



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors' Regular
Meeting
September 3, 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	Amy Palmer	Lighthouse Engineering, 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.

**Board of Supervisors
Lakeside Community
Development District**

August 26, 2025

Agenda

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, September 3, 2025, at 10:00 a.m.** at the Rizzetta & Company, 5844 Old Pasco Road Suite 100, Wesley Chapel, FL 33544.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Ratification District Engineering Agreement Tab 1
 - B. Consideration of Arbitrage Engagement Letters
Series 2015 & 2018..... Tab 2
 - C. Presentation of Arbitrage Series 2015 Report Tab 3
 - D. Discussion of Tree Encroachment on Nesbit
 - E. Discussion of Lakemont Entry
 - F. Consideration of Tree Removal Proposal on Bee Tree Court..... Tab 4
 - G. Consideration of District Management Services Addendum Tab 5
- 4. STAFF REPORTS**
 - A. District Engineer
 1. Discussion of Pond 8 Villa Erosion
 - 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 Update
 2. Consideration of Seabridge Magnolia Proposal Tab 8
 - E. Maintenance Report
 1. Presentation of Maintenance Report (under separate cover)
 - F. District Counsel
 - G. District Manager
 1. Presentation of District Managers' Report and
Monthly Financials Tab 9
 2. Presentation of Website Compliance Report..... Tab 10
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor
Meeting August 6, 2025 Tab 11
 - B. Consideration of Operation & Maintenance
Expenditures for July 2025 Tab 12
- 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

CONTINUING PROFESSIONAL ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into effective this 1st day of August 2025 ("**Effective Date**"), by and between:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located within Pasco County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the "**District**"); and

LIGHTHOUSE ENGINEERING INC., a Florida corporation, with a mailing address of 701 Enterprise Road East, Suite 410, Safety Harbor, Florida 34695 (the "**Engineer**").

RECITALS

WHEREAS, the District is a local unit of special purpose government established pursuant to the Uniform Community Development District Act of 1980, codified as Chapter 190, Florida Statutes, as amended; and

WHEREAS, the District is authorized to plan, finance, construct, install, acquire and/or maintain improvements, facilities and services in conjunction with the development of the lands within the District; and

WHEREAS, pursuant to Sections 190.033 and 287.055, *Florida Statutes*, the District solicited proposals from qualified firms to provide professional engineering services on a continuing basis; and

WHEREAS, the District did not receive any responsive proposals to its Request for Qualifications for Engineering Services; and

WHEREAS, pursuant to the District's Rules of Procedure, the District's Board of Supervisors ("**Board**") has determined that it is in the best interest of the District to contract with Engineer without further competitive selection processes and desires to enter into an agreement with Engineer to provide professional engineering services for the District; and

WHEREAS, the District intends to employ Engineer to perform engineering services, including but not limited to, construction administration, environmental management and permitting, financial and economic studies, as defined by a separate work authorization or work authorizations; and

WHEREAS, upon authorization, Engineer shall serve as the District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to the District during performance of these services.

NOW, THEREFORE, for and in consideration of the mutual covenants herein contained, the acts and deeds to be performed by the parties and the payments by the District to Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

1. SCOPE OF SERVICES.

- a. Engineer will provide general engineering services, including the following, subject to work authorizations with hourly or not to exceed amounts pre-authorized by the Board in writing:
 - i. Preparation of any necessary reports and attendance at meetings of the Board.
 - ii. Providing professional engineering services including but not limited to review and execution of documents under the District's Trust Indentures and monitoring and contract administration associated with District projects. Performance of any other duties related to the provision of infrastructure and services as requested by the Board, District Manager, or District Counsel.
 - iii. Any other items requested by the Board.
- b. Engineer will, when authorized by the Board by written work authorization, provide general services related to construction of any District projects and will provide such recommendations for such services as deemed appropriate in his or her professional experience, including, but not limited to:
 - i. Periodic visits to the site, part-time or full-time construction management of District projects, as may be recommended by Engineer and authorized by the District.
 - ii. Processing of contractor's pay estimates.
 - iii. Preparation of, and/or assistance with the preparation of, work authorizations, requisitions, direct purchase orders, change orders and acquisitions for review by the District Manager, District Counsel and the Board.
 - iv. Final inspection and requested certificates for construction including the final certificate of construction.
 - v. Consultation and advice during construction, including performing all roles and actions required of any construction contract between District and any contractor(s) in which Engineer is named as owner's representative or "Engineer."
 - vi. Any other activity related to construction as authorized by the Board.
- c. With respect to maintenance of the facilities, Engineer will render such services as authorized by the Board.

