



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors' Regular
Meeting
August 6, 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**

July 29, 2025

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, August 6, 2025, at 6:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget**
 1. Consideration of Resolution 2025-10 Adopting
Fiscal Year 2025-2026 Final Budget..... Tab 1
 - B. Public Hearing on Fiscal Year 2025-2026 Assessments**
 1. Consideration of Resolution 2025-11; Levying O&M
Assessments for Fiscal Year 2025-2026 Tab 2
 - C. Consideration of Resolution 2025-12; Setting the
Meeting Schedule for Fiscal Year 2025-2026..... Tab 3**
 - D. Consideration of 2025-2025 Goals & Objectives Report..... Tab 4**
 - E. Discussion of Lakemont Entry**
 - F. Discussion of Tree Encroachment on Nesbit**
- 4. STAFF REPORTS**
 - A. District Engineer**
 1. Consideration of Traffic Calming proposal..... Tab 5
 - B. AWC Waterway Inspection**
 1. Presentation of Waterway Inspection Report..... Tab 6
 - C. Landscape Inspection Specialist**
 1. Presentation of Landscape Inspection Report Tab 7
 - D. Pine Lake Landscape/Irrigation Inspection**
 1. Presentation of Pine Lake Report (under separate cover)
 - E. Maintenance Report**
 1. Presentation of Maintenance Report Tab 8
 - F. District Counsel**
 - G. District Manager**
 1. Presentation of District Managers' Report and Monthly Financials . Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor
Meeting July 2, 2025 Tab 10**
 - B. Consideration of Operation & Maintenance
Expenditures for June 2025 Tab 11**
- 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
District Manager

Tab 1

RESOLUTION 2025-10

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Lakeside Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakeside Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of **\$1,692,780.90** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$658,887.00
DEBT SERVICE FUND (SERIES 2015)	\$389,998.62
DEBT SERVICE FUND (SERIES 2018)	\$341,369.28
RESERVE FUND	\$302,526.00
TOTAL ALL FUNDS	\$1,692,780.90

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2025.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2026

Proposed Budget Lakeside Community Development District General Fund Fiscal Year 2025/2026								Prior Actuals		Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	Actual FY 22/23	Actual FY 23/24	
1										
2	ASSESSMENT REVENUES									
3										
4	Special Assessments									
5	Tax Roll*	\$ 659,611	\$ 659,611	\$ 653,597	\$ 6,014	\$ 658,887	\$ 5,290	\$ 561,180.00	\$ 624,217.00	
6										
7	Assessment Revenue Subtotal	\$ 659,611	\$ 659,611	\$ 653,597	\$ 6,014	\$ 658,887	\$ 5,290	\$ 561,180.00	\$ 624,217.00	
8										
9	OTHER REVENUES									
10										
11	Interest Earnings									
12	Interest Earnings	\$ 84	\$ 112	\$ -	\$ 112	\$ -	\$ -	\$ 495.00	\$ 579.00	
13										
14	Other Revenue Subtotal	\$ 84	\$ 112	\$ -	\$ 112	\$ -	\$ -	\$ 495.00	\$ 579.00	
15										
16	TOTAL REVENUES	\$ 659,695	\$ 659,723	\$ 653,597	\$ 6,126	\$ 658,887	\$ 5,290	\$ 561,675.00	\$ 624,796.00	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
18										
19	EXPENDITURES - ADMINISTRATIVE									
20										
21	Legislative									
22	Supervisor Fees	\$ 8,600	\$ 11,467	\$ 12,000	\$ 533	\$ 12,000	\$ -	\$ 9,600.00	\$ 11,400.00	
23	Financial & Administrative									
24	ADA Website Compliance	\$ 1,537	\$ 2,049	\$ 1,538	\$ (511)	\$ 1,538	\$ -	\$ 1,538.00	\$ 1,538.00	Per contract
25	Accounting Services	\$ 12,907	\$ 17,209	\$ 17,209	\$ (0)	\$ 17,897	\$ 688	\$ 15,912.00	\$ 16,708.00	Cost of living adjustment-4%
26	Administrative Services	\$ 3,872	\$ 5,163	\$ 5,163	\$ 0	\$ 5,370	\$ 207	\$ 4,774.00	\$ 5,013.00	Cost of living adjustment-4%
27	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ 1,000.00	\$ 1,000.00	Series 2015 = \$500, Series 2018 = \$500
28	Assessment Roll	\$ 5,736	\$ 5,736	\$ 5,736	\$ -	\$ 5,965	\$ 229	\$ 5,304.00	\$ 5,569.00	Cost of living adjustment-4%
29	Auditing Services	\$ 3,265	\$ 3,265	\$ 3,265	\$ -	\$ 3,265	\$ -	\$ 5,000.00	\$ 3,265.00	Berger Toombs
30	Disclosure Report	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 6,000.00	\$ 6,000.00	No increase
31	District Engineer	\$ 24,047	\$ 32,063	\$ 20,000	\$ (12,063)	\$ 20,000	\$ -	\$ 18,052.00	\$ 25,383.00	The average of last year plus the trend is \$30,478.
32	District Management	\$ 13,095	\$ 17,460	\$ 17,459	\$ (1)	\$ 18,157	\$ 698	\$ 16,143.00	\$ 16,950.00	Cost of living adjustment-4%
33	Dues, Licenses & Fees	\$ 185	\$ 247	\$ 275	\$ 28	\$ 275	\$ -	\$ 175.00	\$ 275.00	
34	Financial & Revenue Collections	\$ 4,302	\$ 5,736	\$ 5,736	\$ -	\$ 5,965	\$ 229	\$ 5,304.00	\$ 5,569.00	Cost of living adjustment-4%
35	Legal Advertising	\$ 2,318	\$ 3,091	\$ 2,000	\$ (1,091)	\$ 3,700	\$ 1,700	\$ 2,104.00	\$ 3,686.00	Based on last year actuals
36	Public Officials Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,112	\$ 85	\$ 3,405	\$ 293	\$ 2,733.00	\$ 2,829.00	EGIS estimate
37	Tax Collector /Property Appraiser Fees	\$ 388	\$ 388	\$ 150	\$ (238)	\$ 150	\$ -	\$ 150.00	\$ 150.00	
38	Trustees Fees	\$ 6,914	\$ 6,914	\$ 7,000	\$ 86	\$ 8,300	\$ 1,300	\$ 8,298.00	\$ 8,297.00	US Bank Series 2015 + Series 2018
39	Website Hosting, Maintenance, Backup (and Email)	\$ 1,800	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ -	\$ 2,100.00	\$ 2,400.00	Per contract
40	Legal Counsel									
41	District Counsel	\$ 34,765	\$ 46,353	\$ 30,000	\$ (16,353)	\$ 30,000	\$ -	\$ 30,694.00	\$ 83,766.00	Following the trend. The avg of the last two years and trend is \$53,173
42										
43	Administrative Subtotal	\$ 131,258	\$ 168,567	\$ 140,043	\$ (28,524)	\$ 145,387	\$ 5,344	\$ 134,881.00	\$ 199,798.00	

Proposed Budget Lakeside Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
44							
45	EXPENDITURES - FIELD OPERATIONS						
46							
47	Electric Utility Services						
48	Utility - Street Lights	\$ 552	\$ 736	\$ 3,500	\$ 2,764	\$ 2,000	\$ (1,500)
49	Utility Services	\$ 5,805	\$ 7,740	\$ 7,400	\$ (340)	\$ 7,400	\$ -
50	Stormwater Control						
51	Aquatic Maintenance	\$ 21,069	\$ 28,092	\$ 28,092	\$ -	\$ 28,092	\$ -
52	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
53	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ (5,000)
54	Other Physical Environment						
55	Amenity Management Services	\$ 21,299	\$ 28,399	\$ 33,291	\$ 4,892	\$ 37,693	\$ 4,402
56	Facility Supplies	\$ 2,367	\$ 3,156	\$ 2,000	\$ (1,156)	\$ 10,000	\$ 8,000
57	Entry & Walls Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 2,000	\$ (3,000)
58	Entry Monument Light Maintenance	\$ 314	\$ 419	\$ 1,500	\$ 1,081	\$ 1,000	\$ (500)
59	General Liability Insurance	\$ 3,027	\$ 3,027	\$ 3,112	\$ 85	\$ 3,405	\$ 293
60	Irrigation Maintenance & Repairs	\$ 49,397	\$ 65,863	\$ 30,000	\$ (35,863)	\$ 50,000	\$ 20,000
61	Landscape - Annuals	\$ 4,756	\$ 6,341	\$ 10,481	\$ 4,140	\$ 10,481	\$ -
62	Landscape - Mulch	\$ 26,659	\$ 35,545	\$ 24,000	\$ (11,545)	\$ 24,000	\$ -
63	Landscape Inspection Services	\$ 8,775	\$ 11,700	\$ 11,700	\$ -	\$ 12,900	\$ 1,200
64	Landscape Maintenance	\$ 135,312	\$ 180,416	\$ 180,000	\$ (416)	\$ 180,000	\$ -
65	Landscape Replacement Plants, Shrubs, Trees	\$ 45,829	\$ 61,105	\$ 22,500	\$ (38,605)	\$ 22,500	\$ -
66	Landscape-Wetlands D & E	\$ 10,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,000	\$ -
67	Mailbox Repair & Maintenance	\$ 230	\$ 307	\$ 5,000	\$ 4,693	\$ 3,000	\$ (2,000)
68	Property Insurance	\$ 1,932	\$ 1,932	\$ 1,858	\$ (74)	\$ 2,600	\$ 742
69	Rust Prevention	\$ 7,600	\$ 10,133	\$ 9,120	\$ (1,013)	\$ 9,120	\$ -
70	Tree Trimming	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 7,500	\$ -
71	Well Maintenance	\$ 1,551	\$ 2,068	\$ 2,500	\$ 432	\$ 3,320	\$ 820
72	Road & Street Facilities						
73	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
74	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 10,000	\$ (5,000)
75	Street Sign Repair & Replacement	\$ 2,854	\$ 3,805	\$ 2,000	\$ (1,805)	\$ 2,000	\$ -
76	Contingency						
77	Capital Improvement Project		\$ -	\$ 40,000	\$ 40,000	\$ 26,489	\$ (13,511)
78	Miscellaneous Contingency	\$ 44,191	\$ 58,921	\$ 39,000	\$ (19,921)	\$ 39,000	\$ -
79							
80	Field Operations Subtotal	\$ 394,019	\$ 523,706	\$ 513,554	\$ (10,152)	\$ 513,500	\$ (54)
81							
82	TOTAL EXPENDITURES	\$ 525,277	\$ 692,273	\$ 653,597	\$ (38,676)	\$ 658,887	\$ 5,290
83							
84	EXCESS OF REVENUES OVER EXPENDITURES	\$ 134,418	\$ (32,550)	\$ -	\$ (32,550)	\$ -	\$ -

Prior Actuals	
Actual FY 22/23	Actual FY 23/24
\$ 3,275.00	\$ 1,774.00
\$ 6,219.00	\$ 6,612.00
\$ 19,980.00	\$ 27,416.00
\$ -	\$ -
\$ -	\$ -
\$ 1,606.00	\$ 1,539.00
\$ 3,681.00	\$ 3,117.00
\$ 3,950.00	\$ 450.00
\$ 1,315.00	\$ 150.00
\$ 2,733.00	\$ 2,829.00
\$ 38,428.00	\$ 50,054.00
\$ 12,655.00	\$ 7,749.00
\$ -	\$ 12,000.00
\$ 9,300.00	\$ 11,625.00
\$ 219,413.00	\$ 167,937.00
\$ -	\$ 36,755.00
\$ -	\$ -
\$ -	\$ -
\$ 1,112.00	\$ 1,644.00
\$ 9,020.00	\$ 9,120.00
\$ 18,850.00	\$ -
\$ -	\$ 6,239.00
\$ 7,245.00	\$ -
\$ 47,850.00	\$ 4,562.00
\$ 2,175.00	\$ 1,090.00
\$ -	\$ -
\$ 44,931.00	\$ 42,987.00
\$ 453,738	\$ 395,649
\$ 588,619	\$ 595,447
\$ (26,944)	\$ 29,349

Comments
No increase for this year.
Part-time is \$33,291 FY 2024-2025. Proposed contract is \$37,693
Stay at 2k. Onsite Rep does the waste removal
EGIS estimate
Per contract \$1700 per month/\$20,400 per year and the avg of the last two years plus the trend is \$53,791.
Per Contract 4 Rotations Per Year
Per Contract \$24,000
Proposed Contract
Per contract, \$175,600 per year, and top choice is the \$3,570.
Per Contract-New Contract.
Per Board
EGIS estimates \$2100 plus \$500 Crime Insurance
Per contract \$760/month
The avg of the last two years plus the trend is \$3,320.
Previous Maintenance, Shed, Utlity Vehicle, and etc

Proposed Budget Lakeside Community Development District Reserve Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 157,816	\$ 157,816	\$ 157,816	\$ -	\$ 302,526	\$ 144,710	
6								
7	Assessment Revenue Subtotal	\$ 157,816	\$ 157,816	\$ 157,816	\$ -	\$ 302,526	\$ 144,710	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 52,440	\$ 69,920	\$ -	\$ 69,920	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 52,440	\$ 69,920	\$ -	\$ 69,920	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 210,256	\$ 227,736	\$ 157,816	\$ 69,920	\$ 302,526	\$ 144,710	
17	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
18								
19	EXPENDITURES							
20								
21	Contingency							
22	Capital Reserves	\$ 169,320	\$ 225,760	\$ 157,816	\$ (67,944)	\$ 302,526	\$ 144,710	This increase is for pond bank restoration.
23								
24	TOTAL EXPENDITURES	\$ 169,320	\$ 225,760	\$ 157,816	\$ (67,944)	\$ 302,526	\$ 144,710	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 40,936	\$ 1,976	\$ -	\$ 1,976	\$ -	\$ -	
27								

Lakeside Community Development District			
Debt Service			
Fiscal Year 2025/2026			
Chart of Accounts Classification	Series 2015	Series 2018	Budget for 2025/2026
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$389,998.62	\$341,369.28	\$731,367.90
TOTAL REVENUES	\$389,998.62	\$341,369.28	\$731,367.90
EXPENDITURES			
Administrative			
Debt Service Obligation	\$389,998.62	\$341,369.28	\$731,367.90
Administrative Subtotal	\$389,998.62	\$341,369.28	\$731,367.90
TOTAL EXPENDITURES	\$389,998.62	\$341,369.28	\$731,367.90
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$777,389.35

Notes:
Tax Roll County Collection Costs and Early Payment Discouns are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE							
2025/2026 O&M Budget:		\$961,413.00	2024/2025 O&M Budget:		\$811,413.00		
Pasco County Collection Costs:	2%	\$20,455.60	2025/2026 O&M Budget:		\$961,413.00		
Early Payment Discount:	4%	\$40,911.19					
2025/2026 Total:		\$1,022,779.79	Total Difference:		\$150,000.00		
Lot Size		Assessment Breakdown		Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
				2024/2025	2025/2026	\$	%
Increment 1							
Villa	Series 2015 Debt Service Operations/Maintenance			\$899.22	\$899.22	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,008.74	\$2,213.85	\$205.11	10.21%	
Single Family 45'	Series 2015 Debt Service Operations/Maintenance			\$999.13	\$999.13	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,108.65	\$2,313.76	\$205.11	9.73%	
Single Family 55'	Series 2015 Debt Service Operations/Maintenance			\$999.13	\$999.13	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,108.65	\$2,313.76	\$205.11	9.73%	
Single Family 55'	Series 2015 Debt Service Operations/Maintenance			\$0.00	\$0.00	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$1,109.52	\$1,314.63	\$205.11	18.49%	
Single Family 80'	Series 2015 Debt Service Operations/Maintenance			\$1,298.87	\$1,298.87	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,408.39	\$2,613.50	\$205.11	8.52%	
Increments 2 & 3							
Villa	Series 2018 Debt Service Operations/Maintenance			\$900.00	\$900.00	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,009.52	\$2,214.63	\$205.11	10.21%	
Single Family 40'	Series 2018 Debt Service Operations/Maintenance			\$1,000.00	\$1,000.00	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,109.52	\$2,314.63	\$205.11	9.72%	
Single Family 55'	Series 2018 Debt Service Operations/Maintenance			\$1,000.00	\$1,000.00	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,109.52	\$2,314.63	\$205.11	9.72%	
Single Family 60'	Series 2018 Debt Service Operations/Maintenance			\$1,125.00	\$1,125.00	\$0.00	0.00%
				\$1,109.52	\$1,314.63	\$205.11	18.49%
		Total	\$2,234.52	\$2,439.63	\$205.11	9.18%	

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$961,413.00
COLLECTION COSTS @	2.0%	\$20,455.60
EARLY PAYMENT DISCOUNT @	4.0%	\$40,911.19
TOTAL O&M ASSESSMENT		\$1,022,779.79

UNITS ASSESSED			
LOT SIZE	O&M	SERIES 2015 DEBT SERVICE ⁽¹⁾	SERIES 2018 DEBT SERVICE ⁽²⁾
Increment 1			
Villa	86	85	0
Single Family 45'	150	150	0
Single Family 55'	113	113	0
Single Family 55'	1	0	0
Single Family 80'	58	58	0
Increments 2 & 3			
Villa	114	0	114
Single Family 40'	114	0	114
Single Family 55'	99	0	99
Single Family 60'	43	0	42
	778	406	369

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	86.00	11.05%	\$113,057.92
1.00	150.00	19.28%	\$197,194.05
1.00	113.00	14.52%	\$148,552.85
1.00	1.00	0.13%	\$1,314.63
1.00	58.00	7.46%	\$76,248.36
1.00	114.00	14.65%	\$149,867.48
1.00	114.00	14.65%	\$149,867.48
1.00	99.00	12.72%	\$130,148.07
1.00	43.00	5.53%	\$56,528.96
	778.00	100.00%	\$1,022,779.79

PER LOT ANNUAL ASSESSMENT			
O&M	SERIES 2015 DEBT SERVICE ⁽³⁾	SERIES 2018 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
\$1,314.63	\$899.22	\$0.00	\$2,213.85
\$1,314.63	\$999.13	\$0.00	\$2,313.76
\$1,314.63	\$999.13	\$0.00	\$2,313.76
\$1,314.63	\$0.00	\$0.00	\$1,314.63
\$1,314.63	\$1,298.87	\$0.00	\$2,613.50
\$1,314.63	\$0.00	\$900.00	\$2,214.63
\$1,314.63	\$0.00	\$1,000.00	\$2,314.63
\$1,314.63	\$0.00	\$1,000.00	\$2,314.63
\$1,314.63	\$0.00	\$1,125.00	\$2,439.63

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$61,366.79)

Net Revenue to be Collected:

\$961,413.00

⁽¹⁾ Reflects the number of total lots with Series 2015 debt outstanding.

