inter- coastal, Gulf waters or Ocean. The services being performed by the contractor will improve and be of permanent benefit to the real

property. For this reason, the owner hereby grants to the contractor the right to impose a construction lien upon the real property pursuant to Chapter 713 Florida Statutes. The lien and the enforcement thereof shall be governed in the same manner as liens filed pursuant to Chapter 713.

Delinquent Accounts: If International Subsea Services must make efforts to collect amounts due from the "client" International Subsea Services will be entitled to collect as an additional charge all expenses of the collection effort, (i) reasonable attorneys' and expert witness fees; clerical fees and (ii) interest on the amount due from the date due at the prime interest rate plus five percent, or up to the maximum permitted by law.

Installation services include the excavation and installation of specialized materials in a wide variety of environmental conditions. Every effort is made to anticipate the unique conditions found at your project site. Our estimate is based on the information available to us prior to the start of the project. Several conditions could make the process unpredictable in scope and outcome. These include, but are not limited to, weather conditions, geological features, and surface cultural activity.

International Subsea Services shall perform all services in a workman-like manner and in accordance with manufactures certified installation practices. International Subsea Services shall not be responsible for delay or failure to provide services when such delay or failure is due to Acts of God, civil disturbances, strikes, government prohibition, unworkable site conditions, or any other reasons beyond International Subsea Services control.

Awarded contracts will be billed at our above stated rates. Payment is due upon billing. All billing is done on weekly cycles. Payments not received within thirty days from the date of billing will incur interest at the rate of 1.5% per month, 18% APR.

Additional landscaping or construction can be accommodated as a change-order to this contract. Change-orders are invoiced in full prior to the start of the change-order.

A deposit, shown above, along with this signed project proposal, is required to be placed on our work schedule.

If you should have any questions or comments, please do not hesitate to contact me. We appreciate the opportunity to provide this scope of services and look forward to working with you.

Best Regards,

Derrek Offutt

Derrek Offutt

Chief Executive Officer

International Subsea Services

Authorization to proceed: _____ Date: _____

I acknowledge by my signature that I have read, understand and agree to the terms and conditions outlined in this proposal/contract.

Tab 4



Proposal #5931

Lakeside Elm Replacements Revised

Date 6/4/2025

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install Crape Myrtles and Elms where trees were removed or died. Some tree covered under Warranty by Pine Lake.

Crape and Elm Install

Tree Install

Items	Quantity	Unit	Price
Labor Enhancement	12.00	Hr	\$900.00
Crape Myrtle Pink - 30 gal	2.00	EA	\$780.00
Tree Install:			\$1,680.00
PROJECT TOTAL:			\$1,680.00

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate

of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and

professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain

constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 
Terry McLane

Date 6/4/2025
Pine Lake Services, LLC

By 
Lakeside CDD

Date 06/04/2025

Contact Us

TIGRIS Aquatic Services LLC
14330 Carlson Circle
Bldg J, Suite 4
Tampa, Florida 33626
ecroft@tigrisusa.com
727-267-0279

**Quote: 298475**

Quote Date: 06/10/2025
Expiration Date: 07/10/2025

Bill To:

Lakeside CDD
13739 Lakemont Drive
Hudson, Florida 34669

Customer: Lakeside CDD

13739 Lakemont Drive
Hudson, Florida 34669

Description	Unit Price	Qty	Amount
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Shoreline Stabilization
Shoreline Stabilization using Dredge Sox

SCOPE OF WORK

Objective: On the eroded portion of shoreline at pond 8, 6 and the area adjacent to the dock located in Lakeside Development, Zulu crews will install 500 ft of 12-foot and 800 ft of SOX erosion control system. SOX technical mesh will be filled with locally sourced material. All affected areas will be planted with grass sod to blend and match the adjoining landscape. Additional plantings or landscape can be Site Preparation: As-needed grading and ground preparation for complete shoreline installation Sox installation: Will include all materials, equipment and labor necessary to install a complete SOX erosion control system

Pond 8: 400 LF of 12 SOX erosion control and 300 LF of 18 SOX will be installed to create TOTAL FOR POND 8 \$157,780 approximately 5,100 sq ft of shoreline

\$292,500.00

1

\$292,500.00

Pond 6: 200 LF of 12 SOX erosion control and 100 LF of 18 SOX will be installed to create. TOTAL PRICE POND 6 \$65,520 approximately 2,100 sq ft of shoreline

Dock Area: 100 LF of 12 SOX erosion control and 200 LF of 18 SOX will be installed . TOTAL DOCK AREA \$68,460 approximately 2,100 sq ft of shoreline

Landscaping Applications: Approximately 13,200 square feet of groundcover (sod) will be installed, a native species will be of the existing variety adjacent to the installed shoreline.
French Drain: 4 perforated french drain will be installed at each installation site estimated to be a total length of 150

CONTRACT AGREEMENT FOR DREDGE SOX

In consideration of the mutual promises set forth below, the parties agree as follows:

1. Description of Services. Beginning on the Effective Date, Contractor will provide to Owner the services described in the Project Quote under Scope of Work and any attached Exhibits (collectively, "Services").
2. Scope of Work. The contractor will provide all services, materials, and labor for shoreline restoration at Owner's property located at Quarter Casting Circle, Bluffton SC ("Worksite"). This includes project materials, necessary labor and site security, and all required tools and machinery needed for the completion of the project.
Contractor is only responsible for providing services described in the attached project documents, but not related to additional landscaping, grading, paving, or other construction, etc., unless specifically

agreed to in writing.

3. Plans, Specifications, and Construction Documents. The owner will make available to Contractor all plans, specifications, drawings, blueprints, and similar project documents necessary for Contractor to provide the Services described herein. Any such materials shall remain the property of Owner. Contractor will promptly return all such materials to Owner upon completion of the Services.

4. Compliance With Laws. Contractor shall provide the Services in a workmanlike manner, and in compliance with all applicable federal, state and local laws and regulations, including, but not limited to all provisions of the Fair Labor Standards Act, the Americans with Disabilities Act, and the Federal Family and Medical Leave Act.

5. Work Site. Owner warrants that it owns the property herein described and is authorized to enter into this Contract. Prior to the start of construction, Owner shall provide an easily accessible building site, which meets all zoning requirements for project construction.

6. Materials and/or Labor Provided. The contractor will use materials as described in project documentation. Contractor may substitute materials only with express written approval of Owner, and provided that substituted materials are no lesser quality than those outlined in the project documentation.

Payment Requirements

7. Payment. Payment shall be made to the Contractor; Owner to pay the total sum of \$292,500 in payments ("Events"):

Event 1: Contract Signing and Down Payment

Payment Amount: \$146,250 (representing 50 % of the value of the contract)

Event 2: Upon 100 % completion of project and final approval of customer

Payment Amount: \$146,250 (representing the final balance due on contract)

Invoices will be issued for each of the above-listed events and are due within 30 days, payable by check, credit card, or ACH. Mobilization will not begin until the down payment has been received.

In addition to any other right or remedy provided by law, if Owner fails to pay an undisputed event when due, Contractor has the option to treat such failure to pay as a material breach of this Contract, and may halt work until payment has been received, or cancel this Contract, and/or seek legal remedies.

8. Term. Contractors shall commence work within 30 days of permit approval and shall complete projects within 90 days, barring acts of God.

Upon completion of the project, Owner agrees to conduct a final inspection within ten days and provide a signed Notice of Completion. If the project passes final inspection and Owner does not provide the Notice, Contractor may sign the Notice of Completion on behalf of Owner. Failure by Owner to complete the final inspection will be viewed as a breach of this Contract and Contractor may seek legal remedies.

9. Permits. The owner shall obtain and pay for all necessary local/county construction permits. Contractor shall apply for and obtain necessary permits required by the Department of Natural Resources and/or the

CHANGE OF ORDERS, DEFAULT /LAWSUITS

12. Changes Orders. Any changes to the original scope of work either on the part of the Owner or the part of the Contractor, will be outlined in the form of a Change Order (attached). Change Order must outline specific change to scope of work, why change is needed, any changes to contract price, and any changes to term (when project will be completed). Form must be signed by Owner before any work outlined in Change Order can be completed.

13. Inspection. Owner shall have the right to inspect all work performed under this Contract. All defects and uncompleted items shall be reported immediately. All work that needs to be inspected or certified by an engineer as a condition of any government department or other state agency, or inspected and certified by the local health officer, should be done at each necessary stage of construction and before further construction can continue. All inspection and certification will be done at expense.

14. Default. The occurrence of any of the following shall constitute a material default under this Contract:

(a) The failure of Owner to make a required payment for an undisputed event when due.

(b) The insolvency of either party or if either party shall, either voluntarily or involuntarily, become a debtor of or seek protection under Title 11 of the United States Bankruptcy Code.

(c) A lawsuit is brought on any claim, seizure, lien or levy for labor performed or materials used on or furnished to the project by either party, or when there is a general assignment for the benefit of creditors, application or sale for or by any creditor or government agency brought against either party.

(d) The failure of Owner to make the building site available or the failure of Contractor to deliver the Services in the time and manner provided for in this Contract.

15. Remedies. In addition to all other rights a party may have available according to Georgia law, if a party defaults by failing to substantially perform any provision, term or condition of this Contract (including without limitation the failure to make a monetary payment for an undisputed event when due), the other party may terminate the Contract by providing written notice to the defaulting party. This notice shall describe with sufficient detail the nature of the default. The party receiving the said notice shall have 30 days from the effective date of said notice to cure the default(s) or begin substantial completion if completion cannot be made in 30 days. If default results in termination of the Contract, Contractor will be due demonstrated work performed under the Agreement. Unless waived by a party providing notice, the failure to cure or begin curing, the default(s) within such time shall result in the automatic termination of this

Contract.

16. Force Majeure. If performance of this Contract or any obligation thereunder is prevented, restricted, or interfered with by causes beyond either party's reasonable control ("Force Majeure"), and if the party unable to carry out its obligations gives the other party prompt written notice of such event, then the obligations of the party invoking this provision shall be suspended to the extent necessary by such event. The term Force Majeure shall include, but not be limited to, acts of God, plague, epidemics, pandemic, outbreaks of infectious disease, or any other public health crisis, including quarantine or other employee restrictions, fire, explosion, vandalism, storm, casualty, illness, injury, general unavailability of materials or other similar occurrence, orders or acts of military or civil authority, national emergencies, insurrections, riots, wars, strikes, lock-outs, work stoppages, other labor disputes, or supplier failures. The excused party shall use reasonable efforts under the circumstances to avoid or remove such causes of non-performance and shall proceed to perform with reasonable dispatch whenever such causes are removed or ceased. An act or omission shall be deemed within the reasonable control of a party if committed, omitted, or caused by such party, or its employees, officers, agents, or affiliates.

Deposit & Payment
Deposit Required: 50% (\$146,250.00)
Deposit Due: 50% (\$146,250.00)

Summary	
Subtotal:	\$292,500.00
Total: \$292,500.00	

Terms & Conditions

TIGRIS utilizes best management practices for all treatments to protect the water quality and ecology of your waterbody(s). If TIGRIS becomes aware of any risks of oxygen depletion in your waterbody(s), TIGRIS may change the treatment products, dosages, frequency, methods, or other factors to reduce those risks to non-target organisms. Customer understands that the risk of oxygen depletion always exists. In the event of adverse results from the Management Services, Customer agrees to indemnify and hold harmless TIGRIS and its employees, agents, officers and directors, and any other controller persons from and against any and all claims, costs, and expenses arising therefrom, and Customer releases TIGRIS from any cleanup, disposal, or removal duties or responsibilities in such event.

TERM AND TERMINATION: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE. The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term. Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

PRICE INCREASE: Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Upon receipt of payment TIGRIS will inspect the service area; if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

Credit card payments incur a 3.5% service fee. An annual rate of 18% will be assessed on all accounts over 30 days. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

EQUIPMENT: TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

Name

Date

Tab 5



Proposal #5803

Lakeside CDD Apopka Entrance Island Bed Renovation 5-25 Revised

Date 6/4/2025

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Lakeside CDD Apopka Entrance Island Bed Renovation

- Remove existing plant material in islands located at Apopka entrance
- Add Soil and till into existing beds
- Install dwarf bottlebrush around Arboricola
- Install variegated Arboricola in centers
- Install new drip line to ensure each row has adequate irrigation for new plant material
-

Plant Material Install

Plant Material Install

Items	Quantity	Unit	Price
Labor Enhancement	36.67	Hr	\$2,750.25
Schefflera Arboricola - 3 Gal	120.00	EA	\$1,428.00
Dwarf Bottlebrush - 3 Gal	100.00	EA	\$0.00
Soil Amendments	3.00	YD	\$240.00
Crew Truck + Install Trailer	1.00	Day	\$459.58
Plant Material Install:			\$4,877.83

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	8.00	Hr	\$640.00
Drip Line 250ft Roll	4.00	EA	\$481.84

Irrigation Enhancement: \$1,121.84

PROJECT TOTAL: \$5,999.67

Terms & Conditions

Terms & Conditions

Payment Terms

Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.

Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

The Following matters are excluded from the Work, unless specified in writing to the contrary:

This Proposal price is valid for thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.

Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.

Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.

Soil replacement where base material and/or aggregate material was removed for proper planting

Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.

Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.

Conduit and connections for electrical, gas, and all other utilities and services

Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges

MOT for temporary traffic control

Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs

Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed

Backflow Connection

Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:

Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.

Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.

Existing tree preservation, barricading, pruning, root pruning, or inventory

Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work

Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors

Warranty on transplanted plant material from the project site

Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly

to the contrary.

Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that it's work will be of proper and professional quality, and in full conformity with the requirements of the contract

Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities

Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client

Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor

Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.

Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.

Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone

Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation

Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.

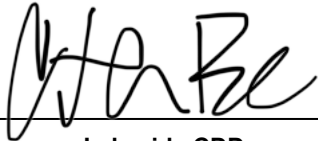
Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system

Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

By 

Terry McLane
Date 6/4/2025

Pine Lake Services, LLC

By 

Lakeside CDD
Date 06/04/2025

Tab 6

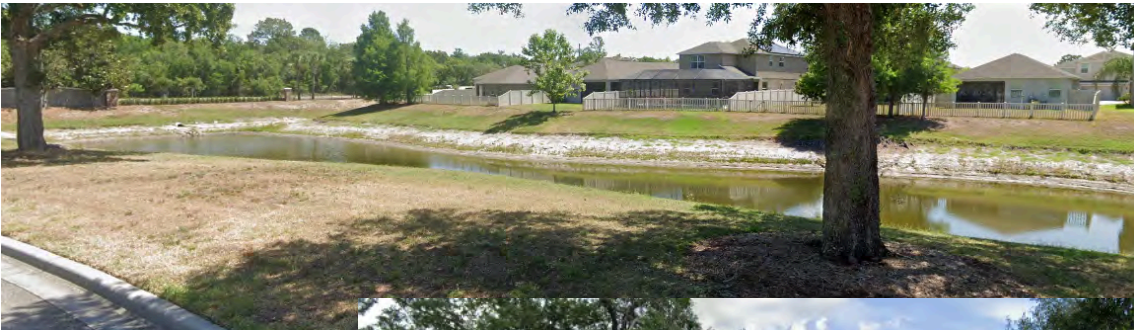
Lakeside Community Development District

Professional Services Continuing Contract



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Lighthouse Engineering, Inc. (LHE) is pleased to submit this documentation for Lakeside Community Development District, Professional Services Continuing Contract. **It is our desire to save the Lakeside CDD time and money by providing you with a concise summary of our qualifications and experience in this proposal. With over 30 years experience in the industry, our firm could produce hundreds of pages of documentation showing our vast knowledge and expertise, however we have chosen to give you a highlighted version in order to show our commitment to staying on task and preserving the CDD's funds.**

LHE and its team members have provided engineering services to the local Community Development Districts, City of Tampa, City of Clearwater, City of Safety Harbor, The Florida Department of Transportation Districts 1, 2, 3, 4, 6 and 7, and multiple private clients in the surrounding counties for over 18 years. Lighthouse Engineering, Inc. is a **Certified Statewide Small Business Enterprise (SBE) and Small Local Business Enterprise (SLBE)**. Our office is located in beautiful Safety Harbor, Florida. We are intimately familiar with the area. We are committed to the betterment of this community because we literally eat, sleep, work and play here.

LHE's Project Team of highly trained professionals consists of multi-disciplinary members with strengths in Transportation and Traffic Engineering, Drainage and Environmental Permitting services. Members of the LHE Project Team bring an exceptional level of experience and expertise to all areas mentioned above. Because we have chosen to remain a small firm, our overhead is low, which gives us the financial resources to successfully complete all projects on time and with the highest level of efficiency.

Over the past 17 years, LHE has advanced the concept of providing a total package of engineering services to public and private clients. We maintain a broad spectrum of expertise including our primary service areas:

- Roadway Transportation Design, Planning
- Permitting
- Site / Civil Engineering
- Traffic Engineering
- Signing and Pavement Marking Design
- Signalization Design
- Lighting

This diversity enables our organization to offer a unified "in-house" team approach consisting of highly skilled and experienced professionals in a variety of specialties. The result is high-quality consulting services provided in a professional and timely manner. The advantage to selecting LHE is that our engineers are diverse and multi-discipline. This is a unique advantage as we can service a project with as few as three professionals and deliver the project to you. By keeping the project team small, compact, and efficient, LHE can service this contract and provide immense value to the Lakeside Community Development District.

At Lighthouse Engineering, we have all of the training, experience, and expertise to successfully execute any job that the Lakeside CDD may need completed. Our staff is structured so that everyone fully comprehends and is more than competent in their role in the company. Our tiered approach allows us to provide the leadership, management and administrative needs for every different type of project. Although we are all capable of working together on every project, we also have specific areas that we specialize in to be most effective in our positions. We all take responsibility for every aspect of the project and work together to resolve conflict.