2. REPRESENTATIONS. Engineer hereby represents to the District that:

- a. It has the experience and skill to perform the services required to be performed by this Agreement.

- b. It will design to and comply with applicable federal, state, and local laws, and codes, including without limitation, professional registration and licensing requirements (both corporate and individual for all required basic disciplines) in effect during the term of this Agreement, and will, if requested by the District, provide certification of compliance with all registration and licensing requirements.
- c. It will perform said services in accordance with generally accepted professional standards in the most expeditious and economical manner, and to the extent consistent with the best interests of the District.
- d. It is adequately financed to meet any financial obligations it may be required to incur under this Agreement.

3. METHOD OF AUTHORIZATION. Each service or project will be authorized in writing by the District. Engineer will request such work authorizations in its professional capacity as Engineer when it is deemed desirable or necessary and the District is relying on Engineer to make such recommendations when Engineer deems professional engineering services appropriate for the facts and circumstances of any project. The written authorization will be incorporated in a work authorization which will include the scope of work, compensation, project schedule, and special provisions or conditions specific to the service or project being authorized, in substantially the form attached hereto as **Exhibit A ("Work Authorization")**. Authorization of services or projects under the contract will be the sole option of the District but with advice and recommendations by Engineer.

4. COMPENSATION. It is understood and agreed that the payment of compensation for services under this Agreement will be stipulated in each Work Authorization. One of the following methods will be utilized:

- a. **Lump Sum Amount** - The District and Engineer will mutually agree to a lump sum amount for the services to be rendered payable monthly in direct proportion to the work accomplished. For any lump-sum or cost-plus-a-fixed-fee professional service contract over the threshold amount provided in Section 287.017, *Florida Statutes*, for CATEGORY FOUR, the District will require Engineer to execute a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation are accurate, complete, and current at the time of contracting. The price for any lump sum Work Authorization, and any additions thereto, will be adjusted to exclude any significant sums by which the District determines the Work Authorization was increased due to inaccurate, incomplete, or noncurrent wage rates and other factual unit costs. All such adjustments must be made within one year following the completion of the work contemplated by the lump sum Work Authorization.
- b. **Hourly Personnel Rates** - For services or projects where scope of services is not clearly defined, or recurring services or other projects where the District desires to use the hourly compensation rates outlined in **Exhibit B** attached hereto. The

District and Engineer may agree to a "not to exceed" amount when utilizing hourly personnel rates for a specific work authorization.

5. REIMBURSABLE EXPENSES. Reimbursable expenses consist of actual expenditures made by Engineer, its employees, or its consultants in the interest of the project for the incidental expenses as listed as follows:

- a. Expenses of transportation and living when traveling in connection with a project, for long distance phone calls and telegrams, and fees paid for securing approval of authorities having jurisdiction over an authorized project. All expenditures will be made in accordance with Chapter 112, Florida Statutes, and with the District's travel policy.
- b. Expense of reproduction, postage and handling of drawings and specifications.

6. TERM OF CONTRACT. It is understood and agreed that this Agreement is for engineering services. It is further understood and agreed that the term of this Agreement will be from the Effective Date until terminated pursuant to the terms herein.

7. SPECIAL SERVICES. When authorized in writing by the District, additional special consulting services may be utilized by Engineer and paid for on a cost basis with no markup.

8. BOOKS AND RECORDS. Engineer will maintain comprehensive books and records relating to any services performed under this Agreement, which will be retained by Engineer for a period of at least four (4) years from and after completion of any services hereunder (or such longer period to the extent required by Florida's public records retention laws). The District, or its authorized representative, will have the right to audit such books and records at all reasonable times upon prior notice to Engineer.