⁽²⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2025 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 2

RESOLUTION 2025-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2026; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lakeside Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 6th DAY OF AUGUST 2025.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2025-2026

Exhibit B: Assessment Roll

Tab 3

RESOLUTION 2025-12

**A RESOLUTION OF THE LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL
MEETING SCHEDULE FOR FISCAL YEAR 2025/2026**

WHEREAS, the Lakeside Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2025/2026 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2025/2026 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of August 2025.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Chair, Board of Supervisors

Secretary / Assistant Secretary

Exhibit "A" – 2025/2026 Board of Supervisors' Meeting Dates

EXHIBIT “A”

**BOARD OF SUPERVISORS’ MEETING DATES
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

October 1, 2025
November 5, 2025
December 3, 2025
January 7, 2026
February 4, 2026
March 4, 2026
April 1, 2026
May 6, 2026
June 3, 2026
July 1, 2026
August 5, 2026
September 2, 2026

Meetings will convene at 6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669.

Tab 4

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Goals and Objectives

Fiscal Year 2025-2026

Adopted: August 2025

Lakeside Community Development District

Goals, Objectives, Performance Measures, & Annual Reporting

Fiscal Year 2025-2026

1. FINANCIAL AND ADMINISTRATIVE GOALS

Goal 1.1 Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and the final budget will be adopted by September 30 each year.

Measurement: The proposed budget was approved by the Board before June 15 and the final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the CDD website and/or within district records.

Standard: 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 1.2 Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. COMMUNITY COMMUNICATION AND ENGAGEMENT

Goal 2.1 Public Meetings Compliance

Objective: Hold at least four (4) regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) regular board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 2.2 Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the CDD website, publishing in the local newspaper, and via electronic communication.

Standard: 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

3. INFRASTRUCTURE AND FACILITIES MAINTENANCE

Goal 3.1 District Infrastructure and Facilities Inspections

Objective: Update the Public Facilities Report in compliance with Chapter 189, Florida Statutes.

Measurement: Completion of the updated Public Facilities Report within the current Fiscal Year, as evidenced by the final report submission date.

Standard: Public Facilities Report finalized within the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 3.2 Reserve Study

Objective: Periodic and consistent reviews of District Infrastructure and Facilities will be performed, and the study updated as needed.

Measurement: A minimum of one (1) review of the study by the Board of Supervisors, as evidenced by meeting minutes.

Standard: A minimum of one (1) review by the Board of Supervisors.

Achieved: Yes No

Tab 5

Traffic operations Review complete

PLANNING, DEVELOPMENT AND ECONOMIC GROWTH
RIGHT-OF-WAY PERMITTING

WEST PASCO GOVT. CENTER
8731 CITIZENS DRIVE, SUITE 209
NEW PORT RICHEY, FL 34654
(727) 847-8142

PASCO COUNTY
TRAFFIC CALMING DEVICE
APPLICATION

ROW - 2025 - 00418
"Sunshine 811 Call"
(800) 432-4770
48 hours prior to excavation

GENERAL INSTRUCTIONS

No construction, under ground or above ground, of any facility, shall be accomplished on any County Right of Way without written approval from the County. Any application for approval of construction operations on any County owned Rights of Way shall furnish a detailed drawing showing the complete scope of the proposed work to the County for review and approval prior to the commencement of any work. **A copy of this permit must be kept readily available at the site of the work at all times.**

Right-of-Way Parcel ID 35-24-17-0080-00R10-0000 / 35-24-17-0100-00R00-0000 / 35-24-17-0100-00R00-0010 / 34-24-17-0100-00R00-0000 - - Date 4/28/2025
Permit for Lakeside CDD Traffic Calming
(Project Name)

LOCATION ADDRESS Crest Lake Drive, Weddington Terrace, Eastfork Lane - Hudson, FL 34669
Permission is hereby granted to Lakeside Community Development District C/O Rizzetta and Company
(Name of Permittee)

of 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 for the construction and maintenance of
(Address of Permittee)

Addition of Traffic Calming measures to residential roads within the Lakeside CDD (Crest Lake Dr., Weddington Terrace, and Eastfork Lane.)
(Detailed Scope of Work)

Subject to the following conditions:

1. The construction and maintenance of such utility shall not interfere with the property and rights of a prior occupant.
2. All work shall be done in keeping with the standards of Pasco County and at the satisfaction of Pasco County, who will be notified by email at rowinspections@pascocountyfl.net, or by phone at 727-834-3670, at least two days (48 hours) prior to commencement of construction, and within 48 hours after completion.
3. All material and equipment shall be subject to inspection by Pasco County.
4. During construction all safety regulation of the Florida Department of Transportation shall be observed; and Pasco County shall be relieved of all responsibility from damage of any nature arising from this permit. Subject to the same terms and conditions, the permit holder may take such safety measures, including placing and display of caution signs, as it may deem necessary in conduct of construction and maintenance work hereunder.
5. All private and all Pasco County property shall be restored to its original condition as far as practical, in the opinion of Pasco County.
6. The site plan and/or plans covering the details of this installation shall be made a part of this permit. This permit is granted with the understanding that the applicant has notified all other utility users in the area covered by the permit and takes full responsibility for any damage incurred by prior installations as a result of his operations. He also takes full responsibility for notifying any and all utility or underground users of his proposed operations in order that they may safeguard their interests.
7. It is expressly stipulated that this permit is a license for permissive use only and that the placing of facilities upon property pursuant to this permit shall not operate to create or to vest any property right in said holder.
8. Whenever Pasco County decides to further utilize the County Rights of Way, any or all of said poles, wires, pipes, cables or other facilities and appurtenances authorized hereunder shall be immediately removed from said Rights of Way, or reset or relocated thereon, as required by the Pasco County Engineer. This removal or relocation shall be at the expense of the holder of this permit, unless one of the specific exceptions in Section 337.403, Florida Statutes applies. The permittee further acknowledges that the removal or relocation of such facilities at the expense of the permittee is material consideration for Pasco County agreeing to allow the permittee to utilize County Rights of Way without paying a rental or license fee, and that the County has not requested that the permittee convey, subordinate or relinquish a compensable property right for the use of County Rights of Way. Accordingly, by accepting this permit, the permittee waives any right to seek reimbursement for removal or relocation expenses from the County, or from any other entity construction County Capital Improvement Plan (CIP) improvements in the County Rights of Way, regardless of the funding source utilized to construct such improvements, unless one of the specific exceptions in Section 337.403, Florida Statutes applies"
9. The holder shall save and keep Pasco County harmless from any and all damages, claims, or injuries that may occur by reason of the construction, maintenance and operation of said facility.
10. The holder shall complete the requested work within **180** days or this permit shall become null and void., Pasco County shall have the right to complete such work and to charge the holder of the permit for all costs incurred in completing said work.
11. The permittee shall post a cash or surety performance guarantee with the County Clerk. Based on a cost estimate prepared by the permittee's engineer and approved by the County. The amount of the guarantee is to be an amount equal to 125% of the cost to construct the permitted improvements. In the event a surety bond is posted, the said surety bond shall be made payable to Pasco County and shall obligate the surety to hold the County harmless in the event the holder of this permit should fail to meet any of its obligations, hereunder. The bond shall also indemnify Pasco County for all court costs and reasonable attorney fees in the event legal action is required to collect on said bond.
12. The permittee shall post cash or surety maintenance guarantee with the County Clerk based on a cost estimate prepared by the permittee's engineer and approved by the County. The amount of the guarantee is to be an amount equal to 15% of the cost to construct the permitted improvements. In the event a surety bond is posted it shall meet all the criteria stated in No. 12 above.
13. Pasco County survey markers within the Right-of-Way must not be disturbed during construction. If the markers must be destroyed, then the applicant has to replace the survey marker to meet the requirements of the County Surveyor, at the owner's expense.
14. It is the obligation of the applicant/permittee to obtain proper permitting/permission from additional affected property owners, including, but not limited to, municipalities, Florida Department of Transportation, Homeowner's Associations, Community Development Districts, and private property owners.
15. SPECIAL CONDITIONS: Per Mike Bunk with Traffic operations, no permit needs to be issued and no inspection required for close out.

See attached Traffic review General Conditions.

Print Name and Title
David Fleeman, P.E.
Mailing Address (Street, City, State)
17907 Aprile Dr, Suite 150; Land O' Lakes, FL 34638
Telephone Number
800-532-1047 Ext. 2237

General

TRAFFIC OPS

CONDITION

Description:

The Traffic Operations Division has reviewed the permit as requested; the permit is approved with the following conditions.

Maintenance of Traffic: Maintenance of Traffic: The permittee shall provide maintenance of traffic in accordance with the latest edition of the Florida Department of Transportation Standards. All maintenance of traffic notes contained in the Florida Department of Transportation Standards apply to this permit approval.

Pole/Post Design: No poles or posts without proper breakaway design shall be erected within the Right-of-Way Clear Zone. Compliance should be based on the requirements found in the FDOT Plans Preparation Manual Table 4.2.1.

Traffic Control Device Protection: The permittee shall not damage or remove any traffic control devices. If a traffic control sign needs to be removed or relocated, the permittee shall contact the Pasco County Public Works Department. Please call 727-847-8143 or 352-521-4246 for assistance.

Damage Repair: The permittee shall be responsible for repairing or replacing any damaged traffic control devices to FDOT standards at their own expense.

Cable Locate: When working within 150 feet of a signalized intersection or roadway lighting system, the permittee shall contact Sunshine State One-Call of Florida, Inc. at 811 at least 48 hours in advance for a cable locate.

Stabilization of Poles: Any excavation within 10 feet of a traffic signal or streetlight pole will require the permittee to provide stabilization of the pole as determined by Pasco County. Please call Pasco County Traffic Operations Division at 727-847-8139 at least 48 hours in advance for a determination.

Lane Closure Conditions: If the permittee proposes to close any lanes of a roadway, the following conditions apply:

- a. Lane closures on collector or arterial roadways shall not be permitted during the hours of 6 AM to 9 AM and 4 PM to 7 PM.
- b. Lane closures within any school zone or within 500 feet of a school zone shall not be permitted from 1 hour before to 1 hour after the starting and ending times for the school.
- c. Proper maintenance of traffic shall be provided in accordance with the latest Florida Department of Transportation Design Standards.
- d. Complete road closure and detour shall not be permitted under this Right-of-Way Use Permit.

K:\150\0552-0005\Comm\Des\Plan\0552-0005_TC_CS.dwg - Jun 25, 2025 @ 11:59pm - krombau