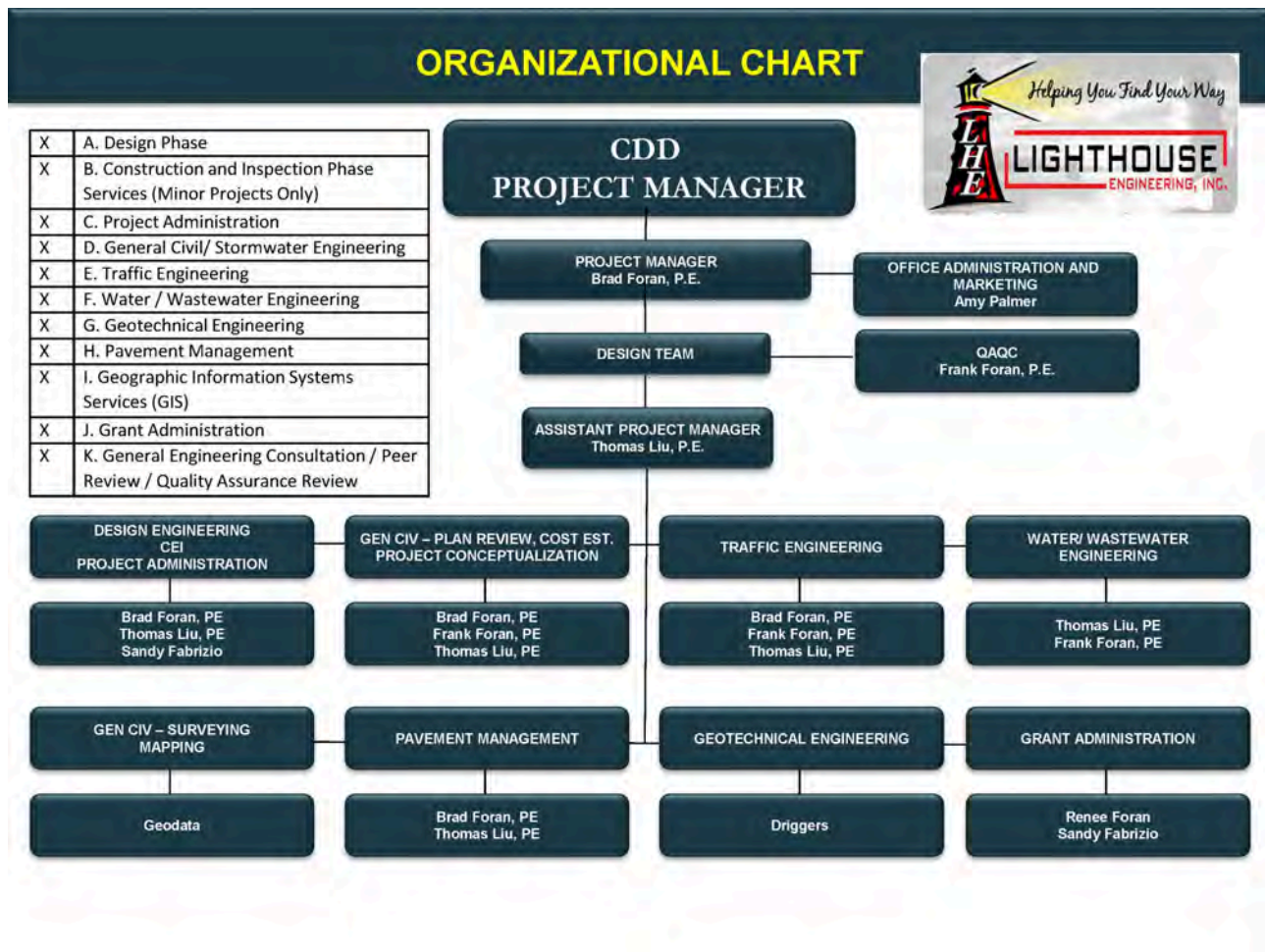
LHE has a number of professionals who have a great deal of experience in roadway design. Previous staff experience was obtained on City projects such as the intersection Improvement Project for Dale Mabry and Kennedy Blvd., Himes and Azeele Signal upgrades, Palm Ave Improvements and Intersection Improvement Project for Fowler Avenue and 50th Street. In addition, our staff has extensive local experience in roadway, storm water and utility design projects for clients such as Hillsborough County, Pasco County, and The Florida Department of Transportation (FDOT); as well as many private clients including **Meadow Pointe II Community Development District (CDD), Harbor Bay Community Development District (CDD), Asturia Community Development District (CDD), Lakeside Plantation Community Development District (CDD), Parkview at Long Lake Ranch Community Development District (CDD), Summerstone Community Development District (CDD) and most recently added; Union Park East Community Development District (CDD) .**

Mr. Brad Foran, P.E., will serve as Project Manager. Mr. Foran has over 30 years of experience in highway design, project coordination and management. His expertise includes urban/arterial type projects, major interstate design, pavement marking design, traffic control plans, and liaison with government agencies, contract negotiation, specifications, project schedules and reports, and quality control / assurance reviews. Mr. Foran has served as both manager and engineer of record for many projects within the Tampa Bay Area and has successfully completed hundreds of projects within the public and private sector. His level of experience and tremendous reputation in the community has allowed him to make and maintain contacts that will be beneficial to the CDD on this project. These skills/experiences allow Mr. Foran to complete all tasks effectively and on budget.

Mr. Thomas Liu, P.E., will serve as the Assistant Project Manager. Mr. Liu's work experience highlights his knowledge of highway design, permitting, and hydraulic analysis of existing and proposed facilities. Mr. Liu is an expert stormwater management and drainage engineer. He served as a project engineer for Florida Department of Transportation design contracts for Districts 1, 2, 3, and 7 and has worked on numerous major and minor roadway restoration projects. He is a successful project manager for FDOT, Hillsborough County Public Works and various state and local agencies.

Mr. Frank Foran, P.E. is a Highway Design Engineer with more than 50 year of experience in the Tampa Bay Area. He will provide the direction for our Quality Control Program. Mr. Foran is certified with the Florida Department of Transportation (FDOT) in preparation of traffic control plans and has received training from the Department in cost estimating and long-range estimating systems. In addition to writing Quality Control Plans for various assignments at LHE, Mr. Foran performed quality assurance plan reviews for other consulting firms.

Mrs. Amy Palmer serves as the Operation Manager for LHE. She will oversee all administrative work, correspondence, billing and reporting. Amy has over 22 years of experience in Management with much of that in the engineering industry.



Our vast experience with Community Development Districts demonstrates our ability to deliver creative solutions for all of the community needs with amazing efficiency, which allows us to build in extra time to quickly and effectively solve any issues that may arise. LHE is committed to ensuring that every staff member affecting product quality is fully competent to perform their assigned tasks. All personnel assigned to production have recent experience in their respective areas of responsibility. Competency is established through education, training, experience, and demonstration of skills. Continuing education of our technical and professional staff is strongly encouraged. Many of our employees are enrolled in continuing education seminars and conferences offered by FDOT and other professional associations. Many of our engineers attend national seminars, where a variety of engineering trends and innovations are presented. Keeping up to date with the latest technology and management solutions allows us to provide more value to our clients. Our wide range of knowledge, experience, and innovative ideas can be seen in the following project experience.

Relevant Projects include:

Harbor Bay Community Development District

The Harbor Bay Community Development District consists of approximately 764 acres of mostly seaside properties which include town homes, villas, and single family homes. The community has 27 detention ponds, recreational facilities, three amenity centers, multiple playgrounds and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. As the District Engineers we are responsible for all of the engineering needs of the community. This includes all inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, seawall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents. As the GEC for the CDD we routinely interact with the board and provide reports, evaluation, and financial guidance for current and future needs of the community.

Meadow Pointe II CDD

LHE was the general engineering consultant for this CDD community which contains 108 ponds, is home to almost 3500 residents and has almost 75 miles of roads. Over a 12-year period, LHE was tasked to produce pavement evaluations, pond evaluations and evaluations of all of the existing facilities that included the 2500 SF club house, pool, multipurpose courts and all of their existing wholly owned and operated infrastructure. LHE was also tasked with the tree removal and replanting within the communities. As the GEC for the CDD we routinely interacted with the board and provided reports, evaluation, and financial guidance for current and future needs of the community. We were engaged in the reissuance of bonds for the CDD that totaled more than ten million dollars and were intended to upgrade the existing infrastructure and produce monies for future expansion of the community facilities.

As the GEC for the CDD we were responsible to the CDD for all its engineering needs. The project consisted of the milling and resurfacing of the existing roadway within eleven subdivisions of Meadow Point II CDD including the clubhouse.

Lakeside Plantation Community Development District

This CDD is located in North Port, Florida and boasts of 13 lakes, a 6,000 sq. foot clubhouse, pool and spa, and multiple amenities including basketball courts, playgrounds, tennis courts, pickleball and bocce ball courts. As District Engineers, we are responsible for all of the engineering needs for the community.

FDOT District 7 - Districtwide Sidewalk Gap Design Project

This ongoing project includes the design of sidewalk improvements, including associated drainage and signing and marking. The goal is to eliminate sidewalk gaps along State Roadways. This will include:

- Evaluating known gaps to establish R/W and funding requirements.
- Preparing and maintaining a funding plan / schedule for R/W and construction.
- Preparing plans and specifications for letting as well as R/W instruments as required.
- Revising or updating previously completed construction plans and documents, and providing Post Design Services, Construction Assistance Services and Expert Witness Testimony Services for assigned projects.

FDOT - District 1 - SR 789 from Longboat Club Road to SR 64 Safety Improvements

LHE was contracted as a sub for Ajax Paving for this Design Build project. This project consists of 17 different intersections for the design and construction of Rectangular Rapid Flashing Beacons (RRFBs), Pedestrian Hybrid Beacons (PHBs), sidewalk, and pedestrian lighting at cross walk locations. The re-design of these 17 intersection is intended to improve safety. We were required to accommodate several recreational resources, coordinate with multiple bus systems with routes and bus stops in the limits of the project, as well as replace all existing striping and raised pavement markers and install new signage and markings to accommodate the improvements. Several intersections required milling and resurfacing, sidewalk construction, and lighting design and installation.

FDOT District 1 - SR 25 (US 27) from N. of SR 540 to N. of Kokomo Rd.

LHE was contracted as a sub for Burgess & Niple, Inc. for the design and construction of SR 25 from N. of SR 540 (Cypress Gardens Blvd.) to N. of Kokomo Rd (CR 546). Pavement resurfacing and widening depths were required, as well as stormwater treatment attenuation facilities were constructed. Signing, pavement marking, lighting and signalization plans were provided.

City of Tampa - Westshore Blvd. at Swann Ave and Beachway

This project was to provide design services for the RRFB - Enhanced Crosswalks along Westshore Blvd. We provided utility coordination, construction documents based on concept plans and construction phasing as part of the MOT. We met with city officials to review the concept of work, any additional data and programming information, schedule, utility issues, City Design Standards, preferences and existing information. LHE met with property owners and coordinated with City Departments to develop and finalize concept plans.

FDOT District 7 - I-275 / SR 93 Bus on Shoulder *STATE AND NATIONAL AWARD WINNING PROJECT*

I-275 / SR 93 (from Alt. US 19 / SR 595 / 5th Ave. N. to SR 694 / Gandy Blvd.) is an Urban Principal Arterial Interstate. Located in Pinellas County, the project corridor is a northbound and southbound interstate with existing three (3) 23 foot travel lanes in each direction, 12 foot outside shoulder, and 8 foot (median) inside shoulder. The total project length was 5.203 miles. Due to increasing public demand for transit ridership, the Department partnered with Pinellas Suncoast Transit Authority (PSTA) to implement the I-275 Bus on Shoulder Pilot Project which consisted of widening and resurfacing the northbound and southbound outside paved shoulder of I-275 from 10 feet to 12 feet. The shoulder widening will allow for transit vehicles to travel along the shoulder when traffic congestions slowed down the travel lanes to 35 mph. The existing three (3) 12- foot travel lanes were maintained along the northbound and southbound of I-275. Project improvements consisted of shoulder milling / resurfacing and shoulder widening. Existing drainage structures, pavement markings, signs, guardrail, lighting, and other features impacted by the project were replaced or relocated. Furthermore, side slopes affected by the shoulder widening were regraded and stabilized.

City of Clearwater - Bayshore Boulevard Urban Multi-Use Trail

The project scope was for the design of a new multi-use path along the east side of Bayshore Boulevard with a boardwalk and asphalt path from the Ream Wilson Trail to SR 60. The project included the removal and replacement of the existing sidewalk within the project limits and provided a new 10 foot wide multi-use path. It also required drainage design necessary to reroute the drainage flow into an existing inlet, which was located in the area that is not desirable, to a modified or new inlet that did not impede the physical travel lane. It also required addressing the sidewalk profile to raise the existing profile of the sidewalk to ensure positive stormwater conveyance into the existing open drainage system. LHE provided contract administration, design, drainage improvements, erosion control, drainage studies, permitting mitigation impacts, management services, utility coordination, construction engineering inspection services, and quality acceptance reviews of all work associated with the development and preparation of the contract plans and construction improvements.

City of Pinellas Park - Curb Cuts - Various Locations

This project scope included the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Sod was proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.

City of Tampa - General Engineering Services - Palm Ave.

The project scope included upgrades to the ADA facilities along Palm Ave. (between Nuccio and 19th Ave.). We added detectable warnings surfaces and reconstructed ADA ramps with modification to the median to allow pedestrians to cross at mid-block locations. Design also included RRFB's for pedestrian mid-block crossings along Palm Ave. at 17th and North 19th Ave. We also provided utility coordination and project management services necessary to complete the design.

City of Tampa - General Engineering Services - Howard Ave. at Dekle / DeSoto Ave.

The project scope was for the redesign of the existing intersection that will accommodate the realignment of the intersection at Howard Ave. and DeSoto / Dekle Ave. The design included public involvement, utility relocation, roadway design, signing and pavement marking, and all project management to complete the design.

Tasks to complete this project included the following:

- Update the design and concept plan to accommodate the additional parking spaces south on Dekle Ave. Additional meetings were required to gain the approval of the concept plan by the City and other design firms involved in the corridor study of the project area.
- Landscape and Irrigation plan for the green space between Dekle and DeSoto.
- Obtained additional survey south on Dekle for additional parking spaces.
- Provided utility coordination for the relocation of existing utilities within the project area as required for the new intersection configuration
- Provided a set of construction documents based on the concept plans
- Provided construction phasing as part of the MOT

LHE provided utility coordination, design and construction plan preparation, pedestrian ramp/crosswalk design, design review, construction plans, quality assurance/quality review; as well as attended all field and coordination meetings.

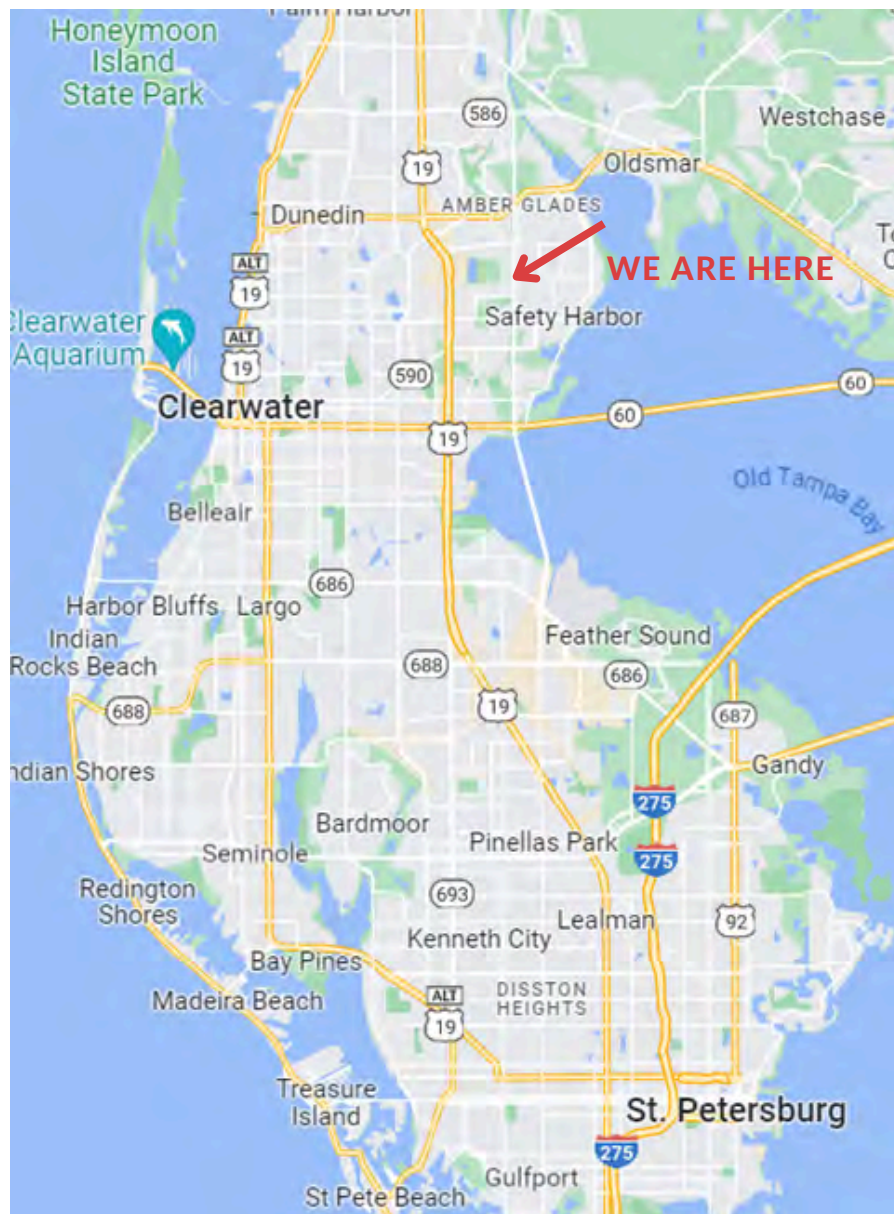
FDOT District 7 - US 41/ SR 45/ S. 50th St. from Denver St. to N. of 27th Ave. S.

The purpose of this RRR project was to preserve and extend the life of the existing pavement through milling and resurfacing, upgrading to ADA curb ramps to meet current ADA standards, and performing general safety modification work.

GEOGRAPHIC LOCATION

Lighthouse Engineering is located in beautiful Safety Harbor, Florida. All of our employees work out of our Safety Harbor office located at:

701 Enterprise Road East
Suite 410
Safety Harbor, FL 34695



Our Chief Engineer, Brad Foran, has experience working with CDD's that spans over 20 years. He understands budget and time constraints that most District's face, and is able to find engineering solutions that are practical and cost effective. He will be the lead engineer for all the needs of the community. Amy Palmer, our Operations Manager, has a vast amount of experience working with CDD's and will be the voice and contact person for our company. Her expertise saves the CDD money, as she is able to spear head most projects at a lower hourly rate and then have them reviewed and assessed by the lead engineer.

We will take a fundamental approach to this project and will eliminate any steps that are not absolutely essential, saving the District money. Our goal is to be a seamless extension of the Lakeside CDD and ensure that the CDD gets all the scope elements incorporated into every project. Communication will be done through a variety of means including but not limited to: virtual meetings, email, phone calls and text messages. As mentioned earlier, Amy Palmer will be the point of contact for the CDD. All data will be recorded and stored in the design documentation (DD) and kept digitally for instant access by staff and team members. Project schedules will be continually updated to reflect current and projected progress. One of the single best ways to control costs is to adhere to the project schedule.