9. OWNERSHIP OF DOCUMENTS.

- a. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Engineer pursuant to this Agreement ("**Work Product**") will be and remain the sole and exclusive property of the District when developed and will be considered work for hire.
- b. Engineer will deliver all Work Product to the District upon completion thereof unless it is necessary for Engineer in the District's sole discretion, to retain possession for a longer period of time. Upon early termination of Engineer's services hereunder, Engineer will deliver all such Work Product whether complete or not. The District will have all rights to use any and all Work Product. Engineer will retain copies of the Work Product for its permanent records, provided the Work Product is not used without the District's prior express written consent. Engineer agrees not to recreate any Work Product contemplated by this Agreement, or portions thereof, which if constructed or

otherwise materialized, would be reasonably identifiable with the project. If said work product is used by the District for any purpose other than that purpose which is intended by this Agreement, the District will indemnify Engineer from any and all claims and liabilities which may result from such re-use, in the event Engineer does not consent to such use.

- c. The District exclusively retains all manufacturing rights to all materials or designs developed under this Agreement. To the extent the services performed under this Agreement produce or include copyrightable or patentable materials or designs, such materials or designs are work made for hire for the District as the author, creator, or inventor thereof upon creation, and the District will have all rights therein including, without limitation, the right of reproduction, with respect to such work. Engineer hereby assigns to the District any and all rights Engineer may have including, without limitation, the copyright, with respect to such work. Engineer acknowledges that the District is the motivating factor for, and for the purpose of copyright or patent, has the right to direct and supervise the preparation of such copyrightable or patentable materials or designs.

10. ACCOUNTING RECORDS. Records of Engineer pertaining to the services provided hereunder will be kept on a basis of generally accepted accounting principles and shall be available to the District or its authorized representative for observation or audit at mutually agreeable times.

11. REUSE OF DOCUMENTS. All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by District or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the District's sole risk and without liability or legal exposure to Engineer. All documents including drawings, plans and specifications furnished by Engineer to District are subject to reuse in accordance with Section 287.055(10), *Florida Statutes*.

12. INSURANCE. Engineer will, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers' Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000 Bodily Injury / Property Damage
Professional Liability for Errors and Omissions	\$3,000,000

If any such policy of insurance is a "claims made" policy, and not an "occurrence" policy, Engineer will, without interruption, and at the District's option, maintain the insurance during the term of this Agreement and for at least five years after the termination of this Agreement.

The District, its officers, supervisors, agents, professional staff, employees and representatives will be named as additional insured parties, except with respect to the Workers' Compensation Insurance and the Professional Liability for Errors and Omissions Insurance both for which only proof of insurance will be provided. All above-referenced policies shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. Engineer will furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate will be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective without written notice to the District per the terms of the applicable policy. Insurance coverage will be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If Engineer fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, Engineer will pay the cost for that required insurance and will furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

13. CONTINGENT FEE. Engineer warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for Engineer, to solicit or secure this Agreement and that it has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for Engineer, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this Agreement.

14. AUDIT. Engineer agrees that the District or any of its duly authorized representatives will, until the expiration of four years after expenditure of funds under this Agreement, have access to and the right to examine any books, documents, papers, and records of Engineer involving transactions related to the Agreement. Engineer agrees that payment made under the Agreement will be subject to reduction for amounts charged thereto that are found on the basis of audit examination not to constitute allowable costs. All required records will be maintained until an audit is completed and all questions arising therefrom are resolved, or four years after completion of all work under the Agreement.

15. INDEMNIFICATION. Engineer agrees to indemnify, defend, and hold the District and the District's officers and employees wholly harmless from liabilities, damages, losses, and costs of any kind, including, but not limited to, reasonable attorney's fees, which may come against the District and the District's officers, supervisors, professional staff, representatives and employees, to the extent caused wholly or in part by negligent, reckless, or intentionally wrongful acts, omissions, or defaults by Engineer or persons employed or utilized by Engineer in the course of any work done relating to this Agreement. Only to the extent that a limitation on liability is required by Section 725.06 of the *Florida Statutes* or other applicable law, liability under

this section will not exceed the sum of Three Million Dollars and Engineer will carry, at his own expense, insurance in a company satisfactory to District to cover the aforementioned liability. Engineer agrees such limitation bears a reasonable commercial relationship to the contract and was part of the project specifications or bid documents.