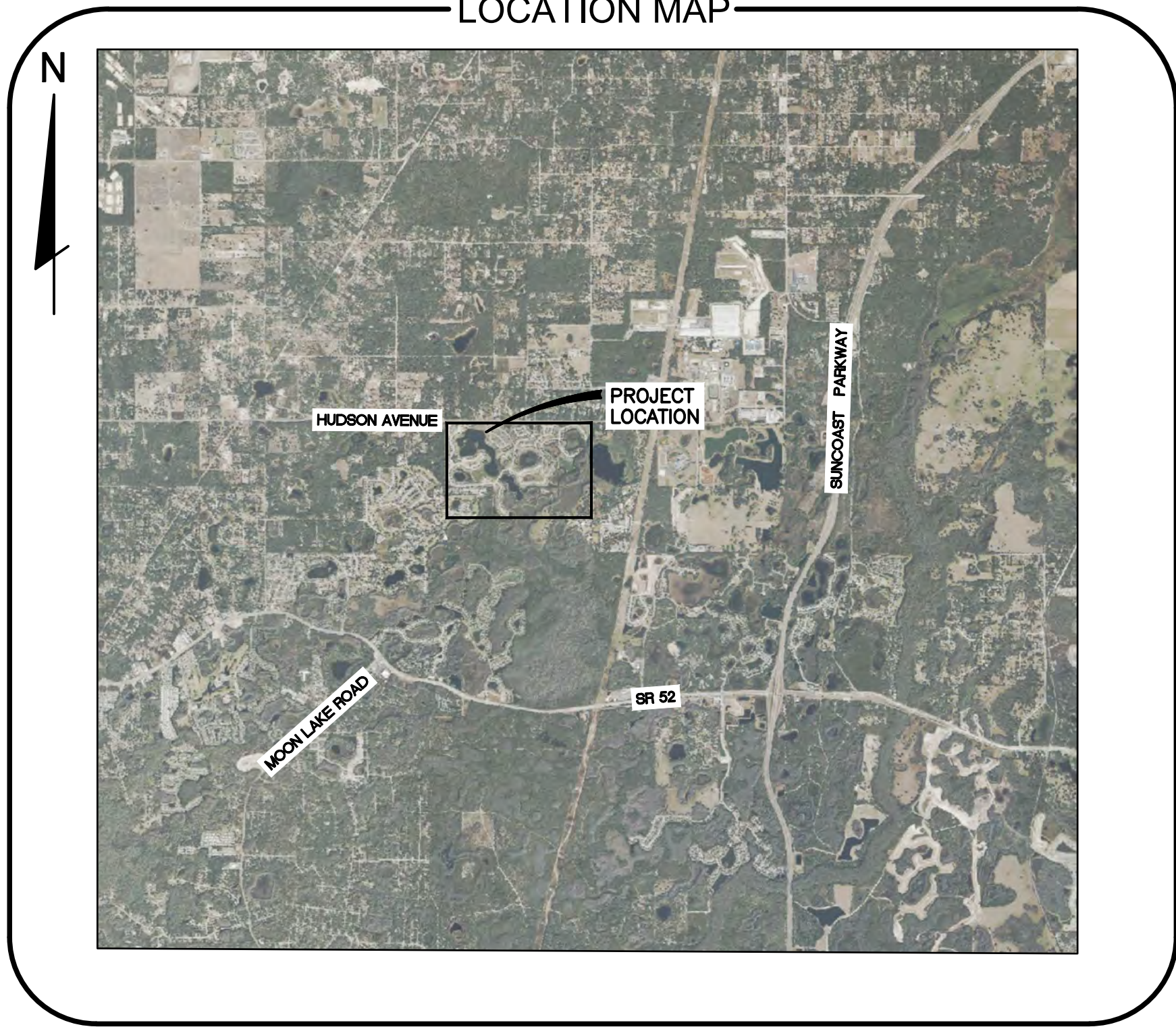
LAKESIDE CDD

RIGHT OF WAY USE PERMIT PLANS

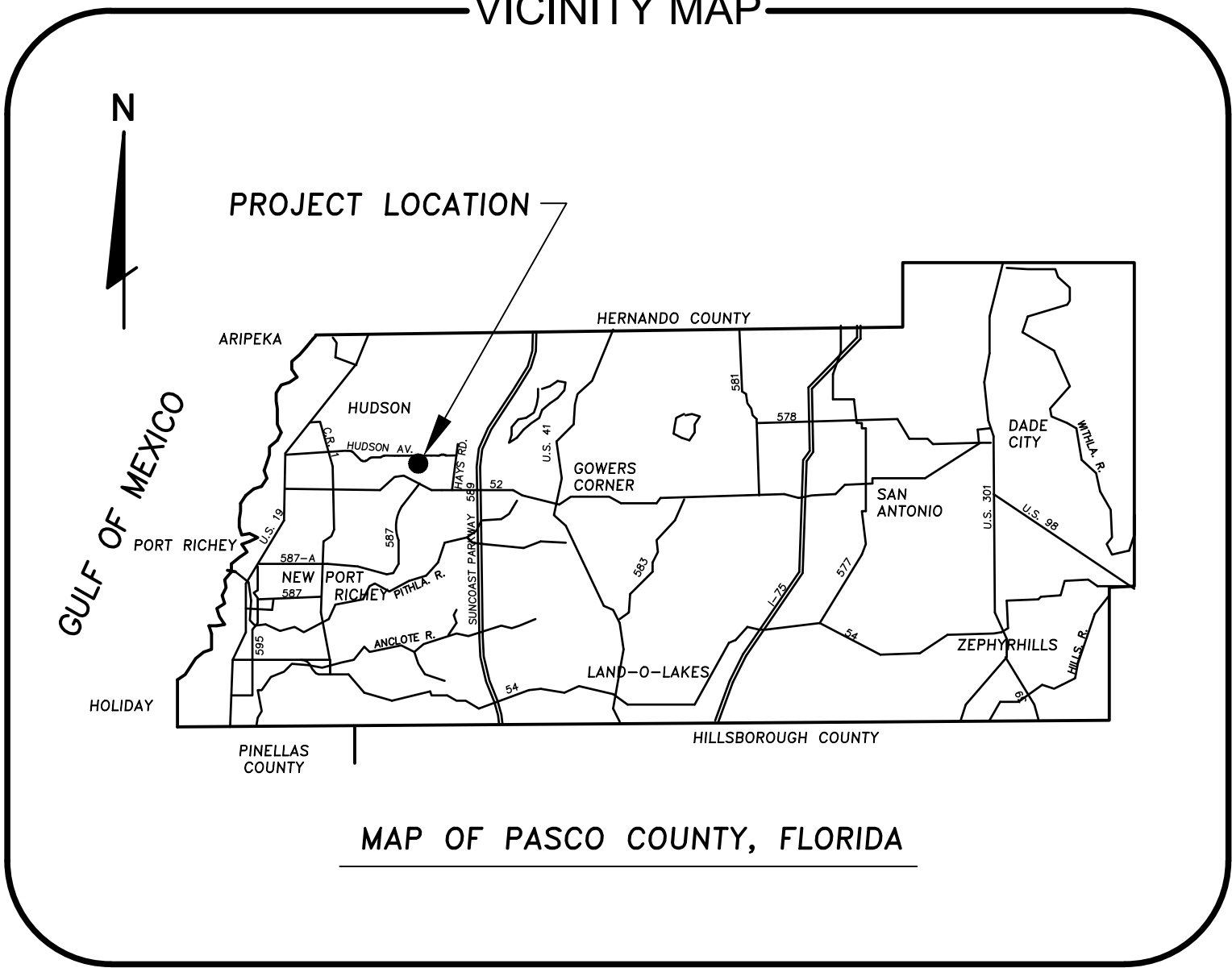
TRAFFIC CALMING

SECTIONS 34 AND 35, TOWNSHIP 24 S, RANGE 17 E
PASCO COUNTY, FL

LOCATION MAP



VICINITY MAP



DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	OVERALL PLAN
3	SIGNAGE AND PAVEMENT MARKING PLAN
4	DETAILS

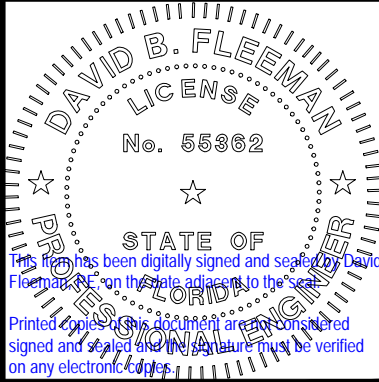
OWNER:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
C/O RIZZETTA AND COMPANY
5844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544
PHONE: (813) 994-1001

ENGINEER / SURVEYOR:

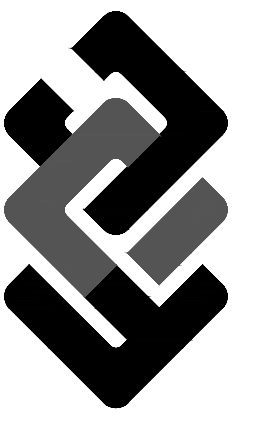
FLORIDA DESIGN CONSULTANTS, INC.
17907 APRILE DR, SUITE 150
LAND O' LAKES, FL 34638
P: 727-849-7588

ROW-2025-00418



DESIGNED FOR	0552-0005	DATE	04-08-2025	DESIGNED BY	KK	CHECKED BY	DF
PROJECT NAME	LAKESIDE CDD	DATE	04-08-2025	PROJECT NAME	LAKESIDE CDD	DATE	04-08-2025
SHEET NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	LAKESIDE TRAFFIC CALMING
SHEET NO.	1	SHEET NO.	1	SHEET NO.	1	SHEET NO.	1
DATE		DATE		DATE		DATE	
NO.		NO.		NO.		NO.	

DESIGNED FOR	LAKESIDE CDD	PROJECT NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	COVER SHEET
PROJECT NAME	LAKESIDE CDD	PROJECT NAME	LAKESIDE TRAFFIC CALMING	PROJECT NAME	LAKESIDE TRAFFIC CALMING
SHEET NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	LAKESIDE TRAFFIC CALMING	SHEET NAME	LAKESIDE TRAFFIC CALMING
SHEET NO.	1	SHEET NO.	1	SHEET NO.	1
DATE		DATE		DATE	
NO.		NO.		NO.	



FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849-7588 FAX: (727) 848-3648 WWW.FLDESIGN.COM C.A. NO. 7421

PLAN SET DATE
APRIL 28, 2025

SHEET
1 OF 4

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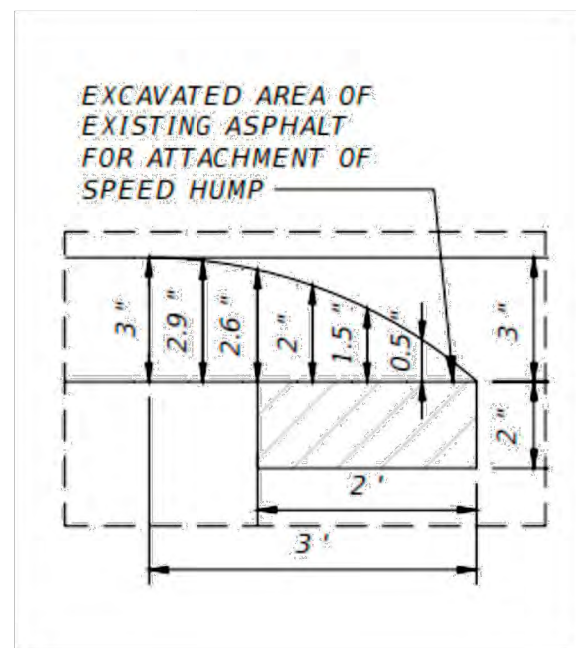
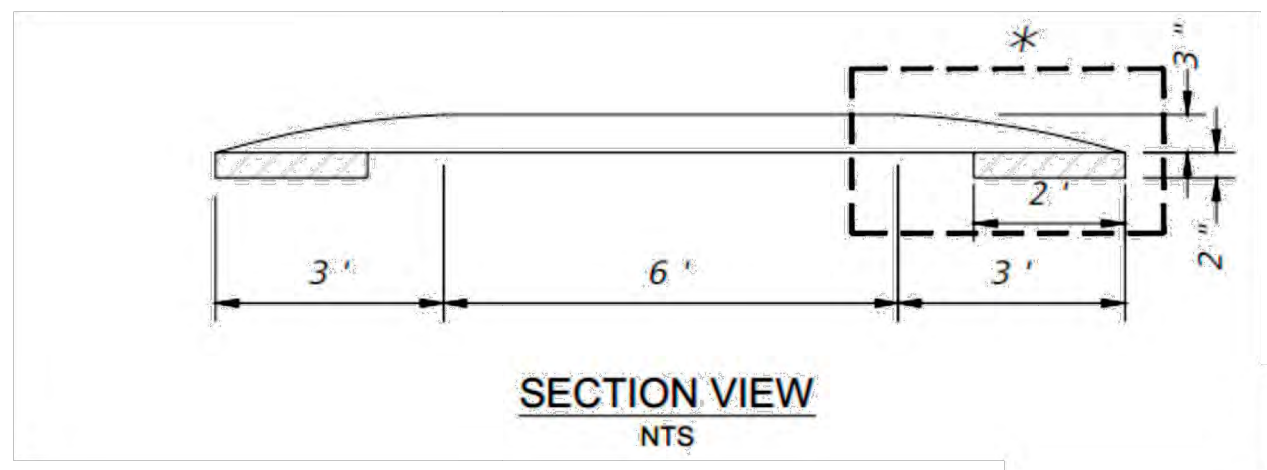


Diagram illustrating the cross-section of a road with multiple lanes. The diagram shows a central travel lane of width B , flanked by a shoulder of width C on each side. The total width of the road is labeled as $B + C + B$. The road width is also indicated as varying between 18 ft and 24 ft. The diagram also shows the curb and gutter or edge of pavement (EOP) on the left side.

ROAD WIDTH	3'	B	C	D
18'		1.5'	15'	6'
20'			17'	6'
22'			19'	6'
24'			21'	6'

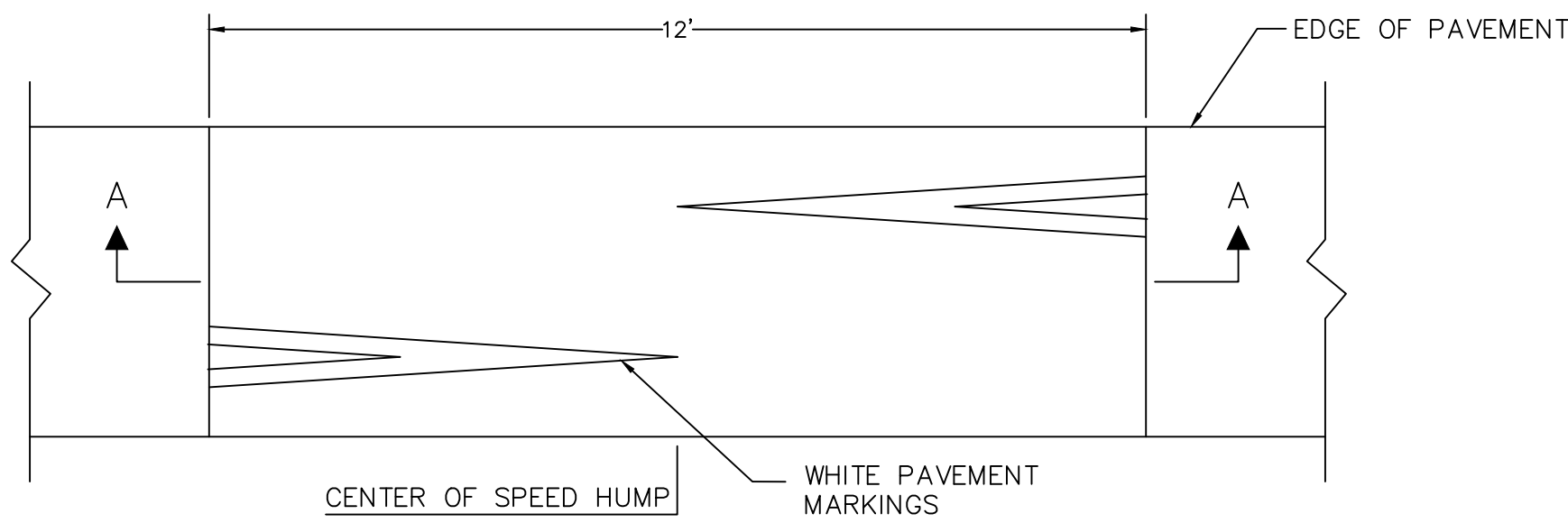
The speed hump shall be (12) feet in length with the following characteristics:

- a. Height of three (3) inches
 - b. Six (6) foot flat top
 - c. Three (3) foot transitions on both the near & far sides
 - d. Three (3) foot transitions on both curb sides
 - e. Key cut twenty-four (24) inches on both the near & far sides with twelve (12) inches next to speed hump and twelve inches underneath, for a depth of two (2) inches.
 - f. Key cut twenty-four (24) inches on both curb side edges, underneath the speed hump, for a depth of two (2) inches.
 4. Pavement markings shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) Figure 3B-30 Option "A":
 - a. For each direction of travel, install two (2) Chevrons, one (1) foot white pavement marking, spaced one (1) foot apart for a length of six (6) feet centered on the travel lane, placed on the transition only.
 - b. Six (6) inch white thermoplastic edge line to be replaced along side of the speed hump, if this edge line previously existed.
 - c. Centerline to be replaced if this centerline previously existed:
 - i. Either a six (6) inch single yellow in thermoplastic as a ten (10) / thirty (30) skip line; or
 - ii. Six (6) inch double yellow solid line in thermoplastic.
- Other information:
1. All speed humps shall be installed in two (2) lifts of S3 asphalt.
 2. Tack coat to be applied prior to laying the S3 asphalt.
 3. An approved Maintenance of Traffic Plan shall be established for each speed hump installation.
 4. Installation shall be in compliance with the FDOT Standards Specifications for Road and Bridge Construction 2017.

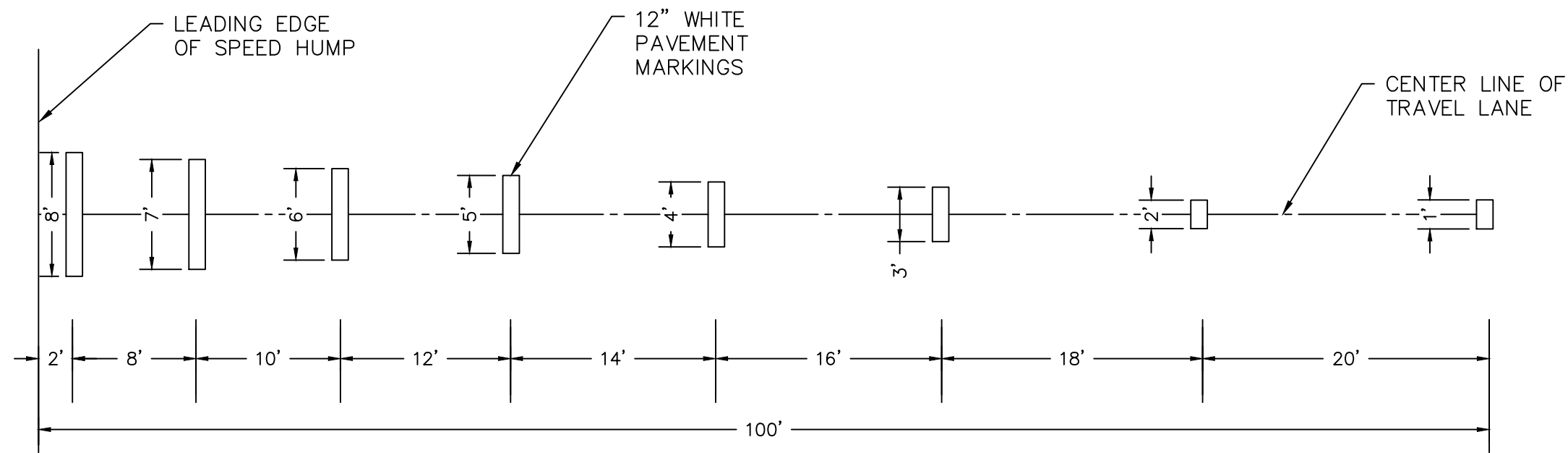


The diagram illustrates a parabolic vertical curve. A horizontal line represents the 'EXISTING GROUND'. A parabolic curve is shown above it, representing the 'FINISHED PAVEMENT'. The curve starts at a point on the left, rises to a peak, and then descends to meet the ground line again. A horizontal arrow above the curve points to the right, labeled 'DIRECTION OF TRAFFIC'. The vertical distance between the existing ground and the finished pavement at the start and end of the curve is indicated by dashed lines.

SECTION VIEW – SPEED TABLE DETAIL
N.T.S.

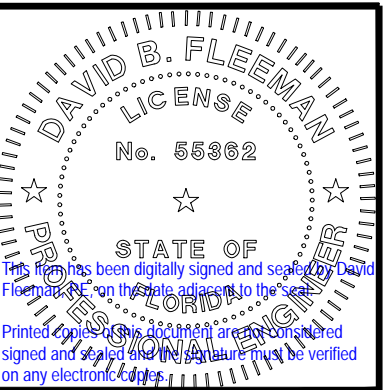


PLAN VIEW – SPEED TABLE STRIPING DETAIL



SPEED TABLE ADVANCE WARNING MARKINGS DETAIL
N.T.S.

GROUND MOUNT DELINEATOR



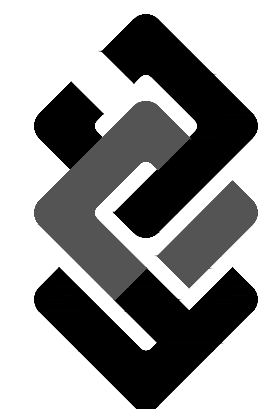
						JAN NO.
						0952-0005
						EPRN
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						GATE
						04-06-2025
						DESIGNED THANA
						KK
						KK
						CHECKED G.O.
						SIGD BY
						REVENUE
						NO.
						DATE

LAKESIDE CDD
3844 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544
PHONE: (813) 994-1001

LAKESIDE TRAFFIC CALMING

DETAILS

**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —



17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM C.A. NO. 7421

PLAN SET DATE
APRIL 28, 2025

SHEET
4 OF 4



**THIS DOCUMENT PREPARED
BY AND RETURN TO:**

JASON E. MERRITT, ESQUIRE
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

Rept: 1350199 Rec: 27.00
DS: 0.70 IT: 0.00
02/10/11 L. Korb, Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER

02/10/11 01:40pm 1 of 3
OR BK 8512 PG 3195

SPECIAL WARRANTY DEED¹

THIS SPECIAL WARRANTY DEED made as of the 16th day of November, 2010, by **Lakeside Community Association, Inc.**, a Florida non-profit corporation, hereinafter called "Grantor", with its mailing address at 5955 T.G. Lee Boulevard, Suite 300, Orlando, Florida 32822, to **Lakeside Community Development District**, a unit of special purpose local government located in Pasco County, Florida, hereinafter called "Grantee", with its mailing address at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and good and valuable non-monetary consideration, the receipt and sufficient of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in Pasco County, Florida, as described on Exhibit "A" attached hereto (hereinafter "Land").