The permitting process is another way to get off schedule and budget. LHE has permitted numerous civil and transportation projects and has a successful working relationship with many local permitting agencies. These local regulatory permitting agencies include the Florida Department of Environmental Protection (FDEP), FDOT, SWFWMD, and Pasco, Hillsborough, and Pinellas Counties. LHE recognizes the lengthy permitting schedule involved with many projects and applies a proactive approach to minimize potential delays. This approach includes early and frequent meetings with regulatory agencies and constant coordination to minimize project disruption due to agency requests for additional information. Our staff has extensive experience preparing and tracking Environmental Resource Permits (ERPs) for both public and private clients.

LHE has been involved in the permitting process on many jobs for multiple municipalities and private clients. We understand how to apply for permits and what permits are needed for specific projects, as well as how to budget for permitting fees. We also have a great deal of knowledge as to what situations require a permit and those that do not. This allows us to save time researching if a permit is not needed, which ultimately save the CDD money. Our full-service and award winning design staff understands the problems facing local government agencies such as escalating construction costs and shrinking budgets. We have the experience to provide our clients with cost effective engineering solutions that exceed the expectations of our clients and the public. LHE is experienced with the CDD's operations and has proudly served the surrounding area in a wide range of capacities for many years.

RECENT, CURRENT
AND PROJECTED
WORKLOAD

The following information is provided to demonstrate specifically that the LHE team has the personnel and experience to best provide the requested services.

The current workload of LHE will allow us to begin work immediately. Our available design staff can provide more than 250 staff hours per month from our office in Safety Harbor. LHE routinely handles a multitude of projects involving various disciplines. We utilize subconsultants with experience in specialized areas such as SUE, land surveying and mapping, geotechnical engineering, and right of way acquisition, while employing our own engineers in other areas such as CEI, pavement evaluation, asset management, bridge inspection, and structure repairs. Our past and ongoing relationships provide us with a clear understanding of our subconsultants' abilities, which is a key elements in effective coordination of project assignments. We set high standards for our subconsultants and we ensure that they perform at high levels without impacts to the schedule.

We recently completed a number of significant projects including a Design-Build Project for FDOT District 1 at SR 789 from Longboat Club Road to SR 64. We are also scheduled to finish a Design-Build Project at SR 25 (US 27) in the next month. Currently we are working on a Sidewalk Gap Project for FDOT District 7 and a few smaller projects for private clients. We are in the process of finishing up the contract to begin work on TWO 10.2023 for the City of Pinellas Park. This project is for the plan preparation for the elimination of ten abandoned driveway aprons at various locations along Park Boulevard, including FDOT permitting.

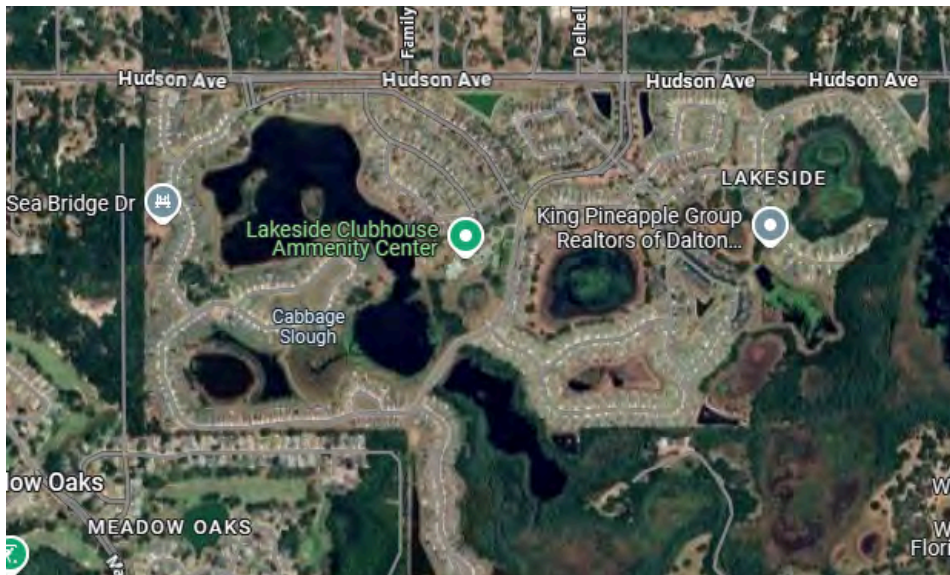
Our projected workload falls within the capacity of our staff. As with any firm, our workload is not always constant, but has peaks and valleys. The dedication of our staff enables LHE to meet our clients' goals by working overtime during peaks and improving our technical skills during slower periods. LHE and our entire team will pull together to ensure that we meet the CDD's needs.

We are eager to utilize these resources in this important contract for the Lakeside CDD. The personnel shown in the organizational chart are available for immediate assignment to the project.



Although we have not been awarded any work previously from the Lakeside Community Development District, LHE has a vast amount of experience with other CDD's that allows us to anticipate all the needs of the District.

We are excited about the opportunity to lend our skills and experience to the Lakdeside CDD.



ARCHITECT – ENGINEER QUALIFICATIONS

PART I – CONTRACT SPECIFIC QUALIFICATIONS

A. CONTRACT INFORMATION

1. TITLE AND LOCATION (City and State)

Lakdeside Community Development District – Professional Engineering Services – continuous contract

2. PUBLIC NOTICE DATE

June 11, 2025

3. SOLICITATION OR PROJECT NUMBER

B. ARCHITECT – ENGINEER POINT OF CONTACT

4. NAME AND TITLE

Brad Foran, P.E., President

5. NAME OF FIRM

Lighthouse Engineering, Inc.

6. TELEPHONE NUMBER

727.726.7856

7. FAX NUMBER

727.683.9848

8. E-MAIL ADDRESS

bforan@lighthouseenginc.com

C. PROPOSED TEAM

(Complete this section for the prime contractor and all key subcontractors.)

	(Check)					
	PRIME	J-V PARTNER	SUBCON-TRACTOR	9. FIRM NAME	10. ADDRESS	11. ROLE IN THIS CONTRACT
a.	X			Lighthouse Engineering, Inc. ☐ CHECK IF BRANCH OFFICE	701 Enterprise Road East Suite 410 Safety Harbor, FL 34695	Project Management, Environmental Permitting, Drainage, Traffic, Design, QA/QC, Specifications
b.				☐ CHECK IF BRANCH OFFICE		
c.				☐ CHECK IF BRANCH OFFICE		
d.				☐ CHECK IF BRANCH OFFICE		
e.				☐ CHECK IF BRANCH OFFICE		
f.				☐ CHECK IF BRANCH OFFICE		

D. ORGANIZATIONAL CHART OF PROPOSED TEAM

[X] (Attached)

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Bradley S. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE	
		a. TOTAL 28	b. WITH CURRENT FIRM 17
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 1998, #52634	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training / Contract Estimating System, Access Mgmt Guidelines for Project Development, Basic Lighting and Electricity, Advanced Work Zone Traffic Control Course, Specifications, Electronic Submittal			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
		PROFESSIONAL SERVICES	CONSTRUCTION (If Applicable)
a.	Harbor Bay CDD – Apollo Beach, Florida	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm EOR for the gen. engineering consultant for this CDD community which contains approximately 764 acres of mostly seaside properties which include town homes, villas, and single-family homes. The community has 27 retention ponds, recreational facilities, three amenity centers, multiple playgrounds, and parks; and the Mira Bay club which consists of a clubhouse, resort and lap pools, wading pools, grills and picnic area, sand volleyball court, boat docks and lifts, and a playground. Responsible for all the engineering needs of the community. This includes inspections, permitting, dock and lift applications, drainage reports and plans, community upkeep, Sewall inspections, traffic reports with regards to MUTCD standards, and correspondence with the residents.		
b.	FDOT District 7 - Sidewalk Gap at various location – Pinellas County	Ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40th Street North to U.S. 19.		
c.	FDOT District 7 – US 41 / SR 45/ S. 50th St. from Denver St. to N. of 27th Ave. S. – Hillsborough County	2023	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the design services for US 41 / SR 45/ S. 50th St. from Denver St. to north of 27th Ave. S. improvements. Project included milling and resurfacing, upgrading curb ramps to meet current ADA standards, and performing general safety modification work in order to extend the life of the existing pavement.		
d.	City of Pinellas Park – Curb Cuts – Various Locations	ongoing	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager and EOR for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63rd Street North and ends just east of 54th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.		
e.	I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	2019-2021	
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Manager/EOR contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Thomas Liu, P.E.	13. ROLE IN THIS CONTRACT Project Engineering and Environmental Permitting	11. YEARS EXPERIENCE <table border="1"> <tr> <td>a. TOTAL</td> <td>b. WITH CURRENT FIRM</td> </tr> <tr> <td>23</td> <td>12</td> </tr> </table>		a. TOTAL	b. WITH CURRENT FIRM	23	12
a. TOTAL	b. WITH CURRENT FIRM						
23	12						
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc., Safety Harbor, FL							
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E./1994/Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, 2000, #58258					
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) FDOT Training: Project Management, Drainage, HY-8, AdICPR, HydroCAD, erosion control, Advanced Traffic Control, Specifications, Electronic Submittals							

19. RELEVANT PROJECTS

(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable)
a. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices		
FDOT District 7 - Sidewalk Gap at various location – Pinellas County	PROFESSIONAL SERVICES ongoing	CONSTRUCTION (If Applicable)
b. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for this TWO that consists of sidewalk design along the East and Westside of S.R. 686 (Roosevelt Blvd.) – from Ulmerton Rd. to 16th Street North, and sidewalk design along the Southside of S.R. 586 (Curlew Rd.) from Bayshore Blvd. to Cardinal Rd. This TWO also includes sidewalk design on the Southside of S.R. 694 (Park Blvd.) from 40th Street North to U.S. 19.		
City of Pinellas Park – Curb Cuts – Various Locations	PROFESSIONAL SERVICES ongoing	CONSTRUCTION (If Applicable)
c. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for the removal of existing driveways at various locations along SR 694 (Park Blvd.) for the City of Pinellas Park. Driveway removal begins just east of 63rd Street North and ends just east of 54th Street North. Sod will be proposed at the existing driveway pavements that were removed, and sidewalk constructed to meet ADA Standards. A proposed curb will also be constructed where the existing driveways were removed. There are a total of 11 driveways being removed. Total project length is approximately 0.9 miles.		
US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable)
d. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.		
I-275 / SR 93 Bus on Shoulder from Alt US 19/SR595/5th Ave N to SR 694/ Gandy Blvd. – Pinellas County FL *AWARD WINNING*	PROFESSIONAL SERVICES 2019-2021	CONSTRUCTION (If Applicable)
e. (3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm Project Engineer contracted to generate the Project System Engineering Plan (PSEMP) and the Requirement Traceability Verification Matrix (RTVM). Responsible for the installation of the RSS at the northbound and southbound ramps from 38th Ave. N. and 54th Ave. N. Also executed the removal and replacement of an ITS system components that are impacted by the Design-Build Firm's scope of work. Project also included paved shoulder widening, milling and resurfacing, drainage, signing and pavement markings, and lighting.		

E. RESUMES OF KEY PERSONNEL PROPOSED FOR THIS CONTRACT

(Complete one Section E for each key person.)

12. NAME Frank. Foran, P.E.	13. ROLE IN THIS CONTRACT Project Manager	14. YEARS EXPERIENCE a. TOTAL 48 b. WITH CURRENT FIRM 17	
15. FIRM NAME AND LOCATION (City and State) Lighthouse Engineering, Inc. Safety Harbor, FL			
16. EDUCATION (DEGREE AND SPECIALIZATION) B.S.C.E. / Civil Engineering		17. CURRENT PROFESSIONAL REGISTRATION (STATE AND DISCIPLINE) Professional Engineer: Florida, #11635	
18. OTHER PROFESSIONAL QUALIFICATIONS (Publications, Organizations, Training, Awards, etc.) Affiliations: Florida Engineering Society, American Society of Civil Engineers, American Society of Highway Engineers			

19. RELEVANT PROJECTS

	(1) TITLE AND LOCATION (City and State)	(2) YEAR COMPLETED	
a.	FDOT District 7 – Withlacoochee Trail from Hernando County Line to Marion County Line – Citrus County, FL	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager responsible for roadway design, drainage analysis, signing and pavement marking, and Temporary Traffic Control Plans for this rehabilitation project. Also provided necessary documentation for the procurement and installation of the signalization and ITS system devices.		
b.	City of Clearwater, FL – Bayshore Blvd – Urban Multi Use Trail	PROFESSIONAL SERVICES 2015	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the design of a new 10 foot wide multi-use path on the east side of the Bayshore Boulevard. Extensive permits were required with a full SWFWMD ERP and US Army Core of Engineering Nationwide #14 permits.		
c.	Tampa Hillsborough Expressway Authority, Selmon Greenway – Tampa, FL	PROFESSIONAL SERVICES 2013	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for design, permitting, construction and performing all other services necessary for a 15' on average (12' to 24' in some locations) multi-use trail to connect the City of Tampa's River Walk in the vicinity of Ashley Drive to the vicinity of 10th Street.		
d.	US 41/ SR45/S. 50th St from Denver St. to N. of 27th Ave. S., Pinellas County, FL	PROFESSIONAL SERVICES 2021	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the 3R project that includes milling and resurfacing, upgrading curb ramps to meet ADA standards, utility coordination, signing and pavement markings, signalization, traffic studies and lighting.		
e.	City of Tampa General Engineering Services – Howard and Dekle Ave. Tampa, FL	PROFESSIONAL SERVICES 2020	CONSTRUCTION (If Applicable)
	(3) BRIEF DESCRIPTION (Brief scope, size, cost, etc.) AND SPECIFIC ROLE [X] Check if project performed with current firm QC Manager for the redesign of an existing intersection that will accommodate the realignment of the intersection at Howard Ave and DeSoto/Dekle. The design included public involvement, utility relocation, roadway design, and signing and pavement markings.		

1. SOLICITATION NUMBER (If any)

(If a firm has branch offices, complete for each specific branch office seeking work.)

9. EMPLOYEES BY DISCIPLINE				10. PROFILE OF FIRM'S EXPERIENCE AND ANNUAL AVERAGE REVENUE FOR LAST 5 YEARS		
a. Function Code	b. Discipline	c. No. of Employees (1) FIRM (2) BRANCH		a. Profile Code	b. Experience	c. Revenue Index Number (see below)
02	Administrative	2		T03	Traffic & Transportation Engineering	1
08	CADD Technician	1		D04	Design-Build - Preparation of Requests for Proposals	1
12	Civil Engineer	3		W03	Water Supply; Treatment and Distribution	1
				S04	Sewage Collection, Treatment and Disposal	1
Total		6	6			

11. ANNUAL AVERAGE PROFESSIONAL SERVICES REVENUES OF FIRM FOR LAST 3 YEARS <i>(Insert revenue index number shown at right)</i>		PROFESSIONAL SERVICES REVENUE INDEX NUMBER	
a. Federal Work	1	1. Less than \$100,000	6. \$2 million to less than \$5 million
b. Non-Federal Work	3	2. \$100,000 to less than \$250,000	7. \$5 million to less than \$10 million
c. Total Work	3	3. \$250,000 to less than \$500,000	8. \$10 million to less than \$25 million
		4. \$500,000 to less than \$1 million	9. \$25 million to less than \$50 million
		5. \$1 million to less than \$2 million	10. \$50 million or greater

a. SIGNATURE <i>BRADLEY S. FORAN, PRESIDENT</i>	b. DATE <u>June 11, 2025</u>
c. NAME AND TITLE	

AUTHORIZED FOR LOCAL REPRODUCTION
MANDATORY USE DATE OF FORM 5/1/2004



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

04/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must have **ADDITIONAL INSURED** provisions or be endorsed. If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hiscox Inc. 5 Concourse Parkway Suite 2150 Atlanta GA, 30328	CONTACT NAME: PHONE (A/C, No, Ext): (888) 202-3007 E-MAIL ADDRESS: contact@hiscox.com FAX (A/C, No): INSURER(S) AFFORDING COVERAGE INSURER A: Hiscox Insurance Company Inc INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	NAIC # 10200
INSURED LIGHTHOUSE ENGINEERING 701 enterprise road east suite 410 Safety Harbor, FL 34695		

COVERAGES**CERTIFICATE NUMBER:****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☐ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☐ PRO-JECT ☐ LOC ☐ OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$
	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB ☐ OCCUR EXCESS LIAB ☐ CLAIMS-MADE ☐ DED ☐ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y ☒ N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE ☐ OTH-ER ☐ E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Professional Liability			P100.294.958.9	05/30/2025	05/30/2026	Each Claim: \$ 2,000,000 Aggregate: \$ 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER**CANCELLATION**

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

October 23, 2024

Bradley Foran, President
LIGHTHOUSE ENGINEERING INC. d/b/a LHE
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695

Dear Mr. Foran:

The Florida Department of Transportation has reviewed your application for prequalification package and determined that the data submitted is adequate to technically prequalify your firm for the following professional services types of work per Rule 14-75, F.A.C.:

- 3.1 Minor Highway Design
- 3.2 Major Highway Design
- 3.3 Controlled Access Highway Design

- 6.3.1 Intelligent Transportation Systems Analysis and Design
- 6.3.2 Intelligent Transportation Systems Implementation

- 7.1 Signing, Pavement Marking and Channelization
- 7.2 Lighting
- 7.3 Signalization

Your firm is now technically prequalified with the Department for Professional Services in the above referenced work types. The overhead audit has been accepted, and your firm may pursue projects in the referenced work types with fees of any dollar amount. This status shall be valid until June 30, 2025, for contracting purposes.

Approved Rates

Home Overhead	Facilities Capital Cost of Money	Premium Overtime	Home Direct Expense
161.48%	6.944%	Reimbursed	0.00%

Per Title 23, U.S. Code 112, there are restrictions on sharing indirect cost rates. Refer to Code for additional information.

Should you have any questions, please feel free to contact me by email at carliayn.kell@dot.state.fl.us or by phone at 850-414-4597.

Sincerely,

Carliayn Kell
Professional Services Qualification Administrator

Licensee Details

Licensee Information

Name: **LIGHTHOUSE ENGINEERING INC. DBA LHE, INC. (Primary Name)**

Main Address: **701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR Florida 34695**

County: **PINELLAS**

License Mailing:

LicenseLocation:

License Information

License Type: **Registry**

Rank: **Registry**

License Number: **28576**

Status: **Current**

Licensure Date: **05/15/2009**

Expires:

Special Qualifications	Qualification Effective
------------------------	-------------------------

Alternate Names

[View Related License Information](#)

[View License Complaint](#)

.....