16. INDIVIDUAL LIABILITY. UNDER THIS AGREEMENT, AND SUBJECT TO THE REQUIREMENTS OF SECTION 558.0035, *FLORIDA STATUTES*, WHICH REQUIREMENTS ARE EXPRESSLY INCORPORATED HEREIN, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE.

17. SOVEREIGN IMMUNITY. Engineer agrees and covenants that nothing in this Agreement shall constitute or be construed as a waiver of the District's sovereign immunity or limitations on liability pursuant to Section 768.28, *Florida Statutes*, or any other statute or law.

18. PUBLIC RECORDS. Engineer agrees and understands that Chapter 119, Florida Statutes, may be applicable to documents prepared in connection with work provided to the District and agrees to cooperate with public record requests made thereunder. In connection with this Agreement, Engineer agrees to comply with all provisions of Florida's public records laws, including but not limited to Section 119.0701, *Florida Statutes*, the terms of which are incorporated herein. Among other requirements, Engineer must:

- a. Keep and maintain public records required by the District to perform the service.
- b. Upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes or as otherwise provided by law.
- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the Agreement if Engineer does not transfer the records to the District.
- d. Upon completion of this Agreement, transfer, at no cost, to the District all public records in possession of Engineer or keep and maintain public records required by the District to perform the service. If Engineer transfers all public records to the District upon completion of this Agreement, Engineer will destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If Engineer keeps and maintains public records upon completion of the Agreement, Engineer will meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District.

IF ENGINEER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ENGINEER'S DUTY TO

PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, DARRYL@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

19. EMPLOYMENT VERIFICATION. Engineer agrees that it will bear the responsibility for verifying the employment status, under the Immigration Reform and Control Act of 1986, of all persons it employs in the performance of this Agreement.

20. E-VERIFY. Engineer will comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Engineer will register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that Engineer has knowingly violated Section 448.091, *Florida Statutes*. If Engineer anticipates entering into agreements with a subcontractor for the Work, Engineer will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Engineer will maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but Engineer has otherwise complied with its obligations hereunder, the District will promptly notify Engineer. Engineer agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, Engineer or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, will promptly terminate its agreement with such person or entity. By entering into this Agreement, Engineer represents that no public employer has terminated a contract with Engineer under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

21. CONFLICTS OF INTEREST. Engineer will bear the responsibility for acting in the District's best interests, will avoid any conflicts of interest and will abide by all applicable ethical canons and professional standards relating to conflicts of interest.

22. SUBCONTRACTORS. Engineer may subcontract portions of the services, subject to the terms of this Agreement and subject to the prior written consent of the District, which may be withheld for any or no reason. Without in any way limiting any terms and conditions set forth in this Agreement, all subcontractors of Engineer will be deemed to have made all of the representations and warranties of Engineer set forth herein and will be subject to any and all obligations of Engineer hereunder. Prior to any subcontractor providing any services, Engineer will obtain from each subcontractor its written consent to and acknowledgment of the terms of this Agreement. Engineer will be responsible for all acts or omissions of any subcontractors.

23. INDEPENDENT CONTRACTOR. The District and Engineer agree and acknowledge

that Engineer will serve as an independent contractor of the District. Neither Engineer nor employees of Engineer, if any, are employees of the District under the meaning or application of any federal or state unemployment, insurance laws, or any other potentially applicable laws. Engineer agrees to assume all liabilities or obligations by any one or more of such laws with respect to employees of Engineer, if any, in the performance of this Agreement. Engineer will not have any authority to assume or create any obligation, express or implied, on behalf of the District and Engineer will have no authority to represent as agent, employee, or in any other capacity the District unless set forth differently herein or authorized by vote of the Board.

24. ASSIGNMENT. Neither the District nor Engineer will assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the other. Nothing in this paragraph will prevent Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to the terms of this Agreement.