TOGETHER WITH any interest that Grantor may have in the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

SUBJECT, HOWEVER, to the following encumbrances and restrictions: (i) all applicable governmental regulations; (ii) taxes and assessments for the year 2010 and subsequent years; and (iii) all matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose same.

Grantor warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, Florida Statutes (2009), in relation to this transfer of title.

¹ This conveyance is made for no consideration, and in accordance with Rule 12B-4.014(2)(b), Florida Administrative Code, requires only the payment of the minimum documentary stamp tax.

Grantor hereby specially warrants the title to the Land subject to the foregoing encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Jaqueline Hankins
Name: Jaqueline Hankins
Adam T. Lorry
Name: Adam T. Lorry

Signed, sealed and delivered by:

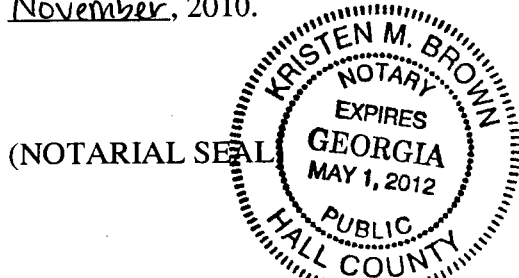
Lakeside Community Association, Inc., a
Florida non-profit corporation

DAVID L. FRAME
Name: DAVID L. FRAME
Its: _____

STATE OF Georgia)
~~FLORIDA~~)
COUNTY OF Fulton)

I HEREBY CERTIFY that on this 16 day of November, 2010, before me personally appeared David L. Frame, of Lakeside Community Ass. Inc. and that said person signed the foregoing instrument and severally acknowledged the execution thereof to be their free act and deed. Said person is personally known to me or has produced _____ as identification and did (did not) take an oath.

EXECUTED and sealed in the County and State named above this 16 day of November, 2010.



Kristen Brown
Print Name: Kristen Brown
Notary Public, State of Florida
My Commission No.:
My Commission Expires: May 1, 2012

Exhibit A – Property Description

EXHIBIT "A"**Common Area Tracts within Increment I (Phases 1A, 2A & 5) of the Development:**

Tracts A-1, B-1, B2-1, B3-1, C-1, C2-1, E2-1, F-1, G-1, H-1, J-1, K-1, L-1, M-1, N-1, P4-1, R-1, Y2-1 and Z-1, on plat of LAKESIDE PHASE 1A, 2A & 5, according to the plat thereof, as recorded in Plat Book 61, Pages 27 through 62, inclusive, as affected by Surveyor's Affidavit Confirming Error on Plat recorded November 14, 2006, in Official Records Book 7267, Page 537, Surveyor's Affidavit Confirming Error on Plat recorded December 11, 2006, in Official Records Book 7305, Page 947, Surveyor's Affidavit Confirming Error on Plat In Accordance With Florida Statutes Chapter 177.141 recorded June 20, 2008 in Official Records Book 7866, Page 448 and by that certain Surveyor's Affidavit recorded June 20, 2008 in Official Records Book 7866, Page 451, all of the Public Records of Pasco County, Florida.

ROW-2025-00418

Tab 6

☐ Soft Rush





pond 3



pond 5



sump 3







pond 14



pond 6



pond 7



Tab 7

LAKE SIDE

Landscape Inspection Report



July 16, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

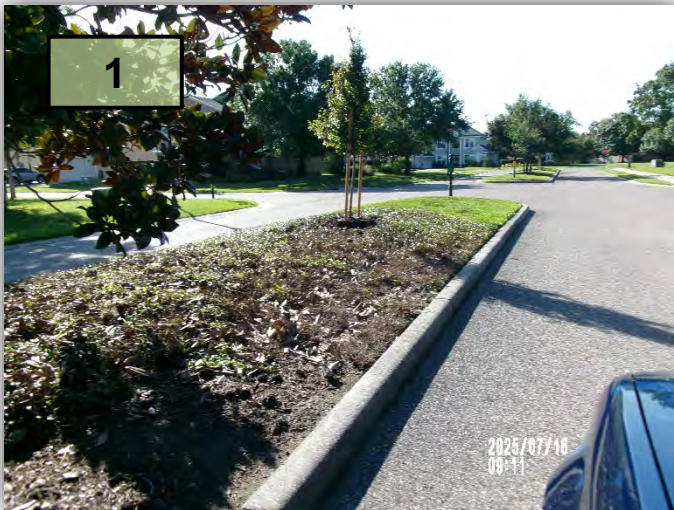
Summary, Higgins Ln,

General Updates, Recent & Upcoming Maintenance Events.

- . As detailed in my report findings, the turf requires attention. Please continue to monitor its condition closely and take necessary action as needed..

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. The newly installed Crape Myrtle on Higgins Ln. looks great, however, the surrounding jasmine minima is showing noticeable dieback. **Is the irrigation coverage here complete and working 100%?** Has Pine Lake been able to diagnose any insects or disease? Please note that the crape myrtle, needs a tree ring to help protect and establish the tree. Once it is fully established, we can allow the surrounding Jasmine Minima to fill in naturally around the base. (Pic 1)



2. On Crest Lake Dr, at the small pocket park across from Higgins Ln, recent irrigation work has left several bare turf areas, particularly leading to the irrigation box. What is the expected timeframe for the turf in this area to be restored to its original condition? (Pic 2>)

3. In the small bed within the same pocket park, the jasmine minima appears to be struggling. While it has been cut back, no detail work was completed. Please detail this bed during the next visit. Cleaning out debris, defining the edges, and lightly cultivating the soil will help encourage the Jasmine to leaf out and recover more effectively.(Pic 3)



Higgins Ln, Crest Lake Dr, Bee Tree Ct, Lakemont Dr

4. When pruning the hedges, please ensure to create height transitions by elevating the hedge heights appropriately. This will help maintain a balanced and visually appealing landscape design..(Pic 4)



7. Please redefine the bed edge around the utility box area on Crest Lake Dr. to create a clean and well-maintained appearance.
8. The bed around the utility box on Crest Lake Dr. is heavily infested with weeds. At this height and size, we should be hand-pulling to improve the bed's appearance.
9. Several 'Bracken's Brown Beauty' Magnolias around the lake near the amenity center appear to be struggling. Please inspect these trees closely to diagnose the issue. Check the root flare for proper exposure, look for signs of girdling roots, pest activity, or any other stress factors. Based on findings, treat accordingly to support tree recovery and health. (Pic 9)

5. There are numerous bare spots and stressed turf along Bee Tree Ct. The turf appears to be dying off in several areas. Is Pine Lake actively monitoring the irrigation system in this area to ensure proper coverage and function? If the turf does not recover soon, we will need to proceed with sodding the bare spots to restore the lawn's health and appearance..(Pic 5a, 5b>)



6. I noticed some exposed irrigation drip lines in the bed area along Crest Lake Dr. Please ensure these lines are properly covered to protect the system and maintain a clean appearance.



Marble Sands Ct, Hudson Blvd, Opopka St.

10. On Marble Sands Ct, there are large patches of dead turf and exposed soil. These areas should be checked for any irrigation issues, pest activity, fungal diseases, and/or soil compaction. If no answer is given I do recommend repairing the turf with new sod. (Pic 10a, 10b)



11. Following large storms, please ensure all palm debris is promptly removed. Several areas had spent palm fronds laying on top of plant material, which can cause damage or hinder growth if left in place.

12. We are still missing **Loropetalum** at the Apopka entrance near the sign. Please install 3-GAL loropetalum material in the designated area and invoice the district accordingly. (Pic 12>)

13. Weeds are still present in the jasmine minima beds along Hudson Blvd. Please remove all weeds from these beds during the next visit to maintain bed health and appearance. This area continues to need attention. (Pic 13a, 13b)



Hudson Ave, Opopka St.

14. Outside of the property along Hudson Ave, there is a large bare spot where Parson's Juniper should be established. Please inspect the irrigation in this area. Junipers are sensitive to overwatering and do not tolerate "wet feet" well. (Pic 14)



16. Along the iron rod fencing parallel to Hudson Ave, there are exposed drip irrigation lines. Please ensure these drip lines are properly covered with mulch. This will improve water absorption by the surrounding plants and protect the lines from damage or sun exposure.



15. In front of the Lakeside sign, there is a dead loropetalum among the others, along with a second plant that appears to be dying. If these are under warranty, please proceed with replacing both the dead and declining loropetalum to maintain consistency and appearance in this focal area. (Pic 15)



17. Along the pond embankment, please ensure that the Pine Lake maintenance crew is maintaining a clean edge line by using a string trimmer. Consistent trimming will help keep the area looking neat and prevent overgrowth along the water's edge. (Pic 17)



Proposals

1. To fill the existing gap, I recommend installing three 3-gallon, FULL Parson's Junipers, *Juniperus parsonii*. This will help restore continuity and enhance the overall landscape appearance.



Tab 8

From: [ramon.eslava](#)
To: [Gregg Gruhl](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]MAINTENANCE REPORT 6/27/25
Date: Friday, June 27, 2025 3:21:43 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

U V

Clean and apply oil to protect vehicle.

DOG STATIONS

Replace empty dog waste rolls. Clean and replace canastier bags.

TRASH

Go over Hudson corridor twice a week to pick up trash and debris.

Pick up trash around community and bays by the east and west entrance.

PONDS

Check for new erosion on Crest Lake and Weddington. Set up stakes and caution tape around affected areas.

Go around lakes and ponds checking areas.

BOARDS

Uptade info regarding events and food trucks.

SIGNS

Cut metal poles. Install No Parking On Grass signs on Mooshead Circle . Crater Cir . Crest Lake and Weddington

PLANTS

Count all of them on Opopka entrance.

SPIGOTS

Check all the new install around Monuments.

[Yahoo Mail: Search, Organize, Conquer](#)

From: [ramon.eslava](#)
To: [Gregg Gruhl](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]MAINTENANCE REPORT 7/4/2025
Date: Saturday, July 5, 2025 9:00:59 AM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

DOG STATIONS

Replace liners twice a week and put new bags.

PONDS

Check new erosions specially on pond 8. Put stakes and caution tape in affected areas. Walk with Christina around pond keeping record house by house of erosion in the area.

SIGNS

Install new no parking on grass signs on Sea bridge.

TRASH

Clean Hudson corridor two times a week and pick up garbage around bays and CDD areas

BOARDS

Update info for events and food trucks in the community.

SUPPLIES

Go to Lowe's to buy power machine and supplies for future cleaning of monuments. Get screws to secure the top covers in the new fence.

[Yahoo Mail: Search, Organize, Conquer](#)

From: [ramon.eslava](#)
To: [Gregg Gruhl](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]Maintenance Report 7/11/25
Date: Friday, July 11, 2025 3:17:20 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

DOG STATIONS

Check and refill emptys. Replace liners

TRASH

Go over to Hudson corridor twice a week to pick up trash and debris.

Check community and bay at the two entrances.

PONDS

Go over pond 8 with a resident to show him erosion areas.

Check the other ponds and lakes for new erosions and trash

FENCE

Secure cups with screws to prevent them from flying away when heavy winds go thru community

SIGNS

Follow up with vandalism when a resident on Mooshead circle removed twice a No Parking On Grass sign. Called Sheriff to file a report.

Cut the last 5 metal poles to attach the signs left

BOARDS

Update info regarding events and food trucks in the two of them

[Yahoo Mail: Search, Organize, Conquer](#)

From: [ramon.eslava](#)
To: [Gregg Gruhl](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]MAINTENANCE REPORT 7/18/2025
Date: Friday, July 18, 2025 4:32:18 PM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

BOARDS

Update info for events and food trucks in both of them.

EROSION

Check pond 8 after the heavy rains to see if erosion is getting worse.

Go over the other ponds to check condition.

FENCE

Finish securing covers along the new fence on Sea Bridge Dr.

POWER WASH

Clean and power wash 5 Monuments along Lakemont Drive.

DOG STATIONS

Check all of them . Replace empties with new bags. Check for liners.

SIGNS

Go over community checking all of them.

MAIL BOXES

Remove lost cat signs from both sides of boxes.

TRASH

Removed trash and garbage from Hudson Av corridor. Pick up trash on bays on both entrances and around community

[Yahoo Mail: Search, Organize, Conquer](#)

From: [ramon.eslava](#)
To: [Gregg Gruhl](#); [Natasha Betancourt](#)
Subject: [EXTERNAL]MAINTENANCE REPORT 7/25/25
Date: Friday, July 25, 2025 10:44:17 AM

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

BOARDS

Update info regarding events and food trucks in the community

LITTER

Pick up trash and debris along Hudson Av. Twice a week.

Maintain bays on Lakemont Dr free of garbage and trash

Keep clean the Sea bridge Dr area.

Check wetlands C D H F.

SIGNS

Straight couple of them on Sea Bridge.

UT VEHICLE

Clean and wash

MAIL BOXES

Clean and apply oil in few of them on BeeTree court

EROSIONS

Check pond 8 for erosion appearing on area that was fixed already.

Check the surroundings

Check pond 6 regarding a complaint from a resident about new erosion. Contact Landscapers to clean area properly

FRONT MONUMENTS

Check circuit breakers and wiring . Lights are out..

Report to Jeff (Landscaping) to trim and clean areas behind

[Yahoo Mail: Search, Organize, Conquer](#)

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 3, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager Updates

District Manager's Report

August 6

2025

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<u>FINANCIAL SUMMARY</u>		<u>6/30/2025</u>
General Fund Cash & Investment Balance:		\$234,994
Reserve Fund Cash & Investment Balance:		\$642,160
Debt Service Fund Investment Balance:		<u>\$801,192</u>
Total Cash and Investment Balances:		\$1,678,346
General Fund Expense		Over
Variance: \$29,342		Budget



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

June 30, 2025

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 06/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	227,003	(135,394)	15,788	107,397	0	0
Investments	7,991	777,554	785,404	1,570,949	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	801,192
Amount To Be Provided Debt Service	0	0	0	0	0	8,408,808
Total Assets	235,746	642,160	801,192	1,679,098	13,264,471	9,210,000
Liabilities						
Accounts Payable	2,868	0	0	2,868	0	0
Accrued Expenses	3,500	0	0	3,500	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
Total Liabilities	6,368	0	0	6,368	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	134,419	40,935	34,336	209,690	0	0
Total Fund Equity & Other Credits	229,378	642,160	801,192	1,672,730	13,264,471	0
Total Liabilities & Fund Equity	235,746	642,160	801,192	1,679,098	13,264,471	9,210,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	84	84
Special Assessments				
Tax Roll	653,597	653,597	659,611	6,014
Total Revenues	653,597	653,597	659,695	6,098
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	8,600	400
Total Legislative	12,000	9,000	8,600	400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	17,209	12,907	12,907	0
Administrative Services	5,163	3,872	3,872	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	4,500	4,500	0
District Engineer	20,000	15,000	24,047	(9,047)
District Management	17,459	13,094	13,095	0
Dues, Licenses & Fees	275	250	185	65
Financial & Revenue Collections	5,736	4,302	4,302	0
Legal Advertising	2,000	1,500	2,318	(819)
Public Officials Liability Insurance	3,112	3,112	3,027	85
Tax Collector/Property Appraiser Fees	150	150	388	(238)
Trustees Fees	7,000	7,000	6,914	86
Website Hosting, Maintenance, Backup & E	2,400	1,800	1,800	0
Total Financial & Administrative	98,043	78,026	87,893	(9,867)
Legal Counsel				
District Counsel	30,000	22,500	34,765	(12,265)
Total Legal Counsel	30,000	22,500	34,765	(12,265)
Electric Utility Services				
Utility - Street Lights	3,500	2,625	552	2,073
Utility Services	7,400	5,550	5,805	(255)
Total Electric Utility Services	10,900	8,175	6,357	1,818
Stormwater Control				
Aquatic Maintenance	28,092	21,069	21,069	0
Aquatic Plant Replacement	5,000	3,750	0	3,750
Stormwater System Maintenance	5,000	3,750	0	3,750
Total Stormwater Control	38,092	28,569	21,069	7,500
Other Physical Environment				
Amenity Management Service Contracts	33,291	24,969	21,299	3,669
Dog Waste Station Supplies & Mainte-	2,000	1,500	2,367	(866)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 06/30/2025	Year To Date 06/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
nance				
Entry & Walls Maintenance & Repair	5,000	3,750	0	3,750
Entry Monument Light Maintenance	1,500	1,125	314	811
General Liability Insurance	3,112	3,112	3,027	85
Irrigation Maintenance & Repair	30,000	22,500	49,397	(26,897)
Landscape - Annuals/Flowers	10,481	7,860	4,756	3,105
Landscape - Mulch	24,000	18,000	26,659	(8,659)
Landscape Inspection Services	11,700	8,775	8,775	0
Landscape Maintenance	180,000	135,000	135,312	(312)
Landscape Replacement Plants, Shrubs, Tr	22,500	16,875	45,829	(28,955)
Landscape-Wetlands D & E	14,000	10,501	10,500	0
Mailbox Repair & Maintenance	5,000	3,750	230	3,521
Property Insurance	1,858	1,858	1,932	(74)
Rust Prevention	9,120	6,840	7,600	(760)
Tree Trimming Services	7,500	5,625	0	5,625
Well Maintenance	2,500	1,875	1,551	324
Total Other Physical Environment	363,562	273,915	319,548	(45,633)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	3,750	0	3,750
Sidewalk Maintenance & Repair	15,000	11,250	0	11,250
Street Sign Repair & Replacement	2,000	1,500	2,854	(1,354)
Total Road & Street Facilities	22,000	16,500	2,854	13,646
Contingency				
Capital Improvements	40,000	30,000	0	30,000
Miscellaneous Contingency	39,000	29,250	44,191	(14,941)
Total Contingency	79,000	59,250	44,191	15,059
Total Expenditures	653,597	495,935	525,277	(29,342)
Total Excess of Revenues Over(Under) Ex- penditures	0	157,662	134,418	(23,244)
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	94,960	94,959
Total Fund Balance, End of Period	0	157,662	229,378	71,715