2601 Blair Stone Road, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

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Lighthouse Engineering Inc.

Search

[Events](#) **No Name History**

Detail by Entity Name

Florida Profit Corporation
LIGHTHOUSE ENGINEERING INC.

Filing Information

Document Number	P06000152907
FEI/EIN Number	20-8032896
Date Filed	12/12/2006
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	05/01/2009

Principal Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Mailing Address

701 ENTERPRISE ROAD EAST
SUITE 410
SAFETY HARBOR, FL 34695

Changed: 03/31/2016

Registered Agent Name & Address

FABRIZIO, SANDRA K, MRS.
701 ENTERPRISE ROAD
SUITE 410

SAFETY HARBOR, FL 34695

Name Changed: 03/07/2014

Address Changed: 03/07/2014

Officer/Director Detail

Name & Address

Title PTD

FORAN, BRADLEY S
65 TURNSTONE DR
SAFETY HARBOR, FL 34695

Annual Reports

Report Year	Filed Date
2020	01/22/2020
2021	03/08/2021
2022	03/08/2022

Document Images

03/08/2022 -- ANNUAL REPORT	View image in PDF format
03/08/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
01/13/2019 -- ANNUAL REPORT	View image in PDF format
01/11/2018 -- ANNUAL REPORT	View image in PDF format
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01/12/2016 -- ANNUAL REPORT	View image in PDF format
01/09/2015 -- ANNUAL REPORT	View image in PDF format
03/07/2014 -- ANNUAL REPORT	View image in PDF format
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03/21/2011 -- ANNUAL REPORT	View image in PDF format
03/23/2010 -- ANNUAL REPORT	View image in PDF format
05/01/2009 -- REINSTATEMENT	View image in PDF format
08/23/2007 -- ANNUAL REPORT	View image in PDF format
12/12/2006 -- Domestic Profit	View image in PDF format



Equal Business Opportunity (EBO)

Certification Program

This is to certify that in accordance with City of Tampa Ordinance 2017-28, Chapter 26.5, Equal Business Opportunity Program

Lighthouse Engineering, Inc. DBA LHE

is hereby certified as a

Small Local Business Enterprise (SLBE)

In the following specialty(ies)

Construction-Related Services

The certification is valid from November 20, 2024 to January 15, 2027

Updates for recertification are required prior to the expiration date listed above. If at any time changes are made in the firm that are not in concert with our eligibility requirements, you agree to report those changes to us for evaluation. The City of Tampa reserves the right to terminate this certification at anytime it determines eligibility requirements are not being met.

**Bertha M. Mitchell, Manager
City of Tampa Equal Business Opportunity**



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Small Business Registration

Lighthouse Engineering, Inc. DBA LHE

HC-1873/23

Valid from December 11, 2023 - March 2, 2026

Approved Lines of Business:

Engineering - Civil, Construction-Related Services

A handwritten signature in black ink, appearing to read "Theresa Kempa".

Theresa Kempa, Manager, MCA
Minority & Small Business Enterprises Division



PORT TAMPA BAY™

Small Business Enterprise Certification

Lighthouse Engineering Inc.

Federal ID #20-8032896

***Services Provided: Architect-Engineer & Other Professional
Design Services; Consulting Services***

Valid from 04/25/2025 to 04/24/2026

Donna L. Casey

SBE & Contracts Manager

Please note this certificate is valid only with Port Tampa Bay.

It is not reciprocal with the City of Tampa or Hillsborough County and may not be reciprocal with any other local governmental agency.

Member since 2022



The City of St. Petersburg Small Business Enterprise (SBE)

This certificate is awarded to
Lighthouse Engineering, Inc. DBA LHE

Certification Number: 141280

This certificate is applicable in
NIGP 925: Engineering Services, Professional NIGP 92517: Civil Engineering, The City of St. Petersburg

Certified: April 3, 2025

Expires: April 3, 2028

Kourey Hendryx-Bell, J.D.
Manager, Office of Supplier Diversity
(727) 893-7226
Kourey.Hendryx-Bell@stpete.org

In accordance with the City of St. Petersburg's Small Business Enterprise Ordinance #789-G, your business is certified as a Small Business Enterprise by the City of St. Petersburg. You will need to show proof of your new Occupational License each year, as well as renew your certification with this agency every three years. If at anytime the composition of the SBE status of your firm changes, you need to complete another SBE affidavit. The City of St. Petersburg Government reserves the right to terminate or cancel this certification at anytime when it is found that the composition of the Organization has changed and no longer meets the definition established for SBE certification.

Tab 7

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on _____, 2025 at a duly noticed public meeting, the Board of Supervisors of the Lakeside Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Vehicles, Oversized Vehicles, Recreational Vehicles, Prohibited Vehicles, and Vessels (hereinafter defined) on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide for the removal of such Vehicles, Oversized Vehicles, Recreational Vehicles, Prohibited Vehicles, and Vessels from District designated Tow-Away Zones consistent with this Rule and as indicated on **Exhibit A** attached hereto.

This Rule addresses the areas as identified in **Exhibit A** only and does not apply to private residential lots or lands owned by any other private or governmental entity. On-street parking shall be in compliance with and is subject to applicable Florida and Pasco County laws and ordinances.

SECTION 2. DEFINITIONS.

- A.** *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, Prohibited Vehicles, and Abandoned/Broken-Down Vehicles.
- B.** *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean any of the following:
 - i.** Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck; or
 - ii.** Motor Vehicles with a trailer attached; or
 - iii.** Motor coaches; or
 - iv.** Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer; or
 - v.** Mobile homes or manufactured homes.
- C.** *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- D.** *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.

- E.** *Abandoned/Broken-Down Vehicle.* As used herein, “Abandoned/Broken-Down Vehicle” shall mean a vehicle that:

 - i.** Has no license plate; or
 - ii.** Has expired registration; or
 - iii.** Is visibly not operational (i.e., if one or more parts which are required for the operation of the vehicle are missing, are dismantled, are inoperative or are not attached to the vehicle as designed); or
 - iv.** Is in a state of disrepair and incapable of immediate movement under its own power; or
 - v.** Is incapable of being lawfully operated on the streets of the state; or
 - vi.** Has not moved for a period of seven (7) consecutive days.
- F.** *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- G.** *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- H.** *Tow-Away Zone.* District property for which the District is authorized to initiate a towing and/or removal action.
- I.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. Those areas within the District’s boundaries identified as grass common areas and open spaces, including but not limited to all grassed and/or landscaped areas and sidewalks, as depicted at **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Vehicles and Vessels, enforceable subject to the Rules set forth herein.

SECTION 4. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner’s expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles and Vessels in accordance with Florida law and with the Rule set forth herein.

- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company Vehicles on District property or in areas designated as Tow-Away Zones in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow-Away Zone.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery Vehicles, including but not limited to, U.P.S., U.S.P.S., Fed Ex, moving company Vehicles, and lawn maintenance vendors Vehicles may Park on District property, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.

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

SECTION 6. PARKING AT YOUR OWN RISK. Vehicles and Vessels may be Parked on District property other than the Tow-Away Zones pursuant to this Rule 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 TOW-AWAY ZONES.**

SECTION 7. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The District's Board of Supervisors, in its sole discretion, may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these Rules on such new Tow-Away Zones.

SECTION 8. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining portions of these Rules, or any part of these Rules not held to be invalid or unenforceable.

EXHIBIT A – Tow-Away Zone (*highlighted areas*)

Effective date: _____, 2025

EXHIBIT A – *Tow-Away Zones*

Tab 8

RESOLUTION 2025-09

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 AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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 within Pasco County Florida; 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.

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (the “Rule”). A proposed copy of the Rule is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rule at a meeting of the Board to be held on _____, 2025, at __:00 a./p.m. at _____.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

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

PASSED AND ADOPTED this 2th day of July 2025.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

Tab 9



QUOTE #5046

SENT ON:

04/25/2025

RECIPIENT:

Darryl Adams

13739 Lakemont Drive
Hudson, Florida 34669

SENDER:

High Trim LLC

6717 US Highway 19
New Port Richey, FL 34652

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: www.hightrimtreeservice.com



QUOTE #5046

SENT ON:

04/25/2025

Product/Service	Description	Qty.	Unit Price	Total
Bush Hogging	Proposal for Trimming and Bush Hogging Along Property Line between 13678 sea bridge dr and 13412 sea bridge dr	1	\$5,500.00	\$5,500.00

Scope of Work:

We will perform trimming and bush hogging services along the specified property line to clear brush, overgrowth, and small trees that may interfere with fence installation. The area will be cleared to the extent necessary to allow easy fence placement.

Duration:

This job is expected to be completed in one (1) day, provided that there are no interruptions or delays beyond our control.

Terms and Conditions:

This proposal includes all labor and equipment necessary to complete the work as described.

If the work is delayed or interrupted due to interference by homeowners, customers, or other third parties, additional hours will be billed at our standard hourly rate, in addition to the quoted price.

We recommend informing all residents or concerned parties in advance to avoid potential delays.

Please contact us with any questions or to schedule the work. We appreciate your business and look forward to helping you prepare your property for the new fence installation.



QUOTE #5046

SENT ON:

04/25/2025

Product/Service	Description	Qty.	Unit Price	Total
Arborist Letter/Permit Fee	Removal of 3 live oaks 12" tree is codominant and has low vigor 9" tree has no canopy and is not a viable specimen 14" tree is codominant has included bark All three trees are to be removed so the cdd will be able to put up a fence along their property line PERMIT	1	\$300.00	\$300.00
Tree Removal	9" live oak Remove tree and grind stump 6" below surface with haul off	1	\$455.00	\$455.00*
Tree Removal	12"live oak Remove tree and grind stump 6" below surface with haul off	1	\$650.00	\$650.00*
Tree Removal	14" live oak remove tree and grind stump 6" below surface with haul off	1	\$720.00	\$720.00*
Tree Removal	13756 bee tree ct....The removal of three pine trees 12" tree is leaning out of preserve towards home, putting the property at risk. 14" tree is starting to die out and is in decline. 14" tree is completely dead. all three trees will be fell into the preserve, no haul off will detail which trees in photos	1	\$1,200.00	\$1,200.00*
Discount	Discount as all 3 bids are being accepted into one.	1	-\$500.00	-\$500.00

* Non-taxable

Total **\$8,325.00**



QUOTE #5046

SENT ON:

04/25/2025

Attachments

View online https://clienthub.getjobber.com/client_hubs/121972ec-a50b-44cc-9866-4ad57df5663e/quotes/43495792

 pic2.jpg

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

04/30/2025

Date

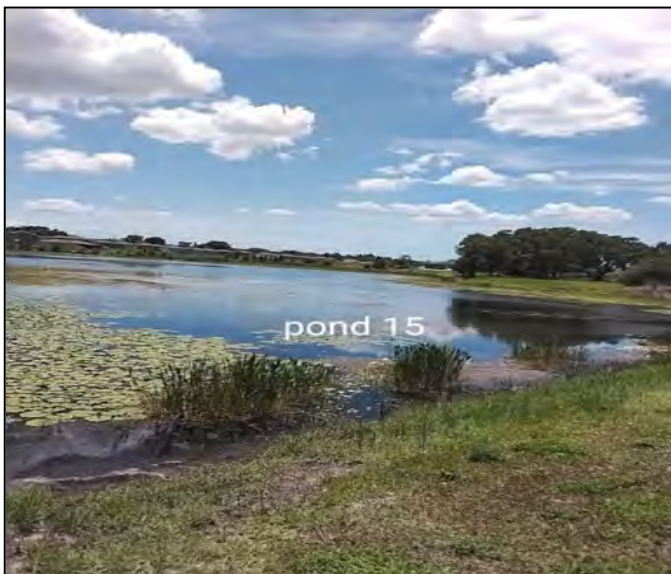


Client Signature

Tab 10







☐ Soft Rush







Tab 11

LAKE SIDE

Landscape Inspection Report



June 23, 2025

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- . Complete red items on the Landscape Inspection Report

The following are action items for Pine Lake 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. **Pine Lake to look at the Loropetalum at the inbound and outbound entrance sides. I believe we have taken some out reinstall the material and invoice out the district.(pic 1)**



showed signs of disease. I know we are starting to put a lot of irrigation down from the drought.



2. **Cut the African Iris to the ground in the island on Lakemont Drive just past Crater Circle. This will allow us to remove the dead and the material to flush.(pic 2>)**



3. During my inspection I noticed some of the Dwarf Bottlebrush are dead and some are struggling in the center island at the entrance to Lakeside CDD. Pine Lake to address this issue.(pic 3>)
4. Make sure that we do not have Chinch Bug or Fungus throughout the Lakemont Blvd Saint Augustine. There are a few areas that have



Crest Lake Drive, Sea Bridge Drive

5. The elm tree in the center island across from the amenity center will need to be replaced. I have not noticed any sign of growth on the top have of the tree.(pic 5)



10. Make sure that we are keeping the Conservation off the sign at the end of Bee Tree Court. For no trespassing.

6. Make sure the Crape Myrtles that were recently install are monitored and are getting correct watering.(pic 6)



7. Cutback the African Iris and remove the dead from the beds on Crest Lake Drive.(pic 7)
8. Pine Lake to revisit the oak tree lifting on Crest Lake Drive in the common area making sure that we are at the Scope Of Service height for the area.(pic 8>)
9. Lift the oak tree on Bee Tree court that is up Against the fence in the common area on the Northside.(pic 9)



Crest Lake Drive, Sea Bridge Drive

11. Push back the Overgrowth extending over the mowing area on Lakemont Drive just past Crest Lake Drive.(pic 11)



15. Remove the weeds from the Jasmine Minima beds along Hudson Blvd .(pic 15,15a)



12. Pine Lake to make sure that we spray a round up bead long the newly installed fence on Sea Bridge Drive. Knock down the current overgrowth.(pic 12)



13. Remove the Torpedo Grass from the Indian Hawthorne on Newport Shores Drive nest to 13733 Newport Shores Drive.

14. We are also missing Loropetalum from the Opopka entrance near the sign please install 3 Gallon Material and invoice out the district.(pic 14>)



Tab 12



Proposal #6072

Lakeside Spigot Install at Monuments

Date 6/2/2025

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Install spigots at all monuments in the community.

Spigot Install

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	20.00	Hr	\$1,600.00
Pipe, Fittings, Spigots	1.00	EA	\$2,582.62
Irrigation Enhancement:			\$3,982.62
PROJECT TOTAL:			\$3,982.62

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3%

credit card fee.

- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.
- Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

E X C L U S I O N S

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection

- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.

- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

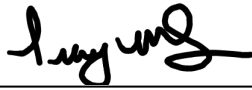
Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if

the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- **Material Grades:** The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By



Terry McLane

Date

6/2/2025

Pine Lake Services, LLC

By

Lakeside CDD

Date

Tab 13

June 13, 2025

BOARDS

Update the two of them with events and food trucks info

TRASH

Clean areas on Hudson corridor, lakes, ponds and CDD areas. Check for debris on bays on main entrance and Higgins Lane.

Special clean up on Sea Bridge Dr where new fence is. Remove stakes, caution tape and cord left by contractors.

EROSION AREAS

Clean up and check the areas on pond 8. Remove stakes and caution tape. Report small opening on the ground to company working on the project

MAILBOXES

Remove graffiti from boxes on Marble Sands Court

SIGNS

Install signs on Lakemont Drive for non parking. Sign on Newport Shores for no parking on grass and two signs for cameras on the east and west entrance

DOG STATIONS

Check the liners, replace empty dog bags and clean all stations.

PAVILION

East side entrance. Check lights and sensor. Contact DM to make an appointment. For electrician to correct problems.

June 20, 2025

DOG STATIONS

Provide new dog bags replace liners twice a week

TRASH

Remove debris and trash from Hudson corridor in front of community twice a week

Clean CDD areas and remove garbage around community

BOARDS

Update info about activities in community and food trucks

EROSION

Check erosion on a house on Moosehead circle. Take pictures and send it to Board members an DM.

Check erosion work done on pond 8

SIGNS

Install 9 no parking on grass signs on Lakemont Dr by wetland C and I on both sides of bridge.

Install Private community sign no trespassing on Lakemont Dr entrance.

UV

Clean and lubricate car to prevent rust and weather issues.