25. THIRD PARTIES. Nothing in the Agreement will inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by operation of law.

26. CONTROLLING LAW. Engineer and the District agree that this Agreement will be controlled and governed by the laws of the State of Florida. Venue for any action arising under this Agreement will be in the State Courts located in Pasco County, Florida.

27. TERMINATION. The District may terminate this Agreement for cause immediately upon notice to Engineer. The District or Engineer may terminate this Agreement without cause upon thirty (30) days' written notice. At such time as Engineer receives notification of the intent of the District to terminate the contract, Engineer will not perform any further services unless directed to do so in writing by the District. In the event of any termination or breach of any kind, Engineer will not be entitled to consequential damages of any kind (including but not limited to lost profits), but instead Engineer's sole remedy will be to recover payment for services rendered to the date of the notice of termination, subject to any offsets.

28. RECOVERY OF COSTS AND FEES. In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party will be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees at all judicial levels.

29. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto and formally approved by the Board.

30. AGREEMENT. This Agreement reflects the negotiated agreement of the parties, each represented by competent legal counsel. Accordingly, this Agreement will be construed as if both parties jointly prepared it, and no presumption against one party or the other will govern the interpretation or construction of any of the provisions of this Agreement.

31. NOTICES. All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent via electronic mail with read receipt to the parties, as follows:

A. If to the District: Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager
darryla@rizzetta.com

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Lakeside CDD, District Counsel
grace@cddlawyers.com

B. If to Engineer: Lighthouse Engineering Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, Florida 34695
Attn: Brad Foran, P.E.
bforan@lighthouseenginc.com

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

32. COUNTERPARTS. This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together will constitute but one and the same instrument constituting this Agreement.

33. ACCEPTANCE. Acceptance of this Agreement is indicated by the signature of the authorized representative of the District and Engineer in the spaces provided below.

34. ANTI-HUMAN TRAFFICKING. Engineer certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Engineer agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Engineer refuses to sign said affidavit, the District may terminate this Agreement immediately.

[signatures on following page]

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed on the day and year first above written.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

Linda Ramlot

Linda Ramlot (Aug 4, 2025 16:19:04 EDT)

Chairperson / Vice Chairperson,
Board of Supervisors

LIGHTHOUSE ENGINEERING INC.

 8/4/25/25

By: Bradley S. Foran, P.E.

Its: President

Exhibit A: Form of Work Authorization
Exhibit B: Hourly Fee Schedule

EXHIBIT A
Form of Work Authorization

Lakeside Community Development District
Pasco County, Florida

Subject: **Work Authorization Number ____**
 Lakeside Community Development District

Dear Chairperson, Board of Supervisors:

Lighthouse Engineering Inc. ("**Engineer**") is pleased to submit this work authorization to provide engineering services for Lakeside Community Development District (the "**District**"). We will provide these services pursuant to our current agreement dated August 1, 2025 ("**Engineering Agreement**") as follows:

I. Scope of Work

The District will engage Engineer to: [description of scope of work; or attach scope exhibit]

II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$ _____. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$ _____, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

Lakekside
Community Development District

By: _____
 Authorized Representative

Date: _____

Sincerely,

Lighthouse Engineering Inc.

By: _____
 Authorized Representative

Date: _____

EXHIBIT B
Hourly Fee Schedule

EXHIBIT A
Form of Work Authorization

Lakeside Community Development District
Pasco County, Florida

Subject: **Work Authorization Number** ____
 Lakeside Community Development District

Dear Chairperson, Board of Supervisors:

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II. Fees

The District will [compensate Engineer pursuant to the hourly rate schedule contained in the Engineering Agreement, not to exceed \$ _____. The District will reimburse Engineer all direct costs which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Agreement.] OR [will compensate Engineer in a flat fee amount of \$ _____, inclusive of all effort, expenses, and costs to complete the work described herein].

This proposal, together with the Engineering Agreement, represents the entire understanding between the District and Engineer with regard to the referenced work authorization. If you wish to accept this work authorization, please return an executed copy to our office. Upon receipt, we will promptly schedule our services.