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,440	9,440
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>210,256</u>	<u>52,440</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	169,320	(11,504)
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>169,320</u>	<u>(11,504)</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>169,320</u>	<u>(11,504)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>40,936</u>	<u>40,936</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>601,224</u>	<u>601,224</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>642,160</u>	<u>642,160</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	16,902	16,902
Special Assessments				
Tax Roll	389,999	389,999	392,889	2,891
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>409,791</u>	<u>19,793</u>
Expenditures				
Debt Service				
Interest	264,999	264,999	266,837	(1,839)
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>391,837</u>	<u>(1,839)</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>391,837</u>	<u>(1,839)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>17,954</u>	<u>17,954</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>412,805</u>	<u>412,805</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>430,759</u>	<u>430,759</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 06/30/2025 YTD Budget	Year To Date 06/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	13,593	13,593
Special Assessments				
Tax Roll	341,369	341,369	343,899	2,530
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>357,492</u>	<u>16,123</u>
Expenditures				
Debt Service				
Interest	236,369	236,369	236,110	259
Principal	105,000	105,000	105,000	0
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>341,110</u>	<u>259</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>341,110</u>	<u>259</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>16,382</u>	<u>16,382</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>370,433</u>	<u>370,433</u>

**Lakeside CDD
Investment Summary
June 30, 2025**

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2025</u>
Valley Bank	Governmental Checking	\$ 7,991
Total General Fund Investments		\$ 7,991
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking/ICS	527,554
Total Reserve Fund Investments		\$ 777,554
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	227,608
US Bank Series 2015 Prepayment	US Bank GCTS 0490	51
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	190,158
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	2,530
Total Debt Service Fund Investments		\$ 785,404

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/P Ledger
From 06/01/2025 to 06/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	06/26/2025	Florida Design Consultants, Inc.	48797	Engineering Services 05/25	1,232.50
	235 General Fund	06/30/2025	Rizzetta & Company, Inc.	INV0000100650	Cell Phone 06/25	50.00
	235 General Fund	06/30/2025	Suncoast Rust Control, Inc.	08498	Commercial Monthly Rust Control Service 06/25	760.00
	235 General Fund	06/30/2025	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 06/25 ACH 235	Electric Summary 06/25	768.51
	235 General Fund	06/30/2025	Withlacoochee River Electric Cooperative, Inc.	Electric Summary 06/25 ACH 235	Electric Summary 06/25	56.74
Sum for 235, 2258						2,867.75
Sum for 235						2,867.75
Sum Total						2,867.75

Lakeside Community Development District
Notes to Unaudited Financial Statements
June 30, 2025

Balance Sheet

1. Trust statement activity has been recorded through 06/30/25.
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.

Tab 10

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 shade session and regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, July 2, 2025, at 10:00 a.m.** at the located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

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 (via conference call)
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Company
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Alex Solano	Representative, Aquatic Weed Control
Paula Rosado	Representative, Aquatic Weed Control
Jeff King	Representative, Pine Lake
Ron Mosley	Representative, Alarm Engineer
CJ Green	Representative, Crosscreek Mad Dog
MD Smith	Representative, International ISS
Robb Brown	Representative, Finn Outdoor
Darrin Hoggins	Representative, Aquagenix
Amy Palmer	Representative, Lighthouse Engineering
Jack Moran	Representative, Ecological Improvements

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

FIRST ORDER OF BUSINESS

Called to Order

The shade session 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 Security Systems

The Board discussed the Security systems for the District.

On a Motion by Mr. Dexter, seconded by Ms. Dexter, with all in favor, the Board of Supervisors approved the District Counsel to work with the county to get permission to have cameras on the CDD property for the Lakeside Community Development District.

On a Motion by Ms. Ramlot , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Ron Mosley Alarm System Proposal for \$23,645 with the county's approval, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

ADJOURNMENT

The Board concluded the current meeting and continued with the regular meeting.

Regular Meeting:

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 FY 2025-2026 Budget

The Board discussed the FY 2025-2026 Budget.

B. Discussion of FY 2024-2025 District Goals and Objectives

The Board discussed the District's goals and objectives.

C. Discussion of Pond Erosion

The Board discussed pond erosion and heard presentations from vendors regarding potential solutions. The Board requested that each vendor submit a comprehensive proposal including the scope of work and estimated costs for consideration.

D. Consideration of Erosion Proposals

The Board approved Jack Moran with Ecological Improvements to provide consulting services for Pond 6, Pond 8, and the pier. District Counsel will draft an agreement for the work.

E. Ratification of Pine Lake Revised Elm Replacement Proposal

The Board tabled the proposal.

F. Ratification of Pine Lake Revised Apopka Entrance Island Bed Renovation Proposal

On a Motion by Ms. Ramlot , seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified the Pine Lake Revised Apopka Entrance Island Bed Renovation Proposal for the amount of \$1,680.00, for the Lakeside Community Development District.

G. Consideration of RFQ for District Engineer Services proposal

Ms. Palmer presented the Lighthouse RFQ for District Engineer Services.

On a Motion by Ms. Brooks , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Lighthouse Engineering to serve as the District Engineer beginning August 1, 2025. Lighthouse will work with David Fleeman to facilitate the transition and transfer of necessary items, for the Lakeside Community Development District.

H. Discussion of District Towing Rules and Procedures

The Board discussed the District's towing rules and procedures. The Board requested a new towing vendor attends the September meeting.

I. Consideration of Resolution 2025-09, Setting Public Hearing on Amended Towing Rule

The Board requested that this item be tabled.

J. Discussion of Meeting Times and Locations

The Board discussed the FY 2025-2026 meeting schedule and location. They considered holding meetings at the Lakeside Clubhouse, subject to availability. The HOA will be contacted for confirmation.

K. Ratification of High Trim Tree Removal Proposal

The Board requested that this item be tabled.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Mr. Fleeman reviewed the District Engineer's report.

He mentioned he is waiting for an update on the street calming project.

The Board requested the District Manager to reach out to Meadow Oaks asking for an update on when they're completed, and ask them to come to the next meeting.

The Board requested the Meadow Oaks contact information.

The District Counsel will review the Meadow Oaks Agreement with the CDD and provide feedback.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

Mr. Solano presented his report to the Board.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

Mr. Liggett presented the Field Service Report.

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Pine Lake Bee Tree proposal, for the Lakeside Community Development District.

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report

The Board requested a proposal for Bahia.

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the Pine Lake Spigot Install at Monuments Proposal #6072 for the amount of \$3,982.62, for the Lakeside Community Development District.

E. Property Maintenance Report

The Board directed Mr. Eslava to remove the plants located on CDD property along Nesbit and hold them for resident pickup. The Board also requested that the planted pots be moved onto CDD property.

F. District Counsel

The Board requested District Counsel to draft a letter to the HOA regarding irrigation issues and missing sod contributing to erosion.

Ms. Brooks will work with the Maintenance Manager and provide supporting photos to District Counsel.

District Counsel provided an update on the fishing policy. The Board requested the policy be posted on the CDD website.

District Counsel discussed the incidents involving residents removing signs. Counsel will draft a letter to the homeowner, and the Board directed the District Manager to send the letters.

The Board also directed the District Manager to file a police report against the homeowner and follow up with the residents, informing them that the request to move the signs has been denied.

G. District Manager and Monthly Financials

1. Presentation of District Manager's Report

The Board tabled this item until the next meeting.

2. Discussion on WREC Deposit Reimbursement

On a Motion by Ms. Brooks , seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the WREC light project proposal in the amount of \$11,874.85, to be funded from the Capital Improvement budget, for the Lakeside Community Development District.

3. Presentation of Quarterly Website Audit

Mr. Adams presented the website audit.

4. Presentation of FY 2023-2024 Final Audit

On a Motion by Ms. Ramlot , seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the FY 2023-2024 Final Audit, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on May 7, 2025**

On a Motion by Ms. Brooks, seconded by Mr. Woods, with all in favor, the Board of Supervisors approved May 7, 2025, minutes, as presented, for the Lakeside Community Development District.

**B. Consideration of Minutes of the Board of Supervisors
Regular Meeting June 4, 2025**

On a Motion by Ms. Callahan, seconded by Mr. Woods, with all in favor, the Board of Supervisors approved the June 4, 2025, minutes, as presented, for the Lakeside Community Development District.

C. Consideration of Operation & Maintenance Expenditures for April 2025

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified April 2025 (\$129,664.04) Operation and Maintenance Expenditures, for the Lakeside Community Development District.

D. Consideration of Operation & Maintenance Expenditures for May 2025

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified May 2025 (\$37,613.47) Operation and Maintenance Expenditures, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Ramlot requested solar speed signs and raised concerns about a resident at 13733 Newport Shores removing property stakes.

The Board directed District Counsel to send a letter requiring the removal of the fence and

reinstallation at the original stakes.

Ms. Brooks requested an update on repairs and the irrigation break.

The Board directed the District Manager to contact the HOA and request that the resident trim the tree. The HOA is also responsible for coordinating with the vendor regarding securing the shed.

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 Ms. Brooks, and seconded by Ms. Ramlot, with three in favor, the Board of Supervisors to adjourn the meeting at 3:01 p.m., for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 11

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 June 2025 For Board Approval

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

The total items being presented: **\$93,712.96**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300064	110162	Aquatic Maintenance 06/25	\$ 2,341.00
Barbara A. Callahan	300067	BC060425	Board of Supervisors Meeting 06/04/25	\$ 200.00
Charles Wood	300068	CW060425	Board of Supervisors Meeting 06/04/25	\$ 200.00
Christina Brooks	300069	CB060425	Board of Supervisors Meeting 06/04/25	\$ 200.00
Florida Design Consultants, Inc.	300070	48638	Engineering Services 04/25	\$ 4,706.25
Gordon G Dexter	300071	GD060425	Board of Supervisors Meeting 06/04/25	\$ 200.00
Kilinski Van Wyk, PLLC	300079	12477	Legal Services 05/25	\$ 5,490.42
Kilinski Van Wyk, PLLC	300079	12478	Legal Services 05/25	\$ 162.50
Linda Ramlot	300072	LR060425	Board of Supervisors Meeting 06/04/25	\$ 200.00
Pasco County Tax Collector	300080	2024 Postage Assessment 235	2024 Postage Assessment	\$ 238.10
Pine Lake Services, LLC	300085	6634	Plant Material Install / Irrigation Enhancement 03/25	\$ 1,289.04

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300085	6635	Plant Material Install / Irrigation Enhancement 03/25	\$ 2,662.80
Pine Lake Services, LLC	300085	6636	Plant Material Install / Irrigation Enhancement 03/25	\$ 1,289.04
Pine Lake Services, LLC	300085	6637	Plant Material Install / Irrigation Enhancement 03/25	\$ 1,289.04
Pine Lake Services, LLC	300085	6638	Plant Material Install / Irrigation Enhancement 03/25	\$ 3,525.43
Pine Lake Services, LLC	300085	6639	Plant Material Install / Irrigation Enhancement 03/25	\$ 1,289.04
Pine Lake Services, LLC	300085	6961	Bed 4 Renovation 03/25	\$ 2,833.33
Pine Lake Services, LLC	300085	6962	Bed 3 Renovation 03/25	\$ 2,833.33
Pine Lake Services, LLC	300085	6963	Bed 2 Renovation 03/25	\$ 2,833.33
Pine Lake Services, LLC	300085	6964	Bed 1 Renovation 03/25	\$ 2,833.33
Pine Lake Services, LLC	300085	7066	Plant Material Install / Irrigation Enhancement 03/25	\$ 2,833.33
Pine Lake Services, LLC	300085	7067	Plant Material Install / Irrigation Enhancement 03/25	\$ 2,833.33

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300085	7108	Tree Removal 03/25	\$ 625.00
Pine Lake Services, LLC	300085	7275	Tree Removal 03/25	\$ 937.50
Pine Lake Services, LLC	300085	7320	Monthly Irrigation Services 05/25	\$ 1,166.65
Pine Lake Services, LLC	300085	7321	Monthly Irrigation Services 05/25	\$ 1,700.00
Pine Lake Services, LLC	300063	7381	Annual Plants Installation 04/25	\$ 2,247.00
Pine Lake Services, LLC	300063	7404	Irrigation Repair 05/25	\$ 3,200.65
Pine Lake Services, LLC	300063	7485	Monthly Landscape Services 06/25	\$ 14,633.34
Pine Lake Services, LLC	300063	7486	Monthly Irrigation Services 06/25	\$ 1,166.66
Pine Lake Services, LLC	300063	7487	Monthly Irrigation Services 06/25	\$ 1,700.00
Pine Lake Services, LLC	300085	7592	Install Queen Emma 06/25	\$ 278.00
Pine Lake Services, LLC	300085	7598	Apopka Entrance Island Bed Renovation 06/25	\$ 5,999.67

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300085	7599	Irrigation Enhancement 06/25	\$ 3,982.62
Pine Lake Services, LLC	300085	7600	Install Elm Tree 06/25	\$ 615.00
Precision GPR, LLC	300075	1212	Subsurface Investigation 06/25	\$ 1,100.00
Rizzetta & Company, Inc.	300065	INV0000099628	Personnel Reimbursement 05/25	\$ 1,041.53
Rizzetta & Company, Inc.	300062	INV0000099649	District Management Fees 06/25	\$ 5,472.25
Rizzetta & Company, Inc.	300066	INV0000099786	Personnel Reimbursement, Amenity Management & Oversight 06/25	\$ 1,664.50
Rizzetta & Company, Inc.	300076	INV0000099808	Cell Phone 05/25	\$ 50.00
Rizzetta & Company, Inc.	300077	INV0000100267	Personnel Reimbursement 06/25	\$ 919.56
Suncoast Rust Control, Inc.	300073	08384	Commercial Monthly Rust Control Service 05/25	\$ 760.00
Times Publishing Company	300074	41237-060825	Account# TB117744 Legal Advertising 06/25	\$ 240.00
Times Publishing Company	300083	42378-062225	Account# TB117744 Legal Advertising 06/25	\$ 177.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	300082	42383-061525	Account# TB117744 Legal Advertising 06/25	\$ 180.50
Valley National Bank	20250626-1	CC053125-235 ACH	Credit Card Expenses 05/25	\$ 645.67
Withlacoochee River Electric Cooperative, Inc.	20250627-1	Electric Summary 05/25 ACH 235	Electric Summary 05/25 ACH	<u>\$ 927.22</u>
Report Totals				<u>\$ 93,712.96</u>

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

Lakeside CDD
Meeting Date: June 4, 2025
SUPERVISOR PAY REQUEST

RECEIVED
06-04-2025

<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.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:03am
Meeting End Time:	1:00
Total Meeting Time:	3:03

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: _____

Dayl Ann



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: June 4, 2025
Project Number: 552-0005
Invoice Number: 48638
Invoice Period: 4/12/2025 to 5/16/2025

Project: Lakeside CDD

SERVICES PERFORMED:

CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Coordinate with WREC regarding street lights
- Coordination with CDD manager
- Prepare for and attend monthly board meeting
- Coordinate perimeter fence stakeout
- Coordinate punch list with Schaer
- Speed table permitting
- Survey crew stake perimeter fence

Description	Hours	Rate	Cost
Vice President of Engineering	5.75	\$265.00	\$1,523.75
Field Crew - 3 Person	6.00	\$190.00	\$1,140.00
Project Engineer 2	10.75	\$165.00	\$1,773.75
Survey Technician	1.25	\$110.00	\$137.50
Clerical	1.75	\$75.00	\$131.25
Subtotal:			\$4,706.25

RECEIVED
06-04-2025

Total Invoice Amount: \$4,706.25

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 # 12477
Date: 06/14/2025
Due On: 07/14/2025