Tab 14



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 6, 2025, at 6:00 pm
- **FY 2023-2024 Audit Completion Deadline:** June 30, 2025

District Manager Updates

District Manager's Report

July 2

2025

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FINANCIAL SUMMARY

5/31/2025

General Fund Cash &
Investment Balance:

\$324,310

Reserve Fund Cash &
Investment Balance:

\$668,266

Debt Service Fund
Investment Balance:

\$794,563

**Total Cash and Investment
Balances:**

\$1,787,139

**General Fund Expense
Variance: \$1,605**

**Over
Budget**



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

May 31, 2025

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 05/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	316,341	(107,818)	21,537	230,060	0	0
Investments	7,969	776,084	773,026	1,557,078	0	0
Accounts Receivable	2,929	0	2,640	5,570	0	0
Refundable Deposits	752	0	0	752	0	0
Fixed Assets	0	0	0	0	13,264,471	0
Amount Available in Debt Service	0	0	0	0	0	797,203
Amount To Be Provided Debt Service	0	0	0	0	0	8,412,797
Total Assets	327,991	668,266	797,203	1,793,460	13,264,471	9,210,000
Liabilities						
Accounts Payable	11,955	0	0	11,955	0	0
Accrued Expenses	8,167	0	0	8,167	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
Total Liabilities	20,122	0	0	20,122	0	9,210,000
Fund Equity & Other Credits						
Beginning Fund Balance	94,959	601,225	766,856	1,463,040	0	0
Investment In General Fixed Assets	0	0	0	0	13,264,471	0
Net Change in Fund Balance	212,910	67,041	30,347	310,298	0	0
Total Fund Equity & Other Credits	307,869	668,266	797,203	1,773,338	13,264,471	0
Total Liabilities & Fund Equity	327,991	668,266	797,203	1,793,460	13,264,471	9,210,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	60	60
Special Assessments				
Tax Roll	653,597	653,597	658,168	4,571
Total Revenues	653,597	653,597	658,228	4,631
Expenditures				
Legislative				
Supervisor Fees	12,000	8,000	7,600	400
Total Legislative	12,000	8,000	7,600	400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	17,209	11,473	11,473	0
Administrative Services	5,163	3,442	3,442	0
Arbitrage Rebate Calculation	1,000	0	0	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	3,265	3,265	3,265	0
Disclosure Report	6,000	4,000	4,000	0
District Engineer	20,000	13,333	23,815	(10,482)
District Management	17,459	11,639	11,639	0
Dues, Licenses & Fees	275	242	185	57
Financial & Revenue Collections	5,736	3,824	3,824	0
Legal Advertising	2,000	1,333	1,721	(388)
Public Officials Liability Insurance	3,112	3,112	3,027	85
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	7,000	7,000	6,914	86
Website Hosting, Maintenance, Backup & E	2,400	1,600	1,600	0
Total Financial & Administrative	98,043	71,687	82,328	(10,641)
Legal Counsel				
District Counsel	30,000	20,000	29,112	(9,112)
Total Legal Counsel	30,000	20,000	29,112	(9,112)
Electric Utility Services				
Utility - Street Lights	3,500	2,334	480	1,853
Utility Services	7,400	4,933	4,875	59
Total Electric Utility Services	10,900	7,267	5,355	1,912
Stormwater Control				
Aquatic Maintenance	28,092	18,728	18,728	0
Aquatic Plant Replacement	5,000	3,333	0	3,334
Stormwater System Maintenance	5,000	3,334	0	3,333
Total Stormwater Control	38,092	25,395	18,728	6,667
Other Physical Environment				
Amenity Management Service Contracts	33,291	22,194	18,665	3,529
Dog Waste Station Supplies & Mainte-	2,000	1,333	2,219	(886)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 05/31/2025	Year To Date 05/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
nance				
Entry & Walls Maintenance & Repair	5,000	3,334	0	3,333
Entry Monument Light Maintenance	1,500	1,000	314	686
General Liability Insurance	3,112	3,112	3,027	85
Irrigation Maintenance & Repair	30,000	20,000	40,936	(20,936)
Landscape - Annuals/Flowers	10,481	6,987	4,756	2,232
Landscape - Mulch	24,000	16,000	26,659	(10,659)
Landscape Inspection Services	11,700	7,800	7,800	0
Landscape Maintenance	180,000	120,000	120,679	(679)
Landscape Replacement Plants, Shrubs, Tr	22,500	15,000	11,808	3,192
Landscape-Wetlands D & E	14,000	9,333	9,334	0
Mailbox Repair & Maintenance	5,000	3,334	230	3,103
Property Insurance	1,858	1,858	1,932	(74)
Rust Prevention	9,120	6,080	6,840	(760)
Tree Trimming Services	7,500	5,000	0	5,000
Well Maintenance	2,500	1,666	1,550	116
Total Other Physical Environment	363,562	244,031	256,749	(12,718)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	3,334	0	3,333
Sidewalk Maintenance & Repair	15,000	10,000	0	10,000
Street Sign Repair & Replacement	2,000	1,333	2,854	(1,520)
Total Road & Street Facilities	22,000	14,667	2,854	11,813
Contingency				
Capital Improvements	40,000	26,667	0	26,666
Miscellaneous Contingency	39,000	26,000	42,592	(16,592)
Total Contingency	79,000	52,667	42,592	10,074
Total Expenditures	653,597	443,714	445,318	(1,605)
Total Excess of Revenues Over(Under) Ex- penditures	0	209,883	212,910	3,026
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	355,315	355,315
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(355,315)	(355,315)
Total Other Financing Sources(Uses)	0	0	0	0
Fund Balance, Beginning of Period	0	0	94,959	94,960
Total Fund Balance, End of Period	0	209,883	307,869	97,986

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,970	7,970
Special Assessments				
Tax Roll	157,816	157,816	157,816	0
Other Misc. Revenues				
Miscellaneous Revenue	0	0	43,000	43,000
Total Revenues	<u>157,816</u>	<u>157,816</u>	<u>208,786</u>	<u>50,970</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	141,745	16,071
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>141,745</u>	<u>16,071</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>141,745</u>	<u>16,071</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>67,041</u>	<u>67,041</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	355,315	355,315
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(355,315)	(355,315)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>601,225</u>	<u>601,225</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>668,266</u>	<u>668,266</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	15,404	15,404
Special Assessments				
Tax Roll	389,999	389,999	392,195	2,196
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>407,599</u>	<u>17,600</u>
Expenditures				
Debt Service				
Interest	264,999	264,999	266,838	(1,839)
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>391,838</u>	<u>(1,839)</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>391,838</u>	<u>(1,839)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>15,761</u>	<u>15,761</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>412,806</u>	<u>412,806</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>428,567</u>	<u>428,567</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 05/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 05/31/2025 YTD Budget	Year To Date 05/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,404	12,404
Special Assessments				
Tax Roll	341,369	341,369	343,292	1,922
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>355,696</u>	<u>14,326</u>
Expenditures				
Debt Service				
Interest	236,369	236,369	236,110	260
Principal	105,000	105,000	105,000	0
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>341,110</u>	<u>260</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>341,110</u>	<u>260</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>14,586</u>	<u>14,586</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>354,051</u>	<u>354,051</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>368,637</u>	<u>368,637</u>

See Notes to Unaudited Financial Statements

**Lakeside CDD
Investment Summary
May 31, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of May 31, 2025</u>
Valley Bank	Governmental Checking	\$ 7,969
Total General Fund Investments		\$ 7,969
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking/ICS	526,084
Total Reserve Fund Investments		\$ 776,084
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	220,942
US Bank Series 2015 Prepayment	US Bank GCTS 0490	51
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	184,445
US Bank Series 2018 Reserve	First American Treasury Obligation Fd Class Y	170,376
US Bank Series 2018 Prepayment	First American Treasury Obligation Fd Class Y	2,531
Total Debt Service Fund Investments		\$ 773,026

FirstService Financial, an affiliate by ownership to your management company Rizzetta & Company, provides banking solutions exclusively to clients of Rizzetta & Company. FirstService Financial receives a monthly administration fee from partner financial institutions for our assistance with the development, placement, service, and maintenance of our banking programs without impacting the interest our clients earn on their funds. The monthly administration fee varies as it is negotiated with each participating financial institution.

Lakeside Community Development District
Summary A/R Ledger
From 05/01/2025 to 05/31/2025

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
235, 2258							
	235-001	235 General Fund	Pasco County Tax Collector	AR00001992	12110	10/01/2024	2,929.54
Sum for 235, 2258							2,929.54
235, 2260							
	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00001992	12110	10/01/2024	1,408.08
Sum for 235, 2260							1,408.08
235, 2261							
	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00001992	12110	10/01/2024	1,232.50
Sum for 235, 2261							1,232.50
Sum for 235							5,570.12
Sum Total							5,570.12

See Notes to Unaudited Financial Statements

Lakeside Community Development District
Summary A/P Ledger
From 05/01/2025 to 05/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	05/31/2025	Florida Design Consultants, Inc.	48638	Engineering Services 04/25	4,706.25
	235 General Fund	05/07/2025	Pine Lake Services, LLC	7381	Annual Plants Installation 04/25	2,247.00
	235 General Fund	05/14/2025	Pine Lake Services, LLC	7404	Irrigation Repair 05/25	3,200.65
	235 General Fund	05/23/2025	Rizzetta & Company, Inc.	INV0000099628	Personnel Reimbursement 05/25	1,041.53
	235 General Fund	05/31/2025	Suncoast Rust Control, Inc.	08384	Commercial Monthly Rust Control Service 05/25	760.00
Sum for 235, 2258						11,955.43
Sum for 235						11,955.43
Sum Total						11,955.43

Lakeside Community Development District
Notes to Unaudited Financial Statements
May 31, 2025

Balance Sheet

1. Trust statement activity has been recorded through 05/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY24-25 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Tab 15

Tab 16



Quarterly Compliance Audit Report

Lakeside

Date: April 2025 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

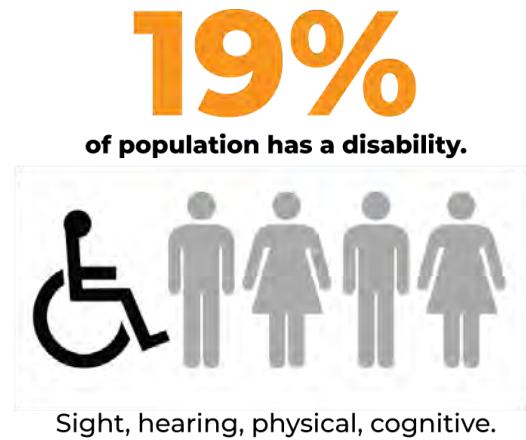
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 17

Lakeside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

Lakeside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2024

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REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Lakeside Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lakeside Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

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



To the Board of Supervisors
Lakeside Community Development District

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

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

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

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



To the Board of Supervisors
Lakeside Community Development District

Required Supplementary Information

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated April 28, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Lakeside Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2025

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

Management's discussion and analysis of Lakeside Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded by total liabilities by \$155,578 (net position). Net investment in capital assets for the District was \$(732,918). Restricted net position was \$192,312. Unrestricted net position was \$696,184.
- ◆ Revenues from governmental activities totaled \$1,577,556 and expenses from governmental activities totaled \$1,588,142.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2024	2023
Current assets	\$ 712,242	\$ 625,540
Restricted assets	766,855	719,575
Capital assets	8,342,100	8,774,950
Total Assets	<u>9,821,197</u>	<u>10,120,065</u>
Current liabilities	455,619	508,901
Non-current liabilities	9,210,000	9,445,000
Total Liabilities	<u>9,665,619</u>	<u>9,953,901</u>
Net Position		
Net investment in capital assets	(732,918)	(519,993)
Restricted	192,312	140,649
Unrestricted	696,184	545,508
Total Net Position	<u>\$ 155,578</u>	<u>\$ 166,164</u>

The increase in current assets is related to revenues exceeding expenditures net of the decrease in accounts payable in the General Fund in the current year.

The increase in restricted assets is related to revenues exceeding expenditures in the Debt Service Fund in the current year.

The decrease in capital assets is related depreciation in the current year.

The decrease in current liabilities is related to the decrease in accounts payable and accrued expenses.

The decrease in non-current liabilities is related to the principal payments in the current year.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2024	2023
Program Revenues		
Charges for services	\$ 1,518,285	\$ 1,516,916
Investment income	59,271	28,966
Total Revenues	<u>1,577,556</u>	<u>1,545,882</u>
Expenses		
General government	205,694	133,695
Physical environment	873,608	969,561
Interest and other charges	508,840	518,612
Total Expenses	<u>1,588,142</u>	<u>1,621,868</u>
Change in Net Position	(10,586)	(75,986)
Net Position - Beginning of Year	<u>166,164</u>	<u>242,150</u>
Net Position - End of Year	<u>\$ 155,578</u>	<u>\$ 166,164</u>

The increase in general government is related to an increase in legal and engineering fees in the current year.

The decrease in physical environment is related to a decrease in repairs and maintenance and landscape expenses in the current year.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Infrastructure	\$ 13,240,324	\$ 13,205,189
Accumulated depreciation	(4,898,224)	(4,430,239)
Total Capital Assets	<u>\$ 8,342,100</u>	<u>\$ 8,774,950</u>

During the year, depreciation was \$467,985 and additions to infrastructure were \$35,135.

General Fund Budgetary Highlights

The budgeted expenditures exceeded actual expenditures in the current year because contingency, sidewalk maintenance, and tree trimming expenditures were less than anticipated.

There were no budget amendments in the current year.

Debt Management

Governmental Activities debt includes the following:

- In July 2015, the District issued \$5,635,000 Series 2015 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2015 Project. As of September 30, 2024, the balance outstanding was \$4,735,000.
- In July 2018, the District issued \$5,275,000 Series 2018 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2018 project. As of September 30, 2024, the balance outstanding was \$4,705,000.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2024**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Lakeside Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2025.

Request for Information

The financial report is designed to provide a general overview of Lakeside Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Lakeside Community Development District
STATEMENT OF NET POSITION
September 30, 2024

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 420,450
Investments	250,000
Due from others	8,247
Prepaid expenses	32,793
Deposits	752
Total Current Assets	<u>712,242</u>
Non-Current Assets	
Restricted Assets	
Investments	766,855
Capital Assets, Being Depreciated	
Infrastructure	13,240,324
Accumulated depreciation	<u>(4,898,224)</u>
Total Non-Current Assets	<u>9,108,955</u>
Total Assets	<u>9,821,197</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	16,058
Bonds payable	230,000
Accrued interest	209,561
Total Current Liabilities	<u>455,619</u>
Non-Current Liabilities	
Bonds payable	<u>9,210,000</u>
Total Liabilities	<u>9,665,619</u>
NET POSITION	
Net investment in capital assets	(732,918)
Restricted for debt service	192,312
Unrestricted	696,184
Total Net Position	<u>\$ 155,578</u>

See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (205,694)	\$ 263,136	\$ 57,442
Physical environment	(873,608)	518,896	(354,712)
Interest and other charges	(508,840)	736,253	227,413
Total Governmental Activities	<u>\$ (1,588,142)</u>	<u>\$ 1,518,285</u>	<u>(69,857)</u>
General Revenues			
Investment income			<u>59,271</u>
Changes in Net Position			(10,586)
Net Position - Beginning of Year			<u>166,164</u>
Net Position - End of Year			<u>\$ 155,578</u>

See accompanying notes to financial statements.

Lakeside Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2024

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 420,450	\$ -	\$ 420,450
Investments	250,000	-	250,000
Due from others	8,247	-	8,247
Prepaid expenses	32,793	-	32,793
Deposits	752	-	752
Restricted assets			
Investments	-	766,855	766,855
Total Assets	<u>\$ 712,242</u>	<u>\$ 766,855</u>	<u>\$ 1,479,097</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 16,058</u>	<u>\$ -</u>	<u>\$ 16,058</u>
FUND BALANCES			
Nonspendable - prepaid expenses/deposits	33,545	-	33,545
Restricted:			
Debt service	-	766,855	766,855
Assigned - capital projects reserve	474,461	-	474,461
Unassigned	188,178	-	188,178
Total Fund Balances	<u>696,184</u>	<u>766,855</u>	<u>1,463,039</u>
Total Liabilities and Fund Balances	<u>\$ 712,242</u>	<u>\$ 766,855</u>	<u>\$ 1,479,097</u>

See accompanying notes to financial statements.

Lakeside Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2024

Total Governmental Fund Balances	\$ 1,463,039
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$13,240,324, net of accumulated depreciation, \$(4,898,224), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	8,342,100
Long-term liabilities, bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(9,440,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(209,561)</u>
Net Position of Governmental Activities	<u><u>\$ 155,578</u></u>

See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2024

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 782,032	\$ 736,253	\$ 1,518,285
Investment income	15,096	44,175	59,271
Total Revenues	<u>797,128</u>	<u>780,428</u>	<u>1,577,556</u>
Expenditures			
Current			
General government	205,694	-	205,694
Physical environment	405,623	-	405,623
Capital outlay	35,135	-	35,135
Debt service			
Principal	-	220,000	220,000
Interest	-	513,148	513,148
Total Expenditures	<u>646,452</u>	<u>733,148</u>	<u>1,379,600</u>
Net Change in Fund Balances	150,676	47,280	197,956
Fund Balances - Beginning of Year	<u>545,508</u>	<u>719,575</u>	<u>1,265,083</u>
Fund Balances - End of Year	<u>\$ 696,184</u>	<u>\$ 766,855</u>	<u>\$ 1,463,039</u>

See accompanying notes to financial statements.

Lakeside Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2024

Net Change in Fund Balances - Total Governmental Funds	\$ 197,956
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlay is reported as expenditures at the fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(467,985), exceeded capital outlay, \$35,135, in the current period.	(432,850)
Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.	220,000
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.	4,308
Change in Net Position of Governmental Activities	<u>\$ (10,586)</u>

See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2024

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 776,782	\$ 776,782	\$ 782,032	\$ 5,250
Investment income	-	-	15,096	15,096
Total Revenues	<u>776,782</u>	<u>776,782</u>	<u>797,128</u>	<u>20,346</u>
Expenditures				
Current				
General government	138,143	138,143	205,694	(67,551)
Physical environment	638,639	638,639	405,623	233,016
Capital outlay	-	-	35,135	(35,135)
Total Expenditures	<u>776,782</u>	<u>776,782</u>	<u>646,452</u>	<u>130,330</u>
Net Change in Fund Balances	-	-	150,676	150,676
Fund Balances - Beginning of Year	-	-	545,508	545,508
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 696,184</u>	<u>\$ 696,184</u>

See accompanying notes to financial statements.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 27, 2007 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Pasco County Ordinance 07-19 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Lakeside Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Lakeside Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – Accounts for debt service requirements to retire the capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as construction in progress, and non-current governmental liabilities, such as capital improvement bonds be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

a. Cash and Investments (Continued)

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which includes infrastructure, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	5 - 30 years
----------------	--------------

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

d. Budgets

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$432,570 and the carrying value was \$420,450. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Certificates of Deposit	01/01/25	\$ 250,000
First American Treasury Obligation Fund	31 Days*	354,050
US Bank Managed Money Market	N/A	412,805
Total		<u>\$ 1,016,855</u>

*Maturity is a weighted average maturity.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtained quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligation Fund and US Bank Managed Money Market are Level 1 assets.

Interest Rate Risk

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

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2024, the District's investments in First American Treasury Obligation Fund were rated AAAM by Standard & Poor's. The District's investments in US Bank Managed Money Market are not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the Certificate of Deposit represent 24% of their total investments, the investments in First American Treasury Obligation Fund hold 35% of their total investments, and the investments in the US Bank Managed Money Market represent 41% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE C – CAPITAL ASSETS

Capital asset activity for the period ended September 30, 2024 was as follows:

	Balance October 1, 2023	Additions	Disposals	Balance September 30, 2024
<u>Governmental Activities:</u>				
Capital assets, being depreciated				
Infrastructure	\$ 13,205,189	\$ 35,135	\$ -	\$ 13,240,324
Accumulated depreciation	(4,430,239)	(467,985)	-	(4,898,224)
Capital Assets, being depreciated, net	<u>\$ 8,774,950</u>	<u>\$ (432,850)</u>	<u>\$ -</u>	<u>\$ 8,342,100</u>

Depreciation of \$467,985 was charged to physical environment.

NOTE D – LONG-TERM DEBT

The following is a summary of debt activity for the District for the period ended September 30, 2024:

Bonds payable as of October 1, 2023	\$ 9,660,000
Principal payments	<u>(220,000)</u>
Bonds payable as of September 30, 2024	<u>\$ 9,440,000</u>

District debt is comprised of the following as of September 30, 2024:

Capital Improvement Revenue Bonds

\$5,635,000 Series 2015 Capital Improvement Revenue Bonds maturing through 2045, at various interest rates between 4.75% and 5.75%, payable May 1 and November 1 beginning May 2025. Current portion is \$125,000.