APPROVED AND ACCEPTED

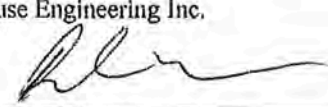
Lakekside
Community Development District

By: _____
 Authorized Representative

Date: _____

Sincerely,

Lighthouse Engineering Inc.

By:  _____
 Authorized Representative

Date: 8/4/25

EXHIBIT B
Hourly Fee Schedule

Lighthouse Engineering, Inc.
701 Enterprise Road East, Suite 410
Safety Harbor, FL 34695



Lighthouse Engineering
Rate Schedule
(As of 1/1/2025)

Project Manager	\$ 195 / Hour
Chief Engineer	\$ 205 / Hour
Senior Engineer	\$ 174 / Hour
Operations Manager	\$ 170 / Hour
Engineer	\$ 160 / Hour
Senior Designer	\$ 147 / Hour
Cadd Technician	\$130/ Hour
Clerical	\$ 120 / Hour

- We propose to tie our rate increase to the CP Index. This increase has typically been in the range of approximately 3% annually

Note: Expenses for projects / task assignments will be negotiated on a project by project basis or be billed to the CDD as a direct expense.

Signed

Bradley S. Foran, P.E., President

ANTI-HUMAN TRAFFICKING AFFIDAVIT

I, Brad Foran, P.E., as President, on behalf of Lighthouse Engineering Inc., a Florida corporation (the "Contractor"), under penalty of perjury hereby attest as follows:

1. I am over 21 years of age and an officer or representative of the Contractor.
2. The Contractor does not use coercion for labor or services as defined in Section 787.06(2)(a), *Florida Statutes*.
3. More particularly, the Contractor does not participate in any of the following actions:
 - (a) Using or threatening to use physical force against any person;
 - (b) Restraining, isolating or confining or threatening to restrain, isolate or confine any person without lawful authority and against her or his will;
 - (c) Using lending or other credit methods to establish a debt by any person when labor or services are pledged as a security for the debt, if the value of the labor or services as reasonably assessed is not applied toward the liquidation of the debt or the length and nature of the labor or services are not respectively limited and defined;
 - (d) Destroying, concealing, removing, confiscating, withholding, or possessing any actual or purported passport, visa, or other immigration document, or any other actual or purported government identification document, of any person;
 - (e) Causing or threatening to cause financial harm to any person;
 - (f) Enticing or luring any person by fraud or deceit; or
 - (g) Providing a controlled substance as outlined in Schedule I or Schedule II of Section 893.03, *Florida Statutes*, to any person for the purpose of exploitation of that person.

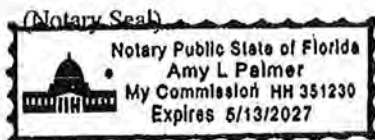
FURTHER AFFIANT SAYETH NAUGHT.

Lighthouse Engineering Inc.

By: [Signature]
Name: Bradley S. Foran, P.E.
Title: President
Date: 8/4/2025

STATE OF FLORIDA
COUNTY OF Pinellas

SWORN TO AND SUBSCRIBED before me ☒ physical presence or ☐ remote notarization by Brad Foran, as President, of Lighthouse Engineering Inc., who is ☒ personally known to me or ☐ who produced _____ as identification this 4th day of August, 2025.



[Signature]
Notary Public




2025-08-01 Lakeside Engineering Services Agreement Lighthouse Engineering exec by vendor

Final Audit Report

2025-08-04

Created:	2025-08-04
By:	Diana Kronick (dkronick@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAvYL_IQnHuTmXG7U9_HDzXlxZaVb6vkLI

"2025-08-01 Lakeside Engineering Services Agreement Lighthouse Engineering exec by vendor" History

-  Document created by Diana Kronick (dkronick@rizzetta.com)
2025-08-04 - 7:53:22 PM GMT
-  Document emailed to Linda Ramlot (lramlot@lakesidecdd.org) for signature
2025-08-04 - 7:53:27 PM GMT
-  Email viewed by Linda Ramlot (lramlot@lakesidecdd.org)
2025-08-04 - 8:15:14 PM GMT
-  Document e-signed by Linda Ramlot (lramlot@lakesidecdd.org)
Signature Date: 2025-08-04 - 8:19:04 PM GMT - Time Source: server
-  Agreement completed.
2025-08-04 - 8:19:04 PM GMT