Lakeside CDD -01 General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	05/06/2025	Confer with District Manager regarding RFQ for District Engineering Services, survey for District property.	0.20	\$295.00	\$59.00
Service	MH	05/07/2025	Confer with District staff regarding agenda items.	1.00	\$325.00	\$325.00
Service	GK	05/07/2025	Review agenda materials, including vendor proposals, staff reports; review Florida Statutes and Pasco County Ordinances regarding golf carts, policies regarding the same; prepare resolution approving Fiscal Year 2026 proposed budget for an assessment increase, confer with District Manager regarding the same; confer with District Manager regarding agenda items, Meadow Oaks invoices and payment of the same; review property ownership regarding clubhouse parcel, adjacent parcel with dock; attend Board meeting.	7.70	\$295.00	\$2,271.50
Service	CD	05/07/2025	Telephone Call to Darryl Adams; Email to District staff regarding new supervisor Notebook.	0.20	\$185.00	\$37.00
Service	SH	05/07/2025	Monitor legislation affecting District and provide newsletter summary of same.	0.20	\$265.00	\$53.00
Expense	KB	05/07/2025	Travel: Mileage - GR.	54.00	\$0.67	\$36.18
Service	GK	05/08/2025	Prepare letter to Schaer Development	0.60	\$295.00	\$177.00

			regarding warranty for stormwater repair services, confer with District Manager regarding the same.			
Service	MH	05/08/2025	Confer with District staff regarding meeting matters and Pasco County ordinances.	0.10	\$325.00	\$32.50
Service	GK	05/09/2025	Confer with District Manager regarding encroachment on District property.	0.10	\$295.00	\$29.50
Service	MH	05/13/2025	Confer with District staff regarding status of ongoing projects and Board meeting matters.	0.10	\$325.00	\$32.50
Service	GK	05/14/2025	Update RFQ for District Engineering Services, confer with District Manager regarding the same.	0.40	\$295.00	\$118.00
Service	CD	05/19/2025	Finalize New Supervisor Notebook for Barbara Callhan and send same.	0.60	\$185.00	\$111.00
Service	GK	05/20/2025	Confer with District Manager regarding status of ongoing projects; update letter to Schaer Development regarding repair work, warranty provision for the same; prepare letter to 13927 Nesbit Court regarding property encroachment; prepare agreement for fence installation by Fence Outlet.	2.60	\$295.00	\$767.00
Service	MH	05/20/2025	Review and revise letters to Schaefer regarding stormwater repairs and to resident regarding encroachment; confer with District staff regarding same.	0.90	\$325.00	\$292.50
Service	GK	05/21/2025	Update and finalize letter to Schaer Development regarding repair work, warranty provision for the same.	0.20	\$295.00	\$59.00
Service	GK	05/21/2025	Confer with District Manager regarding enroachments on District property at Knotty Lane, status of the same.	0.20	\$295.00	\$59.00
Expense	CP	05/21/2025	Certified Mail: Ardalani Djamileh 13927 Nesbit Court Hudson, Florida 34669 Certified Mail 9589 0710 5270 3023 4673 45	1.00	\$5.58	\$5.58
Expense	CP	05/21/2025	Certified Mail: Schaer Development of Central Florida, Inc. 1650 Coqui Court	1.00	\$7.16	\$7.16

Odessa, Florida 33556 c/o Arthur L. Schaer Via Certified Mail 9589 0710 5270 3023 4673 52						
Service	MH	05/21/2025	Confer with District staff regarding warranty and notice to vendor regarding same.	0.10	\$325.00	\$32.50
Service	GK	05/23/2025	Prepare mailed and published notices for Fiscal Year 2026 budget and O&M assessment public hearings, affidavit of mailing for the same.	0.70	\$295.00	\$206.50
Service	GK	05/28/2025	Review letter from Schaer Development regarding warranty request for work; review District Engineer resignation, confer with District Manager regarding the same.	0.40	\$295.00	\$118.00
Service	GK	05/30/2025	Confer with District Management regarding encroachments on District property, status of the same; prepare letter regarding County Ordinance for pet waste disposal requirements, confer with District Manager regarding the same; confer with District Manager regarding proposed amended towing rules; prepare Annual Assessment and Appropriation Resolutions.	1.80	\$295.00	\$531.00
Service	MH	05/30/2025	Confer with District staff regarding engineer resignation, status of RFQ for engineering services, erosion repair project, and Pasco County ordinances applicable to the District's properties.	0.20	\$325.00	\$65.00
Service	MH	05/30/2025	Review and revise form letter regarding improper disposal of pet waste.	0.20	\$325.00	\$65.00

Total \$5,490.42


 RECEIVED
06/16/2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
----------------	--------	------------	-------------------	-------------

12477	07/14/2025	\$5,490.42	\$0.00	\$5,490.42
Outstanding Balance				\$5,490.42
Total Amount Outstanding				\$5,490.42

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 # 12478
Date: 06/14/2025
Due On: 07/14/2025

Lakeside CDD - 106 Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	05/07/2025	Confer with District staff regarding status of payments to and from the District related to Meadow Oaks utility project.	0.50	\$325.00	\$162.50

Total \$162.50

RECEIVED
06/16/2025

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
12478	07/14/2025	\$162.50	\$0.00	\$162.50
Outstanding Balance				\$162.50
Total Amount Outstanding				\$162.50

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

Please pay within 30 days.



MIKE FASANO

TAX COLLECTOR
PASCO COUNTY FLORIDA

POST OFFICE BOX 276 • DADE CITY, FLORIDA 33526-0276

June 16, 2025

Lakeside CDD
Rizzetta & Co
3434 Colwell Ave Suite 200
Tampa, FL 33614-8390

Re: Lakeside CDD Postage Assessment

Pursuant to F.S. 197.3632, this letter will serve as an invoice for \$238.10 for the cost of collection of Lakeside CDD Postage Assessment for the 2024 Tax Year.

Should you have any questions, please feel free to contact my office.

RECEIVED
06/17/2025

Best wishes,

Mike Fasano
Tax Collector

MF/mg

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER
DADE CITY
TELEPHONE 352.521.4360

CENTRAL PASCO GOVERNMENT CENTER
LAND O'LAKES
TELEPHONE 813.235.6020

WEST PASCO GOVERNMENT CENTER
NEW PORT RICHEY
TELEPHONE 727.847.8165

COMPARK 75 BUSINESS PARK
WESLEY CHAPEL
TELEPHONE 813.235.6020

TAX COLLECTOR BUILDING
GULF HARBORS
TELEPHONE 727.847.8165



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6634
Terms	Due Date
Net 30	04/09/25

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
\$1,289.04	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,289.04	\$0.00	\$1,289.04

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 Small Monument Bed Restoration 9/3/24

Plant Material Install	\$1,204.32	\$0.00	\$1,204.32
Irrigation Enhancement	\$84.72	\$0.00	\$84.72
Total	\$1,289.04	\$0.00	\$1,289.04

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6635
Terms	Due Date
Net 30	04/09/25

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
\$2,662.80	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,662.80	\$0.00	\$2,662.80

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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 Small Monument Bed Restoration 9/3/24

Plant Material Install	\$2,408.65	\$0.00	\$2,408.65
Irrigation Enhancement	\$254.15	\$0.00	\$254.15
Total	\$2,662.80	\$0.00	\$2,662.80

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6636
Terms	Due Date
Net 30	04/09/25

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
\$1,289.04	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,289.04	\$0.00	\$1,289.04

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questions, please feel free to
contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Lakeside Small Monument Bed Restoration 9/3/24

Plant Material Install	\$1,204.32	\$0.00	\$1,204.32
Irrigation Enhancement	\$84.72	\$0.00	\$84.72
Total	\$1,289.04	\$0.00	\$1,289.04

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6637
Terms	Due Date
Net 30	04/09/25

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
\$1,289.04	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,289.04	\$0.00	\$1,289.04

Pine Lake Services, LLC
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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 Small Monument Bed Restoration 9/3/24

Plant Material Install	\$1,204.32	\$0.00	\$1,204.32
Irrigation Enhancement	\$84.72	\$0.00	\$84.72
Total	\$1,289.04	\$0.00	\$1,289.04

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6638
Terms	Due Date
Net 30	04/09/25

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
\$3,525.43	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,525.43	\$0.00	\$3,525.43

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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 Small Monument Bed Restoration 9/3/24

Plant Material Install	\$3,186.57	\$0.00	\$3,186.57
Irrigation Enhancement	\$338.86	\$0.00	\$338.86
Total	\$3,525.43	\$0.00	\$3,525.43

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/10/25	6639
Terms	Due Date
Net 30	04/09/25

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,289.04	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,289.04	\$0.00	\$1,289.04

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projects@pinelakeLLC.com or
(813) 948-4736.

Lakeside Small Monument Bed Restoration 9/3/24

Plant Material Install	\$1,204.32	\$0.00	\$1,204.32
Irrigation Enhancement	\$84.72	\$0.00	\$84.72
Total	\$1,289.04	\$0.00	\$1,289.04

RECEIVED
03-10-2025



12980 Tarpon Springs Road
Odessa, FL 33556

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INVOICE

Date	Invoice No.
03/25/25	6961
Terms	Due Date
Net 30	04/24/25

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
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

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 Bed 4 Bed Renovation

- Infill bed with
Arboricola and
Blue Daze
- Irrigation will be
inspected to
ensure proper
function
- Add new drip
line to bed

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/25/25	6962
Terms	Due Date
Net 30	04/24/25

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
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

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 Bed 3 Bed Renovation

- Infill bed with
Arboricola and
Blue Daze
- Irrigation will be
inspected to
ensure proper
function
- Add new drip
line to bed

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/25/25	6963
Terms	Due Date
Net 30	04/24/25

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

Pine Lake Services, LLC
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opportunity to bid. We look
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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 Bed 2 Bed Renovation

- Infill bed with
Arboricola and
Blue Daze
- Irrigation will be
inspected to
ensure proper
function
- Add new drip
line in bed

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/25/25	6964
Terms	Due Date
Net 30	04/24/25

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
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

Pine Lake Services, LLC
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contact us at any time at
projects@pinelakeLLC.com or
(813) 948-4736.

Lakeside Bed 1 Bed Renovation

- Infill bed with
Arboricola and
Blue Daze
- Irrigation will be
inspected to
ensure proper
function
- Add new drip
line to bed to

replace old drip
line

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/30/25	7066
Terms	Due Date
Net 30	04/29/25

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
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

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 Bed 6 Renovation

- Renovate bed
with Variegated
Arboricola and
Blue Daze.
- Bed irrigation
will be
inspected for
proper
functioning

- irrgation
- Add new drip line to beds

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-31-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
03/30/25	7067
Terms	Due Date
Net 30	04/29/25

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,833.33	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,833.33	\$0.00	\$2,833.33

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 Bed 5 Bed Renovation

- Infill bed with
Arboricola and
Blue Daze
- Irrigation will be
inspected to
ensure proper
function
- Add new drip
line to bed

<i>Plant Material Install</i>	\$2,712.53	\$0.00	\$2,712.53
<i>Irrigation Enhancement</i>	\$120.80	\$0.00	\$120.80
Total	\$2,833.33	\$0.00	\$2,833.33

RECEIVED
03-31-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/09/25	7108
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
\$625.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$625.00	\$0.00	\$625.00

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
and Grind Lakemont Drive
March 2025**

- Cut down and grind stump
- Remove all debris and jobsite cleanup will be completed



<i>Tree Removal And Grind</i>	<i>\$625.00</i>	<i>\$0.00</i>	<i>\$625.00</i>
Total	\$625.00	\$0.00	\$625.00

RECEIVED
04-09-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
04/30/25	7275
Terms	Due Date
Net 30	05/30/25

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
\$937.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$937.50	\$0.00	\$937.50

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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 Diseased Tree
Removal March 2025**

- Remove two diseased trees from center island on Lakemont Dr
- Cut and grind both stumps
- Jobsite cleanup is included in price





<i>General Arbor Work</i>	<i>\$937.50</i>	<i>\$0.00</i>	<i>\$937.50</i>
Total	\$937.50	\$0.00	\$937.50

RECEIVED
04-30-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/25	7320
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
\$1,166.65	

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 May 2025		\$1,166.65	\$0.00	\$1,166.65
	#3986 - Lakeside Community Development wetlands D & E RENEWAL 24-25 May 2025		\$1,166.65	\$0.00	\$1,166.65
Total			\$1,166.65	\$0.00	\$1,166.65

RECEIVED
05-01-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/01/25	7321
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
\$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 May 2025		\$1,700.00	\$0.00	\$1,700.00
	#4115 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 24 -25 May 2025		\$1,700.00	\$0.00	\$1,700.00
Total			\$1,700.00	\$0.00	\$1,700.00

RECEIVED
05-01-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/07/25	7381
Terms	Due Date
Net 30	06/06/25

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
\$2,247.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,247.00	\$0.00	\$2,247.00

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
Annual Rotation
April 2025

- Install 915 Vinca
throughout the
community

Plant Material Install	\$2,247.00	\$0.00	\$2,247.00
Total	\$2,247.00	\$0.00	\$2,247.00

RECEIVED
05-07-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
05/14/25	7404
Terms	Due Date
Net 30	06/13/25

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$3,200.65	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,200.65	\$0.00	\$3,200.65

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projects@pinelakeLLC.com or
(813) 948-4736.

***Irrigation repairs needed -
Replace broken rotors.
Replace broken 3" mainline
by zone 6. Replace all bad
nozzles***

Clock 1 Zone 1	\$141.23	\$0.00	\$141.23
Clock 1 Zone 3	\$3,059.42	\$0.00	\$3,059.42
Total	\$3,200.65	\$0.00	\$3,200.65

RECEIVED
05-14-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7485
Terms	Due Date
Net 30	07/01/25

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 June 2025		\$14,633.34	\$0.00	\$14,633.34
	#3985 - Lakeside Community Development RENEWAL 24-25 June 2025		\$14,633.34	\$0.00	\$14,633.34
Total			\$14,633.34	\$0.00	\$14,633.34

RECEIVED
05-30-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7486
Terms	Due Date
Net 30	07/01/25

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 June 2025		\$1,166.66	\$0.00	\$1,166.66
	#3986 - Lakeside Community Development wetlands D & E RENEWAL 24-25 June 2025		\$1,166.66	\$0.00	\$1,166.66
Total			\$1,166.66	\$0.00	\$1,166.66

RECEIVED
05-30-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/25	7487
Terms	Due Date
Net 30	07/01/25

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 June 2025		\$1,700.00	\$0.00	\$1,700.00
	#4115 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 24 -25 June 2025		\$1,700.00	\$0.00	\$1,700.00
Total			\$1,700.00	\$0.00	\$1,700.00

RECEIVED
05-30-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/24/25	7592
Terms	Due Date
Net 30	07/24/25

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
\$278.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$278.00	\$0.00	\$278.00

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.

Install 2 - 7gal Queen Emma.

Plant Material Install	\$278.00	\$0.00	\$278.00
Total	\$278.00	\$0.00	\$278.00

RECEIVED
06-24-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/25/25	7598
Terms	Due Date
Net 30	07/25/25

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$5,999.67	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$5,999.67	\$0.00	\$5,999.67

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

•

<i>Plant Material Install</i>	<i>\$4,877.83</i>	<i>\$0.00</i>	<i>\$4,877.83</i>
<i>Irrigation Enhancement</i>	<i>\$1,121.84</i>	<i>\$0.00</i>	<i>\$1,121.84</i>
Total	\$5,999.67	\$0.00	\$5,999.67

RECEIVED
06-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/25/25	7599
Terms	Due Date
Net 30	07/25/25

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
\$3,982.62	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,982.62	\$0.00	\$3,982.62

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.

<i>Irrigation Enhancement</i>	\$3,982.62	\$0.00	\$3,982.62
Total	\$3,982.62	\$0.00	\$3,982.62

RECEIVED
06-25-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/25/25	7600
Terms	Due Date
Net 30	07/25/25

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
\$615.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$615.00	\$0.00	\$615.00

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.

Additional Elm tree Install
requested by Linda.

Plant Material Install	\$615.00	\$0.00	\$615.00
Total	\$615.00	\$0.00	\$615.00

RECEIVED
06-25-2025



Precision GPR
P.O. Box 141331 ...
Orlando, FL 32814
(305) 490-0593
www.precisiongpr.com

INVOICE

Invoice Number 1212
Invoice Date 06/10/25
Customer PO No
Order Number 1946
Terms Net 30 Days
Ordered By

Bill To: LAKESIDE CDD
5844 OLD PASCO RD
SUITE 100
TAMPA, FL 33544

Job Site: Clubhouse
13739 Lakemont Drive
Hudson, FL

Line	Item	Quantity	Description	Unit Price	Ext Amount
1	UTILITY	1.00	GPR Subsurface Investigation 06/06/25 \$850 minimum up to 2 hours \$250 each additional hour Arrived 08:00 Am Finished 10:50 Am **PAYMENT TERMS AND CONDITIONS** - PAYMENT IS DUE WITHIN 30 DAYS OF THE INVOICE DATE. - LATE PAYMENTS ARE SUBJECT TO A \$100 MONTHLY FINANCE CHARGE. - INVOICES NOT PAID WITHIN 60 DAYS OF THE INVOICE DATE MAY BE SUBJECT TO COLLECTIONS AND LEGAL ACTION. - IF ANY ADDITIONAL SERVICES ARE REQUIRED BEYOND THE ORIGINAL SCOPE OF WORK, A NEW ESTIMATE WILL BE PROVIDED AND MUST BE APPROVED BEFORE WORK CAN PROCEED. - IN THE EVENT OF A DISPUTE OR DISCREPANCY, PLEASE CONTACT US WITHIN 7 DAYS OF RECEIPT OF INVOICE. - ALL PAYMENTS SHOULD BE MADE IN U.S. DOLLARS VIA CHECK OR ELECTRONIC CC PAYMENT.	1,100.00 each	1,100.00

RECEIVED
06-10-2025

THANK YOU FOR CHOOSING OUR SERVICES. WE APPRECIATE YOUR BUSINESS AND LOOK FORWARD TO WORKING WITH YOU AGAIN IN THE FUTURE.