\$ 4,735,000

\$5,275,000 Series 2018 Capital Improvement Revenue Bonds maturing through 2048, at various interest rates between 4.00% and 5.10%, payable May 1 and November 1 beginning May 2019. Current portion is \$105,000.

\$ 4,705,000

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 230,000	\$ 502,948	\$ 732,948
2026	240,000	492,180	732,180
2027	250,000	479,970	729,970
2028	265,000	467,255	732,255
2029	275,000	453,760	728,760
2030-2034	1,630,000	2,033,550	3,663,550
2035-2039	2,140,000	1,549,314	3,689,314
2040-2044	2,805,000	898,548	3,703,548
2045-2048	1,605,000	182,213	1,787,213
Totals	<u>\$ 9,440,000</u>	<u>\$ 7,059,738</u>	<u>\$ 16,499,738</u>

Summary of Significant Bonds Resolution Terms and Covenants

Capital Improvement Revenue Bonds

Significant Bond Provisions

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2025 at a price equal to the par amount of the Series 2015 Bonds thereof, together with accrued interest to the date of redemption. The Series 2015 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028 at the redemption price the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2018 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures establish certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2024

NOTE D – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2015 and 2018 Reserve Accounts were funded from the proceeds of the Series 2015 and 2018 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2015 and 2018 Bonds.

Monies held in the reserve accounts will be used only for the purposes established in the Trust Indentures.

The following is a schedule of required reserve balances as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2015	\$ 194,681	\$ 194,606
Capital Improvement Revenue Bonds, Series 2018	\$ 170,376	\$ 170,376

NOTE E – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims have not exceeded commercial coverage in the last three years.



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

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Lakeside Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated April 28, 2025.

Report on Internal Control Over Financial Reporting

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

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

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



To the Board of Supervisors
Lakeside Community Development District

Report on Compliance and Other Matters

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

Purpose of this Report

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2025



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeside Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated April 28, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated April 28, 2025, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Lakeside Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Lakeside Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Lakeside Community Development District has not met one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Lakeside Community Development District. It is management's responsibility to monitor the Lakeside Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Lakeside Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year: 8
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$389,377
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The Board did not amend the budget.



To the Board of Supervisors
Lakeside Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Lakeside Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District:
\$1,062.16 for the General Fund and \$0 – \$1,298.87 for the Debt Service Fund.
- 2) The amount of special assessments collected by or on behalf of the District: Total special assessments collected was \$1,518,285.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: The bonds outstanding are Series 2015, \$4,735,000, due on May , 2045 at various rates from 4.75% to 5.75% and Series 2018, \$4,705,000, due on May 1, 2048 at various interest rates from 4.00% to 5.10%.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

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

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2025



**Berger, Toombs, Elam,
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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have examined Lakeside Community Development District's compliance with Section 218.415, Florida Statutes during the period ended September 30, 2024. Management is responsible for Lakeside Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lakeside Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lakeside Community Development District's compliance with the specified requirements.

In our opinion, Lakeside Community Development District complied, in all material respects, with the aforementioned requirements during the period ended September 30, 2024.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

April 28, 2025

Darryl,

Lakeside Community Development District Audited Financial Statements for the year ended September 30, 2024.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-3 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 28-29

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	☒ NO
Instances or adverse findings reported for this district in the prior year	YES	☒ NO

(Circle one.) If yes, see further explanation below.

See pages 30-32

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Michelle White.

Please let me know when the BOS accepts the report.

Thanks,

Michelle

Tab 18

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, May 7, 2025, at 6:00 p.m.** at the located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.34669.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Chair
Christina Brooks	Board Supervisor, Vice Chair
Gordon Dexter	Board Supervisor, Assistant Secretary
Charles Wood	Board Supervisor, Assistant Secretary
Barbara Callahan	Board Supervisor, Assistant Secretary

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Grace Kobitter	District Counsel, Kilinski Van Wyk
David Fleeman	District Engineer, Florida Design
Kyle Kornbau	District Engineer, Florida Design
Alex Solano	Representative, Aquatic Weed Control
Terry Mclane	Representative, Pine Lake
Todd Newman	Representative, Pine Lake Services

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Called to Order

The regular meeting was called to order, and a roll call was performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

The Board heard comments from residents regarding several concerns, including green water in Pond 6, a fallen dead tree, updates on entrance improvements, stolen annuals, issues near the drainage area on Moosehead, and concerns that recent spraying may be damaging surrounding plants.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Presentation of Fiscal Year 2025-2026 Proposed Budget

The Board reviewed the proposed budget for Fiscal Year 2025–2026.
Ms. Brooks will provide proposals from erosion control vendors.

1. Consideration of Resolution 2025-07; Approving Fiscal Year 2025/2026 Proposed Budget and Setting Public Hearing

The Board scheduled the Public Hearing for August 6, 2025, at 6:00 p.m.

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Resolution 2025-07; Approving Fiscal Year 2025/2026 Proposed Budget and Setting Public Hearing, for the Lakeside Community Development District.

B. Consideration of Resolution 2025-08, Re-Designation Officers

The Board approved retaining the current Officers, with no changes to positions

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with all in favor, the Board of Supervisors approved the Resolution 2025-08, Re-Designation Officers, for the Lakeside Community Development District.

C. Consideration of Pine Nursery Pond Bank Repair Service Agreement

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Nursery Pond Bank Repair Service Agreement, for the Lakeside Community Development District.

D. Consideration of Ameritech Pressure Cleaning Proposals

The Board requested proposals for monument enhancements, including the installation of water features. The Board also requested to obtain proposals from Pine Lake and additional vendors, ensure the irrigation pump is operational, and return the pressure washing machine.

E. Discussion of Golf Cart Policy

Ms. Kobitter provided her feedback regarding golf cart usage, and the Board requested Mr. Adams to contact the county to explore options for granting the CDD control over golf carts.

F. Consideration of Trash Removal Proposal

The Board tabled the trash removal proposal.

G. Ratification of Agent of Record Letter

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the Agent of Record Letter, for the Lakeside Community Development District.

H. Discussion of Frontier Repairs

Mr. Adams provided an update on the joint list from the HOA and CDD. Additionally, Mr. Cane from Pine Lakes will be sending a cost estimate for the irrigation repairs.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Mr. Fleeman updated the Board that the speed tables are currently under review by the county.

The Board requested District Counsel to send a letter to Schaer Development, asking them to complete the warranty work.

The Board also requested the HOA to cap their irrigation system and directed Mr. Adams to contact the HOA to ensure this is done.

Additionally, the Board asked for the tree capping to be coordinated with Terry from Pine Lakes to work together on Pond 8.

Mr. Fleeman reported that the survey will be completed this week.

Mr. Adams will arrange for the street vendor to attend the next meeting.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

Mr. Solano presented his report to the Board.

The Board requested Mr. Solano to obtain a proposal for removing dead material from Pond 7.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

Mr. McLane discussed Mr. Liggett's Field Service Report.

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report (*Under Separate Cover*)

Mr. McLane discussed Mr. Liggett's Field Service Report.

The Board requested Mr. McLane to review the report and prioritize the list of items.

E. Consideration of Pine Lake Proposals

The Board discussed the Pine Lake proposals.

F. Property Maintenance Report (*Under Separate Cover*)

The Board requested Roman to verify whether the debris has been removed from the CDD property; if not, District Counsel should send a letter to address the matter.

The Board also requested proposals for trail cameras.

G. District Counsel

Ms. Kobitter reminded the Board that the deadline for Form 1 is July 1st.

The Board requested District Counsel to send a cease-and-desist letter instructing residents to prevent their dogs from roaming freely and leaving feces on the ground. Additionally, the Board asked Mr. Adams to report the issue to animal services.

H. District Manager and Monthly Financials

1. Presentation of District Mangers' Report

Mr. Adams reviewed his report, and he outlined the Board's requests.

The Board requested Mr. Adams to investigate whether a trespass agreement is in place; if not, to obtain one and have the HOA review and approve it.

The Board also requested Ramon to find proposals for mailboxes and signage for the hazardous containers.

Additionally, the Board asked for a mass email to be sent to residents reminding them to pick up trash and other debris on CDD property.

Lastly, the Board requested Ms. Callahan to accompany Mr. Liggett during the field inspection.

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved the Fence Outlet Fence Proposal in the amount of \$23,986. District Counsel will draft the agreement, for the Lakeside Community Development District.

2. Presentation of Registered Voter Count

The Board reviewed the registered voter count.

3. Presentation of FY23-24 Final Audit

The Board postponed this item until the next meeting.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

1. Consideration of Minutes of the Board of Supervisors Regular Meeting held on April 2, 2025

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the April 2, 2025, minutes, as presented, for the Lakeside Community Development District.

2. Consideration of Operation and Maintenance Expenditures for March 2025

On a Motion by Ms. Brooks, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors ratified March 2025 (\$79,275.12) Operation and Maintenance Expenditures, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Ms. Brooks requested that a discussion on meeting times be included in the next agenda.

SEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Adams stated that if there was no more business to come before the Board of Supervisors then a motion to adjourn would be in order.

On a Motion by Mr. Dexter, and seconded by Ms. Callahan, with three in favor, the Board of Supervisors adjourned the meeting at 9:17 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 19

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, June 4, 2025, at 6:00 p.m.** at the located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.34669.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Chair
Christina Brooks	Board Supervisor, Vice Chair
Charles Wood	Board Supervisor, Assistant Secretary
Barbara Callahan	Board Supervisor, Assistant Secretary

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Gordon Dexter	Board Supervisor, Assistant Secretary (via conference call)
Grace Kobitter	District Counsel, Kilinski Van Wyk
David Fleeman	District Engineer, Florida Design
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Company
Alex Solano	Representative, Aquatic Weed Control
Terry Mclane	Representative, Pine Lake
Jeff King	Representative, Pine Lake
Jarrold Rino	Representative, Sox Erosion Solutions.
Tim Scott	Representative, Aquagenix
Alex Makransky	District Counsel, Kilinski Van Wyk
Angela Savinon	Associate District Manager, Rizzetta & Company

Audience	Present
----------	----------------

FIRST ORDER OF BUSINESS

Called to Order

The regular meeting was called to order, and a roll call was performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no comments from residents during this portion of the meeting.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Discussion of the 2025-2026 Budget

The Board did not address this item.

B. Discussion of Erosion Project and Proposals

The Board discussed the erosion project and reviewed the proposal.
Mr. Rino presented the Sox proposal.

C. Discussion of Meeting Time

Tabled until the next meeting.

D. Ratification of High Trim Tree Removal and Arborist Proposal

Tabled until the next meeting.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

1. Discussion on Schaer Development Letter

The Board requested Mr. Adams to contact WREC regarding the return of the deposit and to place the item on the agenda.

The Board requested a traffic analysis.

The Board agreed to proceed with stop sign installation for now, while continuing work on the speed hump project.

The Board requested an on-site meeting with the vendor and Mrs. Brooks will take the lead on the project.

The Board requested that letters be sent to residents giving them two weeks to remove items.

The Board requested staff to contact Meadow Oaks to determine when their construction will be completed.

The Board requested to add another sign to the corner of Nesbit court.

2. Discussion of Termination Notice of Florida Design Consultants

The Board reviewed the resignation notice of Florida Design Consultants as the District Manager for the Lakeside CDD. They asked that the District Engineer to transfer all of the engineering items before August 1.

On a Motion by Ms. Brooks , seconded by Mr. Woods, with all in favor, the Board of Supervisors approved the Florida Design Consultants resignation notice, for the Lakeside Community Development District.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

Mr. Solano presented his report to the Board. He will obtain pond liner proposals and include them, along with the ISS proposal, in the next agenda.

2. Presentation of AWC Proposals

The Board tabled the item until after the rainy season.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

Mr. Liggett presented the Field Service Report.

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report (*Under Separate Cover*)

On a Motion by Ms. Brooks , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Lake Monument Spigots Installation proposal #6072 in the amount of \$3,982.62, for the Lakeside Community Development District.

On a Motion by Ms. Brooks , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Lake Apopka Entrance Island Bed proposal for the amount \$6,000, for the Lakeside Community Development District.

On a Motion by Ms. Brooks , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Pine Lake Elen Replacements Proposal #5931 in the amount of \$1,680, which includes removal of the dingo leader, for the Lakeside Community Development District.

The Board requested revised proposals for the Pine Lake Apopka Entrance Island Bed proposal #5803 and Elen Replacements Proposal #5931.

2. Presentation of Pine Lake Landscaping Punch-List

The Board requested Mr. Eslava removed plant material from CDD property.

The Board requested Mr. Adams to send a letter and survey to the residents with a fence on CDD property, providing a 30-day deadline for resolution.

The Board also requested Mr. Eslava to remove plants and pots from the Nesbit residence.

E. Property Maintenance Report

The Board table this item until the next meeting.

F. District Counsel

The Board table this item until the next meeting.

G. District Manager and Monthly Financials

1. Presentation of District Mangers' Report

The Board table this item until the next meeting.

2. Presentation of Quarterly Website Audit

The Board table this item until the next meeting.

3. Presentation of FY 2023-2024 Final Audit

The Board postponed this item until the next meeting.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

1. Consideration of Minutes of the Board of Supervisors Regular Meeting held on May 6, 2025

The Board did not address this item.

2. Consideration of Operation and Maintenance Expenditures for April 2025

The Board did not address this item.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

There were no supervisor requests or audience comments.

SEVENTH ORDER OF BUSINESS

Adjournment

The Board decided to stop the meeting and continue the meeting until June 18, 2025 at 10:00am.

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with three in favor, the Board of Supervisors to continue the meeting at 10:00am on June 18, 2025 for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 20

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

April 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2025 through April 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$129,664.04**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300029	107959	Aquatic Maintenance 04/25	\$ 2,341.00
Aquatic Weed Control, Inc.	300038	108470	Aquatic Maintenance 03/25	\$ 2,341.00
Barbara A. Callahan	300030	BC040225	Board of Supervisors Meeting 04/02/25	\$ 200.00
Charles Wood	300022	CW032625	Board of Supervisors Budget Workshop Meeting 03/26/25	\$ 200.00
Charles Wood	300031	CW040225	Board of Supervisors Meeting 04/02/25	\$ 200.00
Christina Brooks	300023	CB032625	Board of Supervisors Budget Workshop Meeting 03/26/25	\$ 200.00
Christina Brooks	300032	CB040225	Board of Supervisors Meeting 04/02/25	\$ 200.00
Florida Design Consultants, Inc.	300027	48333	Engineering Services 02/25	\$ 1,032.50
Gordon G Dexter	300024	GD032625	Board of Supervisors Budget Workshop Meeting 03/26/25	\$ 200.00
Gordon G Dexter	300033	GD040225	Board of Supervisors Meeting 04/02/25	\$ 200.00
Kilinski Van Wyk, PLLC	300041	12008	Legal Services 03/25	\$ 2,904.22

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Linda Ramlot	300025	LR032625	Board of Supervisors Budget Workshop Meeting 03/26/25	\$ 200.00
Linda Ramlot	300034	LR040225	Board of Supervisors Meeting 04/02/25	\$ 200.00
Pine Lake Services, LLC	300028	6646	Irrigation Repair 03/25	\$ 2,010.20
Pine Lake Services, LLC	300028	7016	Monthly Landscape Services 04/25	\$ 14,633.34
Pine Lake Services, LLC	300028	7017	Monthly Irrigation Services 04/25	\$ 1,166.66
Pine Lake Services, LLC	300028	7018	Monthly Irrigation Services 04/25	\$ 1,700.00
Pine Lake Services, LLC	300039	7103 Deposit	Deposit - Erosion Control Around Ponds 04/25	\$ 87,500.00
Pine Lake Services, LLC	300039	7107	Tree Removal 04/25	\$ 1,500.00
Rizzetta & Company, Inc.	300026	INV0000098226	Personnel Reimbursement 03/25	\$ 633.63
Rizzetta & Company, Inc.	300021	INV0000098247	District Management Fees 04/25	\$ 5,472.25
Rizzetta & Company, Inc.	300036	INV0000098379	Cell Phone 03/25	\$ 50.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2025 Through April 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300037	INV0000098403	Personnel Reimbursement, Amenity Management & Oversight 04/25	\$ 1,779.78
Rizzetta & Company, Inc.	300042	INV0000098848	Personnel Reimbursement 04/25	\$ 1,052.95
Romaner Graphics	300040	22639	New Concrete Anchors for Cluster Mailbox 04/25	\$ 230.00
Suncoast Rust Control, Inc.	300035	08154	Commercial Monthly Rust Control Service 03/25	\$ 760.00
Withlacoochee River Electric Cooperative, Inc.	20250425-1	Electric Summary 03/25 ACH	Electric Summary 03/25	<u>\$ 756.51</u>
Report Totals				<u>\$ 129,664.04</u>

Total	\$2,341.00
Payments/Credits	\$0.00
Balance Due	\$2,341.00

Total	\$2,341.00
Payments/Credits	\$0.00
Balance Due	\$2,341.00

Lakeside CDD
Meeting Date: April 2, 2025
SUPERVISOR PAY REQUEST

RECEIVED
04-02-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	Yes
Linda Ramlot	Yes
Christina Brooks	Yes
Gordon Dexter	Yes
Vacant <i>Barbara Callahan</i>	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	1:23pm
Total Meeting Time:	3.23

Time Over .23 (3) Hours:	.23
--------------------------	-----

Total at \$175 per Hour:	67.08
--------------------------	-------

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Dayl Ann

Lakeside CDD
Meeting Date: March 26, 2025

SUPERVISOR PAY REQUEST
Budget Workshop

RECEIVED
03-26-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	Yes
Linda Ramlot	Yes
Christina Brooks	Yes
Gordon Dexter	Yes
Vacant	
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	11:15am
Total Meeting Time:	01:15

Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: Darryl Adams



INVOICE

Remit To:

17907 Aprile Drive, Suite 150
Land O Lakes, FL 34638

Bill To: Lakeside Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
cddinvoice@rizzetta.com
dbwallace@rizzetta.com

Date: March 28, 2025
Project Number: 552-0005
Invoice Number: 48333
Invoice Period: 2/15/2025 to 3/14/2025

Project: Lakeside CDD

SERVICES PERFORMED:

CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Prepare speed table exhibit
- Site lighting exhibit
- Coordination with CDD manager

Description	Hours	Rate	Cost
Vice President of Engineering	3.50	\$265.00	\$927.50
Designer 1	1.00	\$105.00	\$105.00
		Subtotal:	\$1,032.50

Total Invoice Amount: \$1,032.50

RECEIVED
03-31-2025

David Fleeman, P.E.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Lakeside CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 12008
Date: 04/16/2025
Due On: 05/16/2025

Lakeside CDD -01 General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GK	03/04/2025	Review agenda materials, including staff and vendor reports, proposals, February meeting minutes; confer with District Management regarding agenda items.	0.90	\$295.00	-	\$265.50
Service	MH	03/05/2025	Prepare for and attend Board meeting.	6.00	\$325.00	-	\$1,950.00
Service	GK	03/05/2025	Attend board meeting.	4.10	\$295.00	100.0%	\$0.00
Expense	KB	03/05/2025	Travel: Mileage - GR.	11.00	\$0.67	100.0%	\$0.00
Expense	KB	03/05/2025	Travel: Mileage - MH.	92.00	\$0.67	-	\$61.64
Service	LG	03/07/2025	Research case law regarding public comment periods; prepare amendments to Opportunity to be Heard Resolution.	0.10	\$350.00	-	\$35.00
Service	MH	03/11/2025	Review Florida statutes governing RFQ for professional services; review and revise District engineering services RFQ.	0.30	\$325.00	-	\$97.50
Service	GK	03/11/2025	Update RFQ for District Engineering Services, transmit the same.	0.40	\$295.00	-	\$118.00
Service	GK	03/13/2025	Confer with District Manager regarding property encroachments on Knotty	0.60	\$295.00	-	\$177.00

Lane; prepare second letter to 13533 Knotty Lane regarding encroachments on District property.