Tab 2



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 14, 2025

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Lakeside Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to

certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three annual bond years beginning July 9, 2025, through the period ending July 8, 2028, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Lakeside Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____



LLS Tax Solutions Inc.
1645 Sun City Center Plz,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 4, 2025

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

Thank you for choosing LLS Tax Solutions Inc. ("LLS Tax") to provide arbitrage services to Lakeside Community Development District ("Client") for the following bond issue. This Engagement Letter describes the scope of the LLS Tax services, the respective responsibilities of LLS Tax and Client relating to this engagement and the fees LLS Tax expects to charge.

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

SCOPE OF SERVICES

The procedures that we will perform are as follows:

- Assist in calculation of the bond yield, unless previously computed and provided to us.
- Assist in determination of the amount, if any, of required rebate to the federal government.
- Issuance of a report presenting the cumulative results since the issue date of the issue of bonds.
- Preparation of necessary reports and Internal Revenue Service ("IRS") forms to accompany any required payment to the federal government.

As a part of our engagement, we will read certain documents associated with each issue of bonds for which services are being rendered. We will determine gross proceeds of each issue of bonds based on the information provided in such bond documents. You will have sole responsibility for determining any other amounts not discussed in those documents that may constitute gross proceeds of each series of bonds for the purposes of the arbitrage requirements.

TAX POSITIONS AND REPORTABLE TRANSACTIONS

Because the tax law is not always clear, we will use our professional judgment in resolving questions affecting the arbitrage calculations. Unless you instruct us otherwise, we will take the reporting position most favorable to you whenever reasonable. Any of your bond issues may be selected for review by the IRS, which may not agree with our positions. Any proposed adjustments are subject to certain rights of appeal. Because of the lack of clarity in the law, we cannot provide assurances that the positions asserted by the IRS may not ultimately be sustained, which could result in the assessment

of potential penalties. You have the ultimate responsibility for your compliance with the arbitrage laws; therefore, you should review the calculations carefully.

The IRS and some states have promulgated “tax shelter” rules that require taxpayers to disclose their participation in “reportable transactions” by attaching a disclosure form to their federal and/or state income tax returns and, when necessary, by filing a copy with the Internal Revenue Service and/or the applicable state agency. These rules impose significant requirements to disclose transactions and such disclosures may encompass many transactions entered into in the normal course of business. Failure to make such disclosures will result in substantial penalties. In addition, an excise tax is imposed on exempt organizations (including state and local governments) that are a party to prohibited tax shelter transactions (which are defined using the reportable transaction rules). Client is responsible for ensuring that it has properly disclosed all “reportable transactions” and, where applicable, complied with the excise tax provision. The LLS Tax services that are the subject of this Engagement Letter do not include any undertaking by LLS Tax to identify any reportable transactions that have not been the subject of a prior consultation between LLS Tax and Client. Such services, if desired by Client, will be the subject of a separate engagement letter. LLS Tax may also be required to report to the IRS or certain state tax authorities certain tax services or transactions as well as Client’s participation therein. The determination of whether, when and to what extent LLS Tax complies with its federal or state “tax shelter” reporting requirements will be made exclusively by LLS Tax. LLS Tax will not be liable for any penalties resulting from Client’s failure to accurately and timely file any required disclosure or pay any related excise tax nor will LLS Tax be held responsible for any consequences of its own compliance with its reporting obligations. Please note that any disclosure required by or made pursuant to the tax shelter rules is separate and distinct from any other disclosure that Client might be required to or choose to make with its tax returns (e.g., disclosure on federal Form 8275 or similar state disclosure).

PROFESSIONAL FEES AND EXPENSES

Our professional fees for the services listed above for the three-year bond calculation period beginning July 27, 2024, through the period ending July 26, 2027, is \$1,500, which is \$500 each year. We will bill you upon completion of our services. Our invoices are payable upon receipt. Additionally, you may request additional consulting services from us upon occasion; we will bill you for these consulting services at a beforehand agreed upon rate.