PLEASE LET US KNOW IF YOU HAVE ANY QUESTIONS OR CONCERNS.

SUBTOTAL:	\$1,100.00
SALES TAX:	\$0.00
TOTAL:	\$1,100.00



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

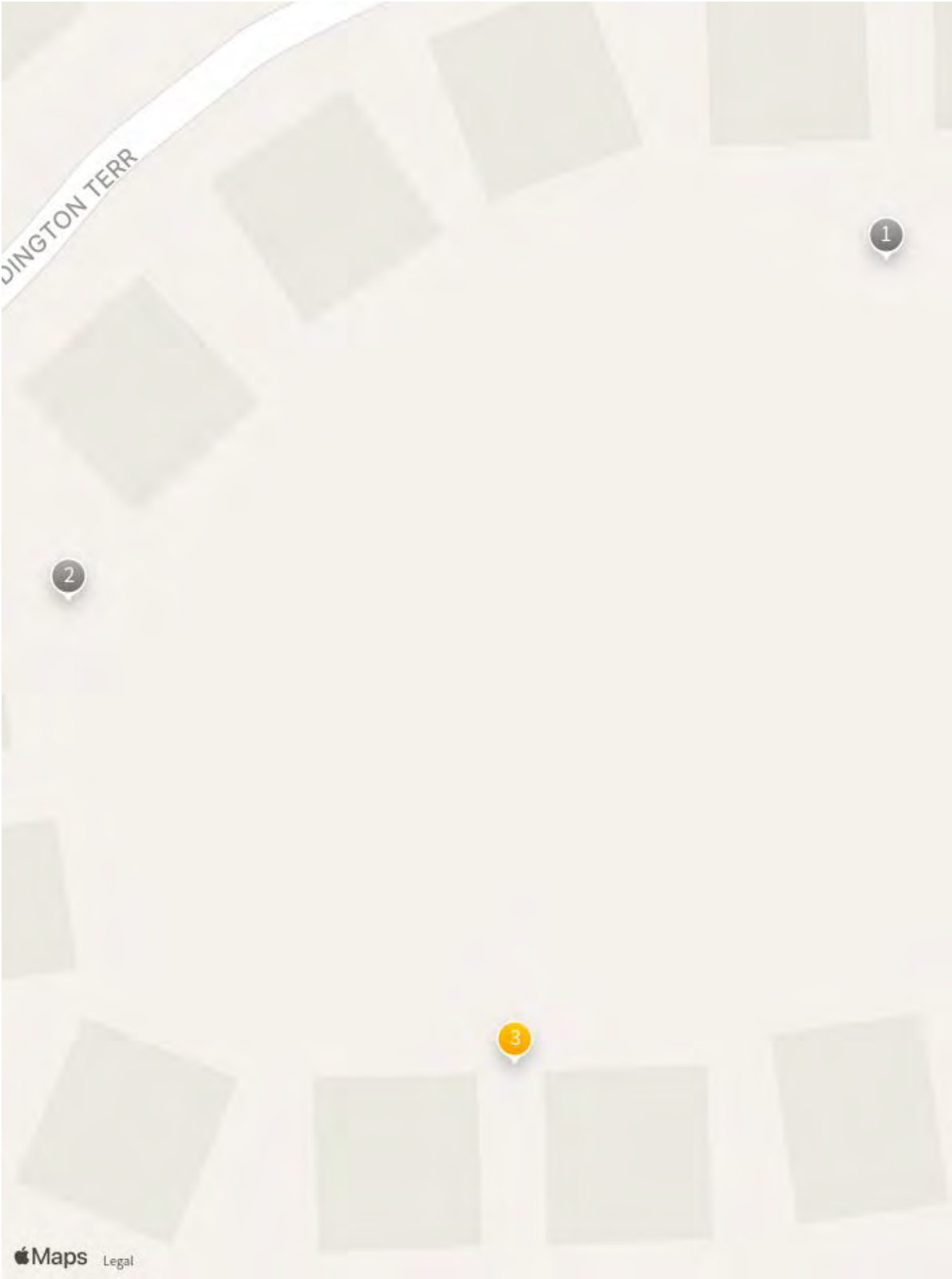
ASSET LOCATION
14034 Weddington Terr, Hudson FL 34669, United States

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

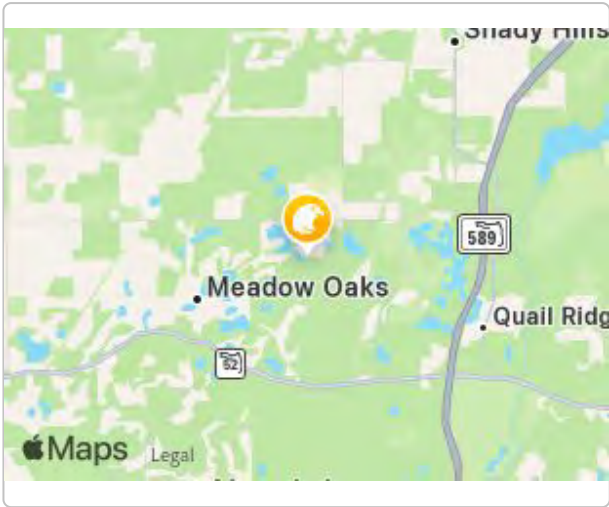
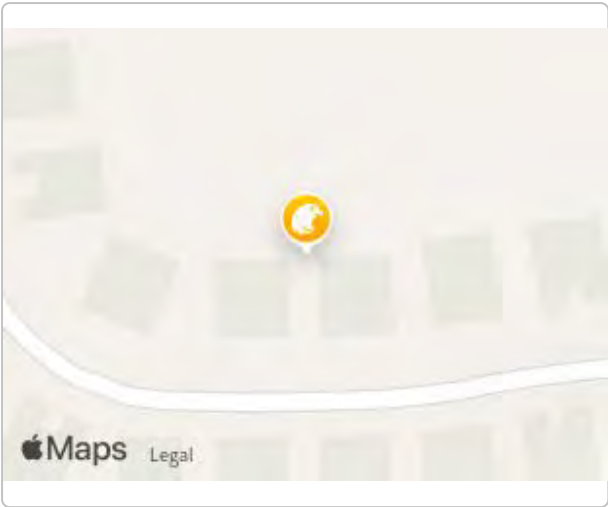
REPORTER

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 [!\[\]\(221a48463f9a8d02fe9080ec754774b0_img.jpg\)](#)



09 Jun 2025, 5:42 PM / Michael Krester



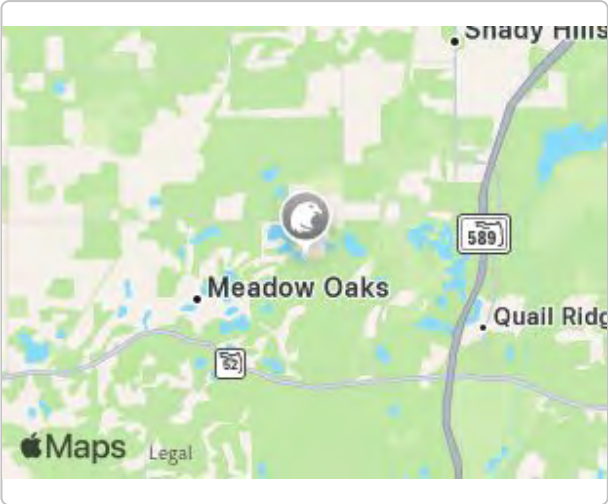
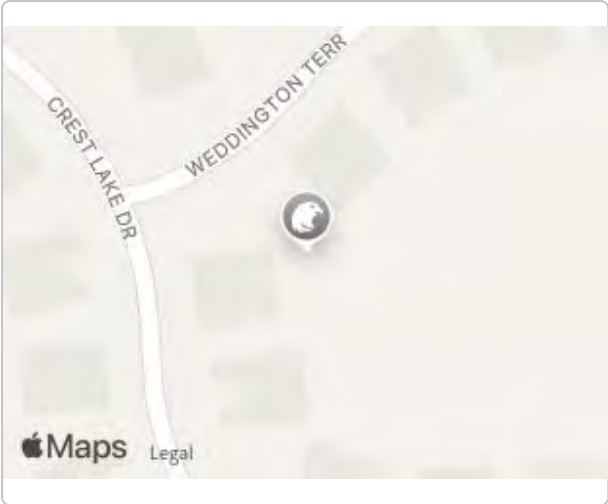
09 Jun 2025, 5:53 PM / Michael Krester

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

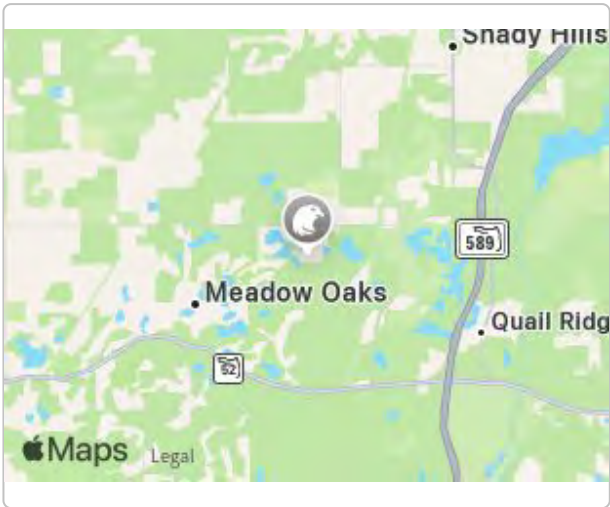
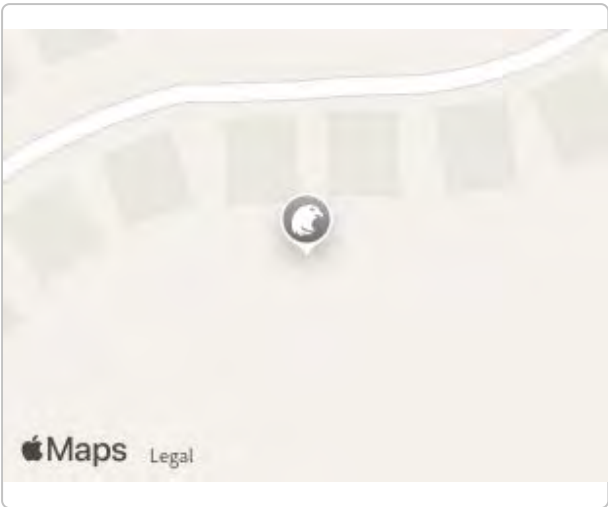
SEVERITY
N/A

REPORTER
Michael Krester

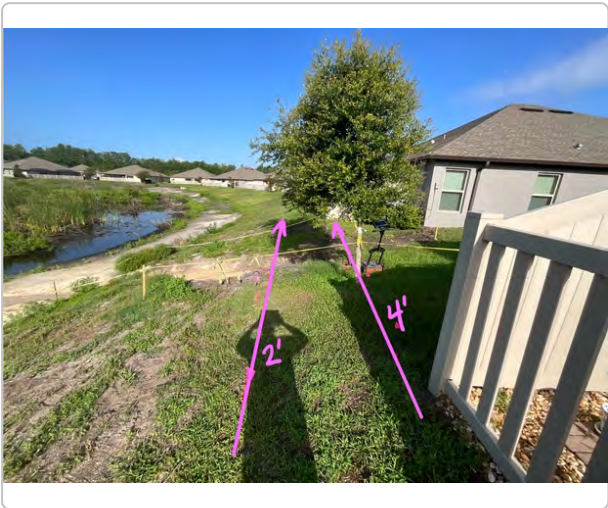
STRUCTURE SCANNED
Ground

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

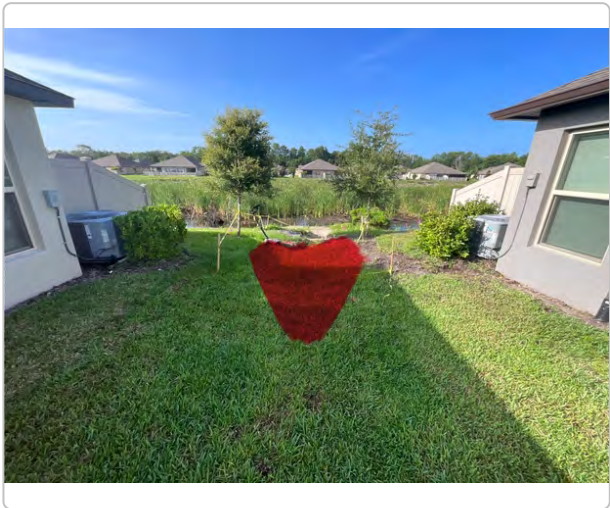
Location



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

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

Invoice

Date	Invoice #
5/23/2025	INV0000099628

Bill To:

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,041.53	\$1,041.53
Subtotal			\$1,041.53
Total			\$1,041.53

RECEIVED
06/09/2025

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

Invoice

Date	Invoice #
6/2/2025	INV0000099649

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/6/2025	INV0000099786

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/1/2025	INV0000099808

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Cell Phone	50.00	\$1.00	\$50.00
		<div>RECEIVED</div> <div>06/12/2025</div>	
		Subtotal	\$50.00
		Total	\$50.00

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

Invoice

Date	Invoice #
6/20/2025	INV0000100267

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$919.56	\$919.56
<div> <div>RECEIVED</div> <div>06-20-2025</div> </div>		Subtotal	\$919.56
		Total	\$919.56

Sun Coast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	Invoice #
6/1/2025	08384
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
7/1/2025	

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.			Total:	\$760.00

RECEIVED
06-06-2025

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	
6/8/25-6/8/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
6/8/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$240.00		41237-060825

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/8/25	6/8/25	41237	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFQ FOR ENGINEERING Affidavit Fee	2	1.00x71.00 L	\$238.00 \$2.00
<div>RECEIVED 06-09-2025</div>								

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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	
6/8/25-6/8/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
6/8/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$240.00		41237-060825

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LAKESIDE CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

41237

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 RFQ FOR ENGINEERING was published in said newspaper by print in the issues of 06/08/25 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.

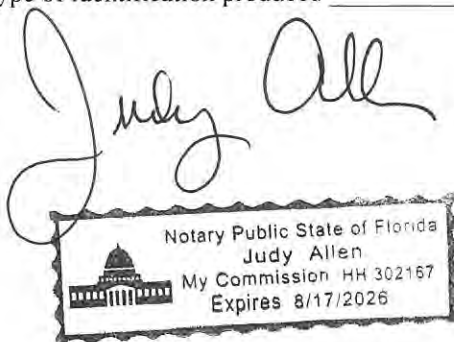
Signature of Affiant

Sworn to and subscribed before me this **06/08/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



REQUEST FOR QUALIFICATIONS ("RFQ") FOR ENGINEERING SERVICES FOR LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Lakeside Community Development District ("District"), located in Pasco County, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District's capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual ("Applicant") desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant's professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant's willingness to meet time and budget requirements; d) the Applicant's past experience and performance, including but not limited to past experience as a District Engineer for any community development districts, past experience in Pasco County, Florida, and past experience with erosion control and repair; e) the geographic location of the Applicant's headquarters and offices; f) the current and projected workloads of the Applicant; and g) an example of the Applicant's current schedule of rates for a similar client. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). All Applicants must submit one (1) electronic copy of Standard Form No. 330 and Qualification Statement by 12:00 p.m. on June 23, 2025, to the District Manager, Darryl Adams, at darryla@rizzetta.com. It is anticipated that proposals will be evaluated at the regular meeting of the District's Board of Supervisors ("Board") on July 2, 2025, at the offices of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. Please note that all Applicants should plan to attend the Board meeting on July 2, 2025, to present their proposals to the Board and participate in a question and answer session. Any and all questions relative to this project shall be directed in writing by e-mail only to the District Manager at darryla@rizzetta.com with a copy to District Counsel, Meredith Hammock, at meredith@cddlawyers.com and Grace Rinaldi, at grace@cddlawyers.com.

THE DISTRICT EXPLICITLY RESERVES THE RIGHT TO MAKE SUCH AWARD TO OTHER THAN THE LOWEST PRICE PROPOSAL. THE DISTRICT HAS THE RIGHT TO REJECT ANY AND ALL PROPOSALS AND WAIVE ANY TECHNICAL ERRORS, INFORMALITIES OR IRREGULARITIES IF IT DETERMINES, IN ITS DISCRETION, IT IS IN THE BEST INTEREST OF THE DISTRICT TO DO SO. THIS IS AN INFORMAL BID. NO PROTEST RIGHTS OR OTHER PROCUREMENT RIGHTS WILL BE AFFORDED TO ANY APPLICANT.