Service	MH	03/13/2025	Review and revise second notice letter to resident regarding encroachments on District property.	0.10	\$325.00	-	\$32.50
Expense	KB	03/13/2025	Certified Mail: Certified Mail - Tracking #9589071052700912100208	1.00	\$5.58	-	\$5.58
Service	GK	03/18/2025	Review agenda for budget workshop; review tentative agenda for April meeting.	0.20	\$295.00	-	\$59.00
Service	GK	03/19/2025	Review fully executed agreement with Schaer Development for stormwater repair services.	0.10	\$295.00	-	\$29.50
Service	JK	03/25/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$365.00	-	\$73.00

Line Item Discount Subtotal **-\$1,216.87**

Total **\$2,904.22**

RECEIVED
04-16-2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12008	05/16/2025	\$2,904.22	\$0.00	\$2,904.22
Outstanding Balance				\$2,904.22
Total Amount Outstanding				\$2,904.22

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/12/25	6646
Terms	Due Date
Net 30	04/11/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,010.20	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,010.20	\$0.00	\$2,010.20

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Irrigation Enhancement	\$2,010.20	\$0.00	\$2,010.20
Total	\$2,010.20	\$0.00	\$2,010.20

RECEIVED
03-12-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/25	7016
Terms	Due Date
Net 30	05/01/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.34	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3985 - Lakeside Community Development RENEWAL 24- 25 April 2025		\$14,633.34	\$0.00	\$14,633.34
	#3985 - Lakeside Community Development RENEWAL 24-25 April 2025		\$14,633.34	\$0.00	\$14,633.34
Total			\$14,633.34	\$0.00	\$14,633.34

RECEIVED
03-31-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/25	7017
Terms	Due Date
Net 30	05/01/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.66	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3986 - Lakeside Community Development wetlands D & E RENEWAL 24-25 April 2025		\$1,166.66	\$0.00	\$1,166.66
	#3986 - Lakeside Community Development wetlands D & E RENEWAL 24-25 April 2025		\$1,166.66	\$0.00	\$1,166.66
	Total		\$1,166.66	\$0.00	\$1,166.66

RECEIVED
03-31-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/01/25	7018
Terms	Due Date
Net 30	05/01/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,700.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#4115 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 24-25 April 2025		\$1,700.00	\$0.00	\$1,700.00
	#4115 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 24 -25 April 2025		\$1,700.00	\$0.00	\$1,700.00
Total			\$1,700.00	\$0.00	\$1,700.00

RECEIVED
03-31-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/07/25	7103
Terms	Due Date
Net 30	05/07/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$87,500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#5596 - Erosion Control Around Ponds		\$175,000.00	\$0.00	\$175,000.00

Deposit Invoice

\$87,500.00

\$87,500.00

RECEIVED
04-07-2025

Total Due - 50% Deposit

\$87,500.00

\$0.00

\$87,500.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/09/25	7107
Terms	Due Date
Net 30	05/09/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,500.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,500.00	\$0.00	\$1,500.00

Pine Lake Services, LLC
would like to thank you for the
opportunity to bid. We look
forward to working with you on
this project. If you have any
questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736

Lakeside CDD Tree Removal Higgins/Crest Lake

- Remove three dead Elm trees in center island located at intersection of Higgins and Crest Lake
- Tree debris will be removed and stumps ground
- Haul away and disposal included in

- pricing
- Jobsite cleanup will be performed upon completion



General Arbor Work

\$1,500.00

\$0.00

\$1,500.00

Total	\$1,500.00	\$0.00	\$1,500.00
-------	------------	--------	------------

RECEIVED
04-09-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/28/2025	INV0000098226

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00064

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098247

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00235

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,434.08	\$1,434.08
Administrative Services	1.00	\$430.25	\$430.25
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$478.00	\$478.00
Landscape Consulting Services	1.00	\$975.00	\$975.00
Management Services	1.00	\$1,454.92	\$1,454.92
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$5,472.25
	Total		\$5,472.25

RECEIVED
03-27-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2025	INV0000098379

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00064

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/11/2025	INV0000098403

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00064

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/25/2025	INV0000098848

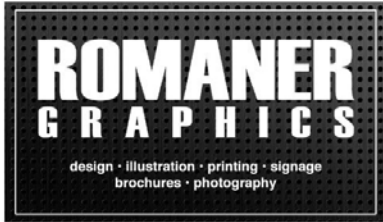
Bill To:

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00064

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,052.95	\$1,052.95
Subtotal			\$1,052.95
Total			\$1,052.95

RECEIVED
04-25-2025



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 22639

TO: Lakeside
COMPANY NAME: _____
DATE: 4/9/25

New concrete anchors for cluster mailbox

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

TOTAL: \$230.00

RECEIVED
04-09-2025

ROMANER
GRAPHICS
Thank You,

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

Date	Invoice #
4/1/2025	08154
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/1/2025	

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	760.00	760.00

Thank you for your business.

RECEIVED
04-02-2025

Total: \$760.00

Balance Due \$760.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD
Electric Summary 03/25 AutoPay
Service Dates: 03/06/25-04/04/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	04/09/25	\$206.36	5/1/2025	13815 Crestlake Dr. Well	53100	4301
1544100	04/09/25	\$73.27	5/1/2025	13633 Lakemont Dr. Well	53100	4301
1544101	04/09/25	\$63.10	5/1/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	04/09/25	\$125.25	5/1/2025	13324 Hudson Ave B	53100	4301
1544103	04/09/25	\$42.01	5/1/2025	13324 Hudson Ave C	53100	4301
1544104	04/09/25	\$42.56	5/1/2025	13324 Hudson Ave D	53100	4301
1544105	04/09/25	\$41.09	5/1/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	04/09/25	\$41.92	5/1/2025	13324 Hudson Ave F	53100	4301
1544107	04/09/25	\$40.35	5/1/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	04/09/25	\$40.16	5/1/2025	13324 Hudson Ave A	53100	4301
1544109	04/09/25	\$40.44	5/1/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$756.51</u>				
				001-53100-4301	\$693.41	
Grand Total		<u>\$756.51</u>		001-53100-4307	\$63.10	



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544099** Cycle **06**
Meter Number 59783096
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **206.36**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR
Service Description WELL
Service Classification General Service Non-Demand

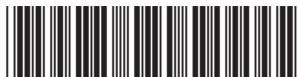
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	99672	04/04	1469				1797

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	62
Mar 2025	29	74
Apr 2024	29	15

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$135.61. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance
Payment
Balance Forward

237.52
237.52CR
0.00

Customer Charge
Energy Charge 1,797 KWH @ 0.05017
Fuel Adjustment 1,797 KWH @ 0.04000
FL Gross Receipts Tax

39.16
90.16
71.88
5.16

Total Current Charges
Total Due

E.F.T.
206.36
206.36

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544099 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 206.36
DO NOT PAY

000154409900002063600002063607



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544100** Cycle **06**
Meter Number 54541332
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **73.27**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13633 LAKEMONT DR
Service Description WELL
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	30697	04/04	31055				358

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	12
Mar 2025	29	12
Apr 2024	29	6

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$74.46. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance
Payment
Balance Forward

71.24
71.24CR
0.00

Customer Charge
Energy Charge 358 KWH @ 0.05017
Fuel Adjustment 358 KWH @ 0.04000
FL Gross Receipts Tax

39.16
17.96
14.32
1.83

Total Current Charges
Total Due

E.F.T.
73.27
73.27

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544100
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 73.27
DO NOT PAY

000154410000000732700000732706



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544101** Cycle **06**
Meter Number 336835519
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **63.10**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

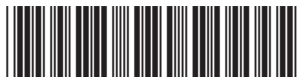
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	11604	04/04	11852				248

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	9
Mar 2025	29	5
Apr 2024	29	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$79.85. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance
Payment
Balance Forward

53.29
53.29CR
0.00

Customer Charge
Energy Charge 248 KWH @ 0.05017
Fuel Adjustment 248 KWH @ 0.04000
FL Gross Receipts Tax

39.16
12.44
9.92
1.58

Total Current Charges
Total Due

E.F.T.
63.10
63.10

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544101
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 63.10
DO NOT PAY

000154410100000631000000631007



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544102** Cycle **06**
Meter Number 40537098
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **125.25**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description ENTRANCE
Service Classification General Service Non-Demand

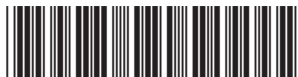
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	23152	04/04	24072				920

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	32
Mar 2025	29	24
Apr 2024	29	11

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$117.39. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **105.46**
Payment **105.46CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 920 KWH @ 0.05017 **46.16**
Fuel Adjustment 920 KWH @ 0.04000 **36.80**
FL Gross Receipts Tax **3.13**

Total Current Charges **125.25**
Total Due **125.25** E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



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Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544102 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 125.25
DO NOT PAY

000154410200001252500001252505



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544103** Cycle **06**
Meter Number 40537157
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **42.01**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

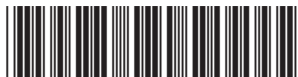
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	6422	04/04	6442				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	1
Mar 2025	29	1
Apr 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$47.41. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **42.01**
Payment **42.01CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.05017 **1.00**
Fuel Adjustment 20 KWH @ 0.04000 **0.80**
FL Gross Receipts Tax **1.05**

Total Current Charges **42.01**
Total Due **42.01** E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: **04/09/2025**

District: BP06

1544103 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 42.01
DO NOT PAY

000154410300000420100000420107



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544104** Cycle **06**
Meter Number 24309316
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **42.56**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

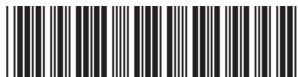
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	6970	04/04	6996				26

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	1
Mar 2025	29	1
Apr 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$47.97. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 42.47
Payment 42.47CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 26 KWH @ 0.05017 1.30
Fuel Adjustment 26 KWH @ 0.04000 1.04
FL Gross Receipts Tax 1.06

Total Current Charges 42.56
Total Due E.F.T. 42.56

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544104 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 42.56
DO NOT PAY

000154410400000425600000425604



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544105** Cycle **06**
Meter Number 12048492
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **41.09**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

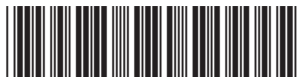
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	4927	04/04	4937				10

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$46.40. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **41.09**
Payment **41.09CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 10 KWH @ 0.05017 **0.50**
Fuel Adjustment 10 KWH @ 0.04000 **0.40**
FL Gross Receipts Tax **1.03**

Total Current Charges **41.09**
Total Due **41.09** E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544105 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 41.09
DO NOT PAY

000154410500000410900000410904



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544106** Cycle **06**
Meter Number 24309317
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **41.92**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

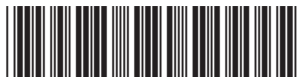
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	5451	04/04	5470				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	1
Mar 2025	29	1
Apr 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$47.33. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **41.92**
Payment **41.92CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 19 KWH @ 0.05017 **0.95**
Fuel Adjustment 19 KWH @ 0.04000 **0.76**
FL Gross Receipts Tax **1.05**

Total Current Charges **41.92**
Total Due **41.92** E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544106 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 41.92
DO NOT PAY

000154410600000419200000419202



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544107** Cycle **06**
Meter Number 24309355
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **40.35**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13624 EASTFORK LN
Service Description IRRIGATION
Service Classification General Service Non-Demand

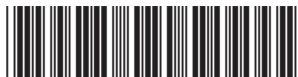
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	651	04/04	653				2

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$45.66. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.26
Payment 40.26CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2 KWH @ 0.05017 0.10
Fuel Adjustment 2 KWH @ 0.04000 0.08
FL Gross Receipts Tax 1.01

Total Current Charges 40.35
Total Due E.F.T. 40.35

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544107 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 40.35
DO NOT PAY

000154410700000403500000403503



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544108** Cycle **06**
Meter Number 24309353
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **40.16**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13647 EASTFORK LN
Service Description IRRIGATION
Service Classification General Service Non-Demand

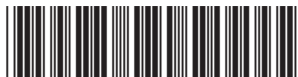
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	47	04/04	47				0

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$45.30. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due 40.16 E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

Use above space for address change ONLY.

1544108 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 04/25/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000154410800000401600000401605



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544109** Cycle **06**
Meter Number 24309354
Customer Number 10345022
Customer Name LAKESIDE CDD
F P WILLIAMS

Bill Date **04/09/2025**
Amount Due **40.44**
Current Charges Due **05/01/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13510 CREST LAKE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

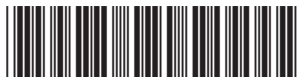
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/06	502	04/04	505				3

Comparative Usage Information
Average kWh

Period	Days	Per Day
Apr 2025	29	0
Mar 2025	29	0
Apr 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

*** ATTENTION ***

The 2024 Capital Credits assigned amount for this account is \$45.55. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Previous Balance **40.26**
Payment **40.26CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3 KWH @ 0.05017 **0.15**
Fuel Adjustment 3 KWH @ 0.04000 **0.12**
FL Gross Receipts Tax **1.01**

Total Current Charges **40.44**
Total Due **40.44** E.F.T.

RECEIVED
04-10-2025

DO NOT PAY

Total amount will be electronically transferred on or after 04/25/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 04/09/2025

District: BP06

1544109 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **04/25/2025**
TOTAL CHARGES DUE 40.44
DO NOT PAY

000154410900000404400000404401

Tab 21

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

May 2025

For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$37,613.47**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300046	109098	Aquatic Maintenance 05/25	\$ 2,341.00
AramSCO, Inc.	300057	363487	No Parking Signs 05/25	\$ 2,108.90
Barbara A. Callahan	300051	BC050725	Board of Supervisors Meeting 05/07/25	\$ 200.00
Berger, Toombs, Elam, Gaines & Frank CPA	300047	371930	Audit Services FY 23/24	\$ 3,265.00
Charles Wood	300052	CW050725	Board of Supervisors Meeting 05/07/25	\$ 200.00
Christina Brooks	300044	042525	Reimbursement for Notarized Agreement - Florida Design 04/25	\$ 10.00
Christina Brooks	300053	Reimbursement CB050725	Board of Supervisors Meeting 05/07/25	\$ 200.00
Florida Design Consultants, Inc.	300045	48472	Engineering Services 03/25	\$ 2,253.75
Gordon G Dexter	300054	GD050725	Board of Supervisors Meeting 05/07/25	\$ 200.00
Kilinski Van Wyk, PLLC	300060	12257	Legal Services 04/25	\$ 2,844.37
Kilinski Van Wyk, PLLC	300060	12325	Legal Services 04/25	\$ 59.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Linda Ramlot	300055	LR050725	Board of Supervisors Meeting 05/07/25	\$ 200.00
Pine Lake Services, LLC	300048	7319	Monthly Landscape Services 05/25	\$ 14,633.35
Rizzetta & Company, Inc.	300043	INV0000098872	District Management Fees 05/25	\$ 5,472.25
Rizzetta & Company, Inc.	300050	INV0000099001	Cell Phone, Auto Mileage & Travel 04/25	\$ 85.00
Rizzetta & Company, Inc.	300056	INV0000099030	Personnel Reimbursement, Amenity Management & Oversight 05/25	\$ 1,768.00
Suncoast Rust Control, Inc.	300049	08271	Commercial Monthly Rust Control Service 04/25	\$ 760.00
Times Publishing Company	300061	39292-052525	Account# TB117744 Legal Advertising 05/25	\$ 128.00
Withlacoochee River Electric Cooperative, Inc.	20250523-1	Electric Summary 04/25 ACH	Electric Summary 04/25	<u>\$ 884.85</u>
Report Totals				<u>\$ 37,613.47</u>

Total	\$2,341.00
Payments/Credits	\$0.00
Balance Due	\$2,341.00

AramSCO
14521 60th Street North
Clearwater, FL 33760

Invoice

Invoice Date	Invoice #
5/16/2025	363487

Bill To	Ship To
Lakeside CDD C/O Rizzetta Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33755 Phone: 813.994.1001 ext. 7068	Delivery 13739 Lakemont Dr Hudson, FL 34669 Ramon - 352-345-6138

P.O. Number	Terms	Rep	Via	Tax Exempt Info:
	Credit Card	RM	Courier	85-801344116c-6 08/24

Quantity	Item Code	Description	Price Ea...	Amount
30	Sgn-18x12	Lakeside CDD 18x12 Custom Sign 30 - ATTENTION - Red/White ----- NO PARKING - White/Red ON GRASS TOWING ENFORCED 1. Color: White/Red background with White/Red letters 2. Grade: High Intensity Reflective 3. Border: Yes White Edge/Red Inset at bottom 4. Holes: U-Channel 5. Corner: Standard 1.5" 6. Material: Alum. Blank 7. Gauge: .063 8. Number of Sides: Single Sided 9. Confirmed Sign with proof: Yes	22.95	688.50T

			Sales Tax (0.0%)
			Total
Phone #	E-mail	Website	Balance Due
727-446-7983	NTSRemit@AramSCO.com	www.NTSigns.com	

Corporate Office: AramSCO. Inc. Five Radnor Corporate Center, 100 Matsonford Road, Suite 510, Radnor PA 19087

AramSCO
14521 60th Street North
Clearwater, FL 33760

Invoice

Invoice Date	Invoice #
5/16/2025	363487

Bill To Lakeside CDD C/O Rizzetta Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33755 Phone: 813.994.1001 ext. 7068	Ship To Delivery 13739 Lakemont Dr Hudson, FL 34669 Ramon - 352-345-6138
---	---

P.O. Number	Terms	Rep	Via	Tax Exempt Info:
	Credit Card	RM	Courier	85-801344116c-6 08/24

Quantity	Item Code	Description	Price Ea...	Amount
5	Sgn-12x18	12x18 Custom Sign 5 - NO STREET PARKING 1. Color: White background with Red letters 2. Grade: High Intensity Reflective 3. Border: Yes Red Inset 4. Holes: U-Channel 5. Corner: Standard 1.5" 6. Material: Alum. Blank 7. Gauge: .063 8. Number of Sides: Single Sided 9. Confirmed Sign with proof: Yes	22.95	114.75T
35	11galv-u	11'x2# Galvanized U-channel	31.50	1,102.50T
35	NBW002-set	5/16"x2" Set (2ea: Zinc Bolt, Zinc Nut, Nylon washer)	0.69	24.15T
1	Setup1	Set Up Charge	29.00	29.00T
1	Ship	Shipping & Handling : Shipped on: Shipped by: Tracking / Pro # Invoice #:	150.00	150.00

			Sales Tax (0.0%)
			Total
Phone #	E-mail	Website	Balance Due
727-446-7983	NTSRemit@AramSCO.com	www.NTSigns.com	

Corporate Office: Aramsco. Inc. Five Radnor Corporate Center, 100 Matsonford Road, Suite 510, Radnor PA 19087

AramSCO
14521 60th Street North
Clearwater, FL 33760

Invoice

Invoice Date	Invoice #
5/16/2025	363487

Bill To	Ship To
Lakeside CDD C/O Rizzetta Company 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33755 Phone: 813.994.1001 ext. 7068	Delivery 13739 Lakemont Dr Hudson, FL. 34669 Ramon - 352-345-6138

P.O. Number	Terms	Rep	Via	Tax Exempt Info:
	Credit Card	RM	Courier	85-801344116c-6 08/24

Quantity	Item Code	Description	Price Ea...	Amount
	Contact	Customer Contact Name: Darryl Adams Customer Contact Ph# : 813-994-1001 ext 7958 Customer Contact email: darryla@rizzetta.com Special Instructions (if any):	0.00	0.00

RECEIVED 05-16-2025			Sales Tax (0.0%)	\$0.00
Phone #	E-mail	Website	Total	\$2,108.90
727-446-7983	NTSRemit@AramSCO.com	www.NTSigns.com	Balance Due	\$2,108.90

Corporate Office: AramSCO. Inc. Five Radnor Corporate Center, 100 Matsonford Road, Suite 510, Radnor PA 19087

Lakeside CDD
Meeting Date: May 7, 2025
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	Yes
Linda Ramlot	Yes
Christina Brooks	Yes
Gordon Dexter	Yes
Barbara Callahan	Yes
(*) Does not get paid	

NOTE: Supervisors are only paid if checked.