Unanticipated factors that could increase our fees beyond the estimate given above include the following (without limitation). Should any of these factors arise we will alert you before additional fees are incurred.

- Investment data provided by you is not in good order or is unusually voluminous.
- Proceeds of bonds have been commingled with amounts not considered gross proceeds of the bonds (if that circumstance has not previously been communicated to us).
- A review or other inquiry by the IRS with respect to an issue of bonds.

The Client (District) has the option to terminate this Agreement within ninety days of providing notice to LLS Tax Solutions Inc. of its intent.

ACCEPTANCE

You understand that the arbitrage services, report and IRS forms described above are solely to assist you in meeting your requirements for federal income tax compliance purposes. This Engagement Letter constitutes the entire agreement between Client and LLS Tax with respect to this engagement, supersedes all other oral and written representations, understandings or agreements relating to this engagement, and may not be amended except by the mutual written agreement of the Client and LLS Tax.

Please indicate your acceptance of this agreement by signing in the space provided below and returning a copy of this Engagement Letter to us. Thank you again for this opportunity to work with you.

Very truly yours,
LLS Tax Solutions Inc.

AGREED AND ACCEPTED:
Lakeside Community Development District

By: Linda L. Scott

Linda L. Scott, CPA

By: _____

Print Name _____

Title _____

Date: _____

Tab 3



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 14, 2025

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

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

Dear Ms. Torres:

Attached you will find our arbitrage rebate report for the above-referenced Bonds for the five-year period ended July 8, 2025 ("Computation Period"). This report indicates that there is no cumulative rebatable arbitrage liability as of July 8, 2025.

The next annual arbitrage rebate calculation date is July 8, 2026. We have provided an engagement letter for the next three annual computation periods ending July 8, 2026, July 8, 2027, and July 8, 2028, for you to sign and return. If you have any questions or comments, please do not hesitate to contact me at (850) 754-0311 or by email at liscott@llstax.com.

Sincerely,

Linda L. Scott

Linda L. Scott, CPA

cc: Ms. Leanne Duffy, US Bank

Lakeside Community Development District

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

For the period ended July 8, 2025



LLS Tax Solutions Inc.
1645 Sun City Center Plz.,
#5027
Sun City Center, FL 33571
Telephone: 850-754-0311
Email: liscott@llstax.com

August 14, 2025

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

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

Lakeside Community Development District ("Client") has requested that we prepare certain computations related to the above-described Bonds for the period ended July 8, 2025 ("Computation Period"). The scope of our engagement consisted of the preparation of computations to determine the Rebatale Arbitrage for the Bonds for the Computation Period as described in Section 148(f) of the Internal Revenue Code of 1986, as amended ("Code"), and this report is not to be used for any other purpose.

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

The results of our computations indicate a negative Cumulative Rebatale Arbitrage of \$(165,050.12) at July 8, 2025. As such, no amount must be on deposit in the Rebate Fund.

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

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

LLS Tax Solutions Inc.

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

Lakeside Community Development District

August 14, 2025

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

For the period ended July 8, 2025

NOTES AND ASSUMPTIONS

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

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

Lakeside Community Development District

August 14, 2025

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

For the period ended July 8, 2025

NOTES AND ASSUMPTIONS (cont'd)

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

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

Lakeside Community Development District

August 14, 2025

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

For the period ended July 8, 2025

DEFINITIONS

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

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

Lakeside Community Development District
August 14, 2025
\$5,635,000 Capital Improvement Revenue Bonds, Series 2015
For the period ended July 8, 2025

SOURCE INFORMATION

Bonds

Source

Closing Date

Form 8038G

Bond Yield

Form 8038G

Investments

Source

Principal and Interest Receipt Amounts
and Dates

Trust Statements

Investment Dates and Purchase Prices

Trust Statements

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

Lakeside Community Development District

August 14, 2025

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

For the period ended July 8, 2025

DESCRIPTION OF SCHEDULE

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

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

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
7 / 9 / 2020	BEGINNING BALANCE		0.00	194,681.25	256,630.92	61,949.67
8 / 3 / 2020	RESERVE