June 8, 2025

41237



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	
6/22/25-6/22/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
6/22/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$177.00		42378-062225

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/22/25	6/22/25	42378	Baylink Pasco , tampabay.com	Legal-CLS 2 col	Executive Session Affidavit Fee <div>RECEIVED 06-22-2025</div>	2	1.00x53.00 L	\$175.00 \$2.00

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 Executive Session was published in said newspaper by print in the issues of 06/22/25 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.

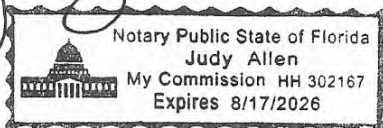
Signature of Affiant

Sworn to and subscribed before me this 06/22/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



**NOTICE OF BOARD MEETING AND CLOSED EXECUTIVE SESSION
OF THE BOARD OF SUPERVISORS OF
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors (the "Board") of the Lakeside Community Development District ("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, Florida 33544. The purpose of the meeting is to conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001 ("District Manager's Office").

In accordance with sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the meeting may be closed to the public, as it relates to details of the District's security system plan. The closed session may occur at any time during the meeting and is expected to last approximately thirty (30) minutes but may end earlier or extend longer.

The meeting, including the closed executive session described above, will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
June 22, 2025

42378

Tampa Bay Times

tampabay.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	
6/15/25-6/15/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
6/15/2025	Deirdre Bonett	TB117744
Total Amount Due	Invoice Number	
\$180.50	42383-061525	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
6/15/25	6/15/25	42383	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFP for Erosion Repair Affidavit Fee	2	1.00x54.00 L	\$178.50 \$2.00

RECEIVED
06/16/2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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	
6/15/25-6/15/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
6/15/2025	Deirdre Bonett	TB117744
Total Amount Due	Invoice Number	
\$180.50	42383-061525	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

LAKESIDE CDD
3434 COLWELL AVE STE 200
TAMPA, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

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 RFP for Erosion Repair was published in said newspaper by print in the issues of 06/15/25 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.

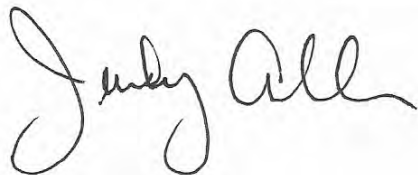
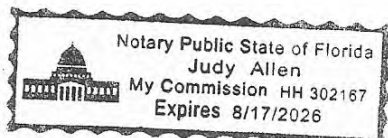
Signature of Affiant

Sworn to and subscribed before me this 06/15/2025

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____

**INFORMAL NOTICE
EROSION REPAIR PROJECT SERVICES REQUEST FOR PROPOSALS
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
Pasco County, Florida**

Notice is hereby given that the Lakeside Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing erosion repair services, including repair of eroded shorelines and related services. The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained via electronic mail from the District Manager, Darryl Adams, at darryla@rizzetta.com.

In order to submit a proposal, each Proposer must be authorized to do business in Florida and hold all required state and federal licenses in good standing. The District reserves the right in its sole discretion to make changes to the Project Manual. This is an informal bid. No protest rights or other procurement rights will be afforded to any Proposer.

Firms desiring to provide services for this project must submit proposals no later than June 23, 2025, at 12:00 p.m. (EST) by e-mail to darryla@rizzetta.com, or by mail to 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Attention: Darryl Adams, District Manager. Proposals may be e-mailed, submitted in person or sent via regular mail; provided, however, it is the Proposers responsibility to ensure timely delivery of said proposal. Proposals sent by mail shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. E-mail proposals shall contain the subject line "Lakeside CDD - Proposal for Erosion Repair Project Services." Any proposal not completed as specified or missing the required proposal documents may be disqualified in the District's discretion.

Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Darryl Adams at darryla@rizzetta.com.

Lakeside Community Development District District Manager
June 15, 2025

42383



CC053125-235

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,354.00
Statement Closing Date	May 31, 2025
Days in Billing Cycle	31
Previous Balance	\$0.00
Payments & Credits	\$0.00
Purchases & Other Charges	\$645.67
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$645.67

Questions? Call Customer Service
Toll Free - 1-844-626-6581
International Collect - 1-301-665-4442
TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance	\$645.67
Minimum Payment Due	\$645.67
Payment Due Date	June 25, 2025

RECEIVED
06-30-2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE		\$0.00
		RAMON ESLAVA		\$645.67
05/01	05/01	55432863T5W763EWJ	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	262.47
05/03	05/03	55432863V5WR14ET4	AMAZON MKTPL*NB8ML2FX0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	146.94
05/21	05/21	55432864D5ZVEARW3	LOWES #01605* SPRING HILL FL MCC: 5200 MERCHANT ZIP: 346061925	52.92
05/21	05/21	55432864D5ZXBKA8	AMAZON MKTPL*NN5SF9LZ2 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	95.74
05/25	05/25	55432864H613ZBF0B	AMAZON MKTPL*NZ79C52C0 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	26.15
05/29	05/29	55432864M62BFRF9Y	LOWES #00724* NEW PORT RICH FL MCC: 5200 MERCHANT ZIP: 346544919	61.45

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

PAYMENT INFORMATION

Payment Due Date	June 25, 2025
New Balance	\$645.67
Minimum Payment Due	\$645.67
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
Deposit Operations
350 Madison Ave 4th floor
New York NY 10017

0 0

LAKE SIDE COMMUNITY DEVELOPMENT DIS
3434 COLWELL AVE SUITE 200
TAMPA FL 33614

IMPORTANT ACCOUNT INFORMATION

\$0 - \$645.67 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 06/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$1.61	\$0-\$500,000 = 0.25%
New Cashback Balance	\$1.61	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

Lakeside CDD

Credit Card - Ramon Eslava

Limit \$10,000.00

Closing Date - 05/31/25

Payment Date - 06/25/25

All Expenditures must be supported by receipts in order to be eligible for reimbursement.
Attach all receipts to this form.

				Dog Waste Supplies & Maintenance	Misc. Contingency
				001-53900-4906	001-57900-6409
Date	Vendor Name	Description	Amount		
05/01/25	Lowe's	Tape, Spray Paint, Stainless Steel Cleaner, Post Hole Digger	262.47		262.47
05/03/25	Amazon	Dog Waste Station Refill Bags	146.94	146.94	
05/21/25	Lowe's	Red Danger Tape, Yellow Caution Tape, Wood Stakes	52.92		52.92
05/21/25	Amazon	Private Community Signs, Camera Surveillance Signs	95.74		95.74
05/25/25	Amazon	Private Community Signs, Camera Surveillance Signs	26.15		26.15
05/29/25	Lowe's	Grinder, Safety Glasses	61.45		61.45
		TOTAL	645.67	146.94	498.73

LOWE'S



LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605IJ4 4859155 TRANS#: 161566958 05-01-25

5271515 12-02 2X GLOSS MARIGOLD	29.90
5 @ 5.98	
1314431 WEIMAN STAINLESS STEEL AE	53.88
6 @ 8.98	
158668 PS 1000FT YELLOW CAUTION	11.98
539187 NO DRIP STD CAULK GUN (+	9.88
1099202 NASHUA PRO-GRADE	4.98
224272 42-GAL 24-CT 3ML CONTR CH	19.78
6565298 NO SPILL 1.25 GALLON GAS	19.98
44906 10 OZ LN HEAVY DUTY	3.58
900946 LIBMAN 12-CT MF TOWEL	8.28
111772 1LB FINE DRYWALL 1-1/8 IN	7.28
5260546 PS 100-CT DISPOSABLE VINYL	13.98
960068 12-CT 36-IN WOOD GRADE ST	12.98
5475446 CRAFTMN FGL PHD (-1120721	49.97

SUBTOTAL:	246.45
TOTAL TAX:	16.02
INVOICE 97081 TOTAL:	262.47
M/C:	262.47

**Final Order Details #113-9668927-8084248**

Print this page for your records.

Order placed: May 1, 2025**Amazon.com order number:** 113-9668927-8084248**Order total:** \$146.94

Sent on May 2, 2025**Purchased products:****Price**

1 of: Zero Waste USA 2,000 Commercial Grade Dog
Waste Station Refill Roll Bags - Unbranded - 40% Thicker
Roll Bags Than the Competition - Fits Any Station

\$45.99

Sold by: Zero Waste USA ([Seller Profile](#))Supplied by: Zero Waste USA ([Seller Profile](#))

Condition: New

Shipping Address:

Ramon Eslava
7658 ST ANDREWS BLVD
WEEKI WACHEE, FL 34613-5166
United States

Shipping Speed:

Two-Day Shipping

Sent on May 2, 2025**Purchased products:****Price**

2 of: Zero Waste USA 2,000 Commercial Grade Dog
Waste Station Refill Roll Bags - Unbranded - 40% Thicker
Roll Bags Than the Competition - Fits Any Station

\$45.99

Sold by: Zero Waste USA ([Seller Profile](#))Supplied by: Zero Waste USA ([Seller Profile](#))



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
4780 COMMERCIAL WAY
SPRING HILL, FL 34606 (352) 592-0176

- SALE -

SALES#: S1605US6 1900441 TRANS#: 421065865 05-21-25

960068 12-CT 36-IN WOOD GRADE ST	25.96
2 @ 12.98	
158668 PS 1000FT YELLOW CAUTION	11.98
164826 PS 1000FT RED DANGER TAPE	14.98

SUBTOTAL:	52.92
TOTAL TAX:	0.00
INVOICE 90175 TOTAL:	52.92
M/C:	52.92

MC: XXXXXXXXXXXXX8685 AMOUNT: 52.92 AUTHCD: 021710

TAP REFID: 160516175298 05/21/25 11:41:46

CUSTOMER CODE: na

TVR : 0000008001

TSI : E800

[Finalize order](#)

Products (3):	US\$107.89
Shipping and Handling:	US\$6.99
Estimated calculation of taxes receivable:*	US\$7.01
Order total:	US\$121.89

Ramon, we're giving you Prime free for 30 days.

Get your Prime-eligible items FREE on **Tuesday, June 3**.

[Try Prime free for 30 days](#)

Paying with Mastercard 8685

[Change payment method](#)[Using a gift card, voucher, or promotional code](#)

Delivery for Ramon Eslava

7658 ST ANDREWS BLVD, WEEKI WACHEE, FL,
34613-5166, United States

[Modify delivery address](#)[Add delivery instructions](#)

Arrives on June 5, 2025 to June 6, 2025



Thursday, June 5 - Friday, June 6
FREE Delivery



Friday, May 30 - Wednesday, June 4



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](https://www.lowes.com/mylowesrewards)

LOWE'S HOME CENTERS, LLC
8312 LITTLE ROAD
NEW PORT RICHEY, FL 34654 (727) 859-9450

- SALE -

SALES#: S0724DE2 1248406 TRANS#: 290952925 05-29-25

516680 3M OVER-THE-GLASS SAFETY	11.48
1165351 MET 4-1/2-IN GRINDER (-77	49.97

SUBTOTAL:	61.45
TOTAL TAX:	0.00
INVOICE 94098 TOTAL:	61.45
M/C:	61.45

MC: XXXXXXXXXXXX8685 AMOUNT: 61.45 AUTHCD: 029114

CHIP REFID:072423098823 05/29/25 10:31:35

CUSTOMER CODE: No

TVR : 0000008000

TSI : E800

Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD
Electric Summary 05/25 AutoPay
Service Dates: 05/06/25-06/05/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	06/10/25	\$338.51	7/1/2025	13815 Crestlake Dr. Well	53100	4301
1544100	06/10/25	\$80.61	7/1/2025	13633 Lakemont Dr. Well	53100	4301
1544101	06/10/25	\$65.45	7/1/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	06/10/25	\$153.02	7/1/2025	13324 Hudson Ave B	53100	4301
1544103	06/10/25	\$42.42	7/1/2025	13324 Hudson Ave C	53100	4301
1544104	06/10/25	\$42.95	7/1/2025	13324 Hudson Ave D	53100	4301
1544105	06/10/25	\$41.24	7/1/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	06/10/25	\$42.32	7/1/2025	13324 Hudson Ave F	53100	4301
1544107	06/10/25	\$40.27	7/1/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	06/10/25	\$40.16	7/1/2025	13324 Hudson Ave A	53100	4301
1544109	06/10/25	\$40.27	7/1/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$927.22</u>				
				001-53100-4301	\$861.77	
Grand Total		<u>\$927.22</u>		001-53100-4307	\$65.45	



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 **06/10/2025**
Amount Due **338.51**
Current Charges Due **07/01/2025**

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
05/06	3805	06/05	6578				2773

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	92
May 2025	32	73
Jun 2024	31	44

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.

Previous Balance 291.48
Payment 291.48CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,773 KWH @ 0.06090 168.88
Fuel Adjustment 2,773 KWH @ 0.04400 122.01
FL Gross Receipts Tax 8.46

Total Current Charges 338.51
Total Due E.F.T. 338.51

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544099
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 338.51
DO NOT PAY

000154409900003385100003385109



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 **06/10/2025**
Amount Due **80.61**
Current Charges Due **07/01/2025**

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
05/06	31485	06/05	31861				376

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	13
May 2025	32	13
Jun 2024	31	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 Smarhub 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.

Previous Balance 86.43
Payment 86.43 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 376 KWH @ 0.06090 22.90
Fuel Adjustment 376 KWH @ 0.04400 16.54
FL Gross Receipts Tax 2.01

Total Current Charges 80.61
Total Due E.F.T. 80.61

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

1544100
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 80.61
DO NOT PAY

0001544100000000806100000806100



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 **06/10/2025**
Amount Due **65.45**
Current Charges Due **07/01/2025**

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
05/06	12110	06/05	12345				235

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	8
May 2025	32	8
Jun 2024	31	4

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.

Previous Balance 67.92
Payment 67.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 235 KWH @ 0.06090 14.31
Fuel Adjustment 235 KWH @ 0.04400 10.34
FL Gross Receipts Tax 1.64

Total Current Charges 65.45
Total Due E.F.T. 65.45

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

1544101
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 65.45
DO NOT PAY

000154410100000654500000654507



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 **06/10/2025**
Amount Due **153.02**
Current Charges Due **07/01/2025**

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
05/06	25081	06/05	26130				1049

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	35
May 2025	32	32
Jun 2024	31	28

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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Previous Balance 148.73
Payment 148.73 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,049 KWH @ 0.06090 63.88
Fuel Adjustment 1,049 KWH @ 0.04400 46.16
FL Gross Receipts Tax 3.82

Total Current Charges 153.02
Total Due E.F.T. 153.02

RECEIVED
06-13-2025

DO NOT PAY

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Your Touchstone Energy® Cooperative
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: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544102
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 153.02
DO NOT PAY

000154410200001530200001530209



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 **06/10/2025**
Amount Due **42.42**
Current Charges Due **07/01/2025**

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
05/06	6463	06/05	6484				21

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Jun 2024	31	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.

Previous Balance 42.42
Payment 42.42 CR
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
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544103
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
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 **06/10/2025**
Amount Due **42.95**
Current Charges Due **07/01/2025**

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
05/06	7024	06/05	7050				26

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Jun 2024	31	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.

Previous Balance 43.18
Payment 43.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 26 KWH @ 0.06090 1.58
Fuel Adjustment 26 KWH @ 0.04400 1.14
FL Gross Receipts Tax 1.07

Total Current Charges 42.95
Total Due E.F.T. 42.95

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544104
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 42.95
DO NOT PAY

000154410400000429500000429504



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 **06/10/2025**
Amount Due **41.24**
Current Charges Due **07/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	4949	06/05	4959				10

Previous Balance 41.46
Payment 41.46 CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 10 KWH @ 0.06090 0.61
Fuel Adjustment 10 KWH @ 0.04400 0.44
FL Gross Receipts Tax 1.03

Total Current Charges 41.24
Total Due E.F.T. 41.24

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 06/10/2025

District: BP06

1544105
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 41.24
DO NOT PAY

000154410500000412400000412408



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 **06/10/2025**
Amount Due **42.32**
Current Charges Due **07/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	1
May 2025	32	1
Jun 2024	31	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

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/06	06/05	05/06	5491				20

Previous Balance 42.42
Payment 42.42CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 20 KWH @ 0.06090 1.22
Fuel Adjustment 20 KWH @ 0.04400 0.88
FL Gross Receipts Tax 1.06

Total Current Charges 42.32
Total Due E.F.T. 42.32

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 06/10/2025

District: BP06

1544106
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 42.32
DO NOT PAY

000154410600000423200000423204



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 **06/10/2025**
Amount Due **40.27**
Current Charges Due **07/01/2025**

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
05/06	655	06/05	656				1

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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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Previous Balance 40.38
Payment 40.38CR
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
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544107
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 40.27
DO NOT PAY

000154410700000402700000402707



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 **06/10/2025**
Amount Due **40.16**
Current Charges Due **07/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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
05/06	47	06/05	47				0

Previous Balance 40.16
Payment 40.16 CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due E.F.T. 40.16

RECEIVED
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

1544108
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
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 **06/10/2025**
Amount Due **40.27**
Current Charges Due **07/01/2025**

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
05/06	506	06/05	507				1

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2025	30	0
May 2025	32	0
Jun 2024	31	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.

Previous Balance 40.27
Payment 40.27 CR
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
06-13-2025

DO NOT PAY

Total amount will be electronically transferred on or after 06/27/2025.



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: 06/10/2025

District: BP06

Use above space for address change ONLY.

1544109
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/27/2025**
TOTAL CHARGES DUE 40.27
DO NOT PAY

000154410900000402700000402703