RECEIVED
05-09-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:02pm
Meeting End Time:	9:17
Total Meeting Time:	3.15

Time Over (3) Hours:	
----------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____





**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

772/461-6120
FAX: 772/468-9278



BT *****

*LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614*

*Invoice No. 371930
Date 04/30/2025
Client No. 40209*

Services rendered in connection with the audit of the Basic Financial Statements
as of and for the year ended September 30, 2024.

Total Invoice Amount \$ 3,265.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
CPACHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount: \$10.00

RECEIVED
04-28-2025

Date: 04/25/25

Payable to: Christina Brooks

Address: 13804 Bee Tree Ct.
Hudson, FL 34669

Reason: This is for the reimbursement to Christina Brooks
for paying \$10.00 to get an agreement notarized
for the Lakeside CDD and Florida Design.

Requester: Darryl Adams

Approved by: Darryl Adams



INVOICE

Remit To:

17907 Aprile Drive, Suite 150
Land O Lakes, FL 34638

Bill To: Lakeside Community Development District
c/o Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, FL 33614
cddinvoice@rizzetta.com
dbwallace@rizzetta.com

Date: April 25, 2025
Project Number: 552-0005
Invoice Number: 48472
Invoice Period: 3/15/2025 to 4/11/2025

Project: Lakeside CDD

SERVICES PERFORMED:**CDD Engineer's Services (0900)**

- Miscellaneous engineering services
- Prepare speed table exhibit
- Coordinate with WREC regarding street lights
- Coordination with CDD manager
- Pond 8 site inspection
- Prepare to attend monthly board meeting

Description	Hours	Rate	Cost
Vice President of Engineering	1.50	\$265.00	\$397.50
Project Engineer 2	11.25	\$165.00	\$1,856.25
		Subtotal:	\$2,253.75

Total Invoice Amount: \$2,253.75

RECEIVED
04-28-2025

David Fleeman, P.E.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Lakeside CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 12257
Date: 05/16/2025
Due On: 06/15/2025

Lakeside CDD -01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	04/01/2025	Confer with District Manager regarding encroachments on District property, status of the same.	0.10	\$295.00	\$29.50
Service	GK	04/02/2025	Attend board meeting.	4.60	\$295.00	\$1,357.00
Expense	KB	04/02/2025	Travel: Mileage - GR.	11.00	\$0.67	\$7.37
Service	CD	04/04/2025	Draft FY26 budget Approval resolutions (with Optional Resolution setting O&M Assessments Hearing); Research website for ordinance/ location information and district manager; Transmit email to district staff with document.	0.30	\$185.00	\$55.50
Service	GK	04/04/2025	Confer with Chair, District Manager regarding property encroachments.	0.20	\$295.00	\$59.00
Service	GK	04/07/2025	Confer with District Manager regarding RFQ for engineering services.	0.10	\$295.00	\$29.50
Service	MH	04/07/2025	Review status of encroachments and removal of same; confer with District staff regarding status of survey and status of RFQ for Engineering Services.	0.20	\$325.00	\$65.00
Service	CD	04/07/2025	Research Lakeside website; Draft new supervisor letter; Draft New supervisor responsibilities; revise memo about social media; Compile New Supervisor notebook; Email to Darryl Adams; Email Notebook, Letter	1.00	\$185.00	\$185.00

			and Responsibilities to district staff for review.			
Service	GK	04/08/2025	Confer with District Manager regarding survey of District property, encroachments on the same.	0.10	\$295.00	\$29.50
Service	GK	04/09/2025	Confer with District Manager regarding revised proposal for pond bank erosion with Pine Lake Nursery.	0.10	\$295.00	\$29.50
Service	GK	04/15/2025	Prepare Agreement for Pond Bank Erosion Repair Services with Pine Lake Nursery & Landscape, confer with District Manager regarding the same.	1.40	\$295.00	\$413.00
Service	CD	04/16/2025	Email to Darryl Adams and District Staff regarding new supervisor Notebook.	0.10	\$185.00	\$18.50
Service	GK	04/18/2025	Finalize Agreement with Pine Lake Nursery, confer with District Manager regarding the same.	0.30	\$295.00	\$88.50
Service	MH	04/18/2025	Review and revise agreement for pond bank erosion repair services.	0.20	\$325.00	\$65.00
Service	GK	04/23/2025	Confer with District Manager regarding survey, property encroachments; review and revise new supervisor materials for B. Callahan.	0.60	\$295.00	\$177.00
Service	CD	04/24/2025	Review and respond to emails from District staff (3); research website for Email address of Barbara Callahan.	0.30	\$185.00	\$55.50
Service	GK	04/25/2025	Prepare Resolution Approving FY26 Proposed Budget, confer with District Manager regarding the same.	0.30	\$295.00	\$88.50
Service	CD	04/28/2025	Email to District Manager for Barabara Callahan's contact information.	0.10	\$185.00	\$18.50
Service	RVW	04/30/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$365.00	\$73.00

Total \$2,844.37

RECEIVED
05-16-2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12257	06/15/2025	\$2,844.37	\$0.00	\$2,844.37
Outstanding Balance				\$2,844.37
Total Amount Outstanding				\$2,844.37

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Lakeside CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 12325
Date: 05/16/2025
Due On: 06/15/2025

Lakeside CDD - 106 Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	04/29/2025	Confer with District Manager regarding Meadow Oaks matter.	0.20	\$295.00	\$59.00
Total						\$59.00

RECEIVED
05-16-2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12325	06/15/2025	\$59.00	\$0.00	\$59.00
Outstanding Balance				\$59.00
Total Amount Outstanding				\$59.00

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/25	7319
Terms	Due Date
Net 30	05/31/25

BILL TO
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3985 - Lakeside Community Development RENEWAL 24- 25 May 2025		\$14,633.35	\$0.00	\$14,633.35
	#3985 - Lakeside Community Development RENEWAL 24-25 May 2025		\$14,633.35	\$0.00	\$14,633.35
Total			\$14,633.35	\$0.00	\$14,633.35

RECEIVED
05-01-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/2/2025	INV0000098872

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00235

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,434.08	\$1,434.08
Administrative Services	1.00	\$430.25	\$430.25
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$478.00	\$478.00
Landscape Consulting Services	1.00	\$975.00	\$975.00
Management Services	1.00	\$1,454.92	\$1,454.92
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$5,472.25
		Total	\$5,472.25

RECEIVED
04-29-2025

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/1/2025	INV0000099001

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00064

[illegible]

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/9/2025	INV0000099030

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00064

[illegible]

Sun Coast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

Date	Invoice #
5/1/2025	08271
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
5/31/2025	

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	760.00	760.00

Thank you for your business.

RECEIVED
05-02-2025

Total: \$760.00

Balance Due \$760.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
5/25/25-5/25/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
5/25/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$128.00		39292-052525

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/25/25	5/25/25	39292	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Regular Meeting Affidavit Fee	2	1.00x37.00 L	\$126.00 \$2.00

RECEIVED
05-26-2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANC



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
5/25/25-5/25/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
5/25/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$128.00		39292-052525

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABL TO: TIM S PUBLISHING COMPANY

LAKESIDE CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO:

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39292

Tampa Bay Times

Published Daily

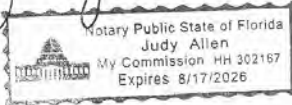
STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter Regular Meeting was published in said newspaper by print in the issues of 05/25/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant 
Sworn to and subscribed before me this 05/25/2025

Signature of Notary of Public
Personally known ☒ or produced identification.
Type of identification produced _____

NOTICE OF REGULAR MEETING LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Lakeside Community Development District will hold their regular meeting on June 4, 2025, at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Daryl Adams
District Manager
May 25, 2025

39292

Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD
Electric Summary 04/25 AutoPay
Service Dates: 04/04/25-05/06/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	05/09/25	\$291.48	6/2/2025	13815 Crestlake Dr. Well	53100	4301
1544100	05/09/25	\$86.43	6/2/2025	13633 Lakemont Dr. Well	53100	4301
1544101	05/09/25	\$67.92	6/2/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	05/09/25	\$148.73	6/2/2025	13324 Hudson Ave B	53100	4301
1544103	05/09/25	\$42.42	6/2/2025	13324 Hudson Ave C	53100	4301
1544104	05/09/25	\$43.18	6/2/2025	13324 Hudson Ave D	53100	4301
1544105	05/09/25	\$41.46	6/2/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	05/09/25	\$42.42	6/2/2025	13324 Hudson Ave F	53100	4301
1544107	05/09/25	\$40.38	6/2/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	05/09/25	\$40.16	6/2/2025	13324 Hudson Ave A	53100	4301
1544109	05/09/25	\$40.27	6/2/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$884.85</u>				
				001-53100-4301	\$816.93	
Grand Total		<u>\$884.85</u>		001-53100-4307	\$67.92	



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544099** Cycle **06**
Meter Number **59783096**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **291.48**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	73
Apr 2025	29	62
May 2024	32	23

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	1469	05/06	3805				2336

Previous Balance 206.36
Payment 206.36CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,336 KWH @ 0.06090 142.26
Fuel Adjustment 2,336 KWH @ 0.04400 102.78
FL Gross Receipts Tax 7.28

Total Current Charges 291.48
Total Due E.F.T. 291.48

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Bill Date: 05/09/2025

District: BP06

Use above space for address change ONLY.

1544099 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 291.48
DO NOT PAY

000154409900002914800002914803



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544100** Cycle **06**
Meter Number **54541332**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **86.43**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13633 LAKEMONT DR
Service Description WELL
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	13
Apr 2025	29	12
May 2024	32	7

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
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on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	31055	05/06	31485				430

Previous Balance 73.27
Payment 73.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 430 KWH @ 0.06090 26.19
Fuel Adjustment 430 KWH @ 0.04400 18.92
FL Gross Receipts Tax 2.16

Total Current Charges 86.43
Total Due E.F.T. 86.43

RECEIVED
05-13-2025

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Bill Date: 05/09/2025

District: BP06

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1544100 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 86.43
DO NOT PAY

00015441000000008643000000864302



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544101** Cycle **06**
Meter Number 336835519
Customer Number 10345022
Customer Name **LAKESIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **67.92**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	8
Apr 2025	29	9
May 2024	32	5

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	11852	05/06	12110				258

Previous Balance 63.10
Payment 63.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 258 KWH @ 0.06090 15.71
Fuel Adjustment 258 KWH @ 0.04400 11.35
FL Gross Receipts Tax 1.70

Total Current Charges 67.92
Total Due E.F.T. 67.92

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05-13-2025

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Bill Date: 05/09/2025

District: BP06

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1544101 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 67.92
DO NOT PAY

000154410100000679200000679207



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544102** Cycle **06**
Meter Number **40537098**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **148.73**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address **13324 HUDSON AVE**
Service Description **ENTRANCE**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/04	24072	05/06	25081				1009

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	32
Apr 2025	29	32
May 2024	32	18

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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Previous Balance **125.25**
Payment **125.25CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 1,009 KWH @ 0.06090 **61.45**
Fuel Adjustment 1,009 KWH @ 0.04400 **44.40**
FL Gross Receipts Tax **3.72**

Total Current Charges **148.73**
Total Due **E.F.T. 148.73**

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05-13-2025



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Bill Date: 05/09/2025

District: BP06

Use above space for address change ONLY.

1544102 **BP06**
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **05/23/2025**
TOTAL CHARGES DUE 148.73
DO NOT PAY

000154410200001487300001487305



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544103** Cycle **06**
Meter Number **40537157**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **42.42**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	1
Apr 2025	29	1
May 2024	32	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	6442	05/06	6463				21

Previous Balance 42.01
Payment 42.01CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 21 KWH @ 0.06090 1.28
Fuel Adjustment 21 KWH @ 0.04400 0.92
FL Gross Receipts Tax 1.06

Total Current Charges 42.42
Total Due E.F.T. 42.42



DO NOT PAY

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 05/09/2025

District: BP06

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1544103 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/23/2025
TOTAL CHARGES DUE	42.42
DO NOT PAY	

000154410300000424200000424209



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544104** Cycle **06**
Meter Number 24309316
Customer Number 10345022
Customer Name **LAKESIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **43.18**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	1
Apr 2025	29	1
May 2024	32	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	6996	05/06	7024				28

Previous Balance 42.56
Payment 42.56CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 28 KWH @ 0.06090 1.71
Fuel Adjustment 28 KWH @ 0.04400 1.23
FL Gross Receipts Tax 1.08

Total Current Charges 43.18
Total Due E.F.T. 43.18

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05-13-2025

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Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

Bill Date: 05/09/2025

District: BP06

1544104 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 43.18
DO NOT PAY

000154410400000431800000431800



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544105** Cycle **06**
Meter Number 12048492
Customer Number 10345022
Customer Name **LAKESIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **41.46**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	32	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	4937	05/06	4949				12

Previous Balance 41.09
Payment 41.09CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 12 KWH @ 0.06090	0.73
Fuel Adjustment 12 KWH @ 0.04400	0.53
FL Gross Receipts Tax	1.04

Total Current Charges 41.46
Total Due E.F.T. 41.46

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05-13-2025

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Your Touchstone Energy® Cooperative
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See Reverse Side For Mailing Instructions

Bill Date: 05/09/2025

District: BP06

1544105 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/23/2025
TOTAL CHARGES DUE	41.46
DO NOT PAY	

000154410500000414600000414604



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544106** Cycle **06**
Meter Number 24309317
Customer Number 10345022
Customer Name **LAKESIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **42.42**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE
Service Description LIGHTS
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	1
Apr 2025	29	1
May 2024	32	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
04/04	5470	05/06	5491				21

Previous Balance 41.92
Payment 41.92CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 21 KWH @ 0.06090	1.28
Fuel Adjustment 21 KWH @ 0.04400	0.92
FL Gross Receipts Tax	1.06

Total Current Charges 42.42
Total Due E.F.T. 42.42

RECEIVED
05-13-2025



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District: BP06

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1544106 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 42.42
DO NOT PAY

000154410600000424200000424202



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544107** Cycle **06**
Meter Number **24309355**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **40.38**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13624 EASTFORK LN
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	32	0

BILLS ARE DUE
WHEN RENDERED
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less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	653	05/06	655				2

Previous Balance 40.35
Payment 40.35CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2 KWH @ 0.06090 0.12
Fuel Adjustment 2 KWH @ 0.04400 0.09
FL Gross Receipts Tax 1.01

Total Current Charges 40.38
Total Due E.F.T. 40.38

RECEIVED
05-13-2025

DO NOT PAY

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Your Touchstone Energy® Cooperative
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Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 05/09/2025

District: BP06

Use above space for address change ONLY.

1544107 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	05/23/2025
TOTAL CHARGES DUE	40.38
DO NOT PAY	

000154410700000403800000403809



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544108** Cycle **06**
Meter Number **24309353**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **40.16**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13647 EASTFORK LN
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	32	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	05/06	04/04	47				0

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due 40.16 E.F.T.

RECEIVED
05-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 05/23/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 05/09/2025

District: BP06

1544108 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000154410800000401600000401605



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **1544109** Cycle **06**
Meter Number **24309354**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **05/09/2025**
Amount Due **40.27**
Current Charges Due **06/02/2025**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

Service Address 13510 CREST LAKE DR
Service Description IRRIGATION
Service Classification General Service Non-Demand

Comparative Usage Information
Average kWh

Period	Days	Per Day
May 2025	32	0
Apr 2025	29	0
May 2024	32	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
04/04	505	05/06	506				1

Previous Balance 40.44
Payment 40.44CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 1 KWH @ 0.06090	0.06
Fuel Adjustment 1 KWH @ 0.04400	0.04
FL Gross Receipts Tax	1.01

Total Current Charges 40.27
Total Due E.F.T. 40.27

RECEIVED
05-13-2025



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Bill Date: 05/09/2025

District: BP06

1544109 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 05/23/2025
TOTAL CHARGES DUE 40.27
DO NOT PAY

000154410900000402700000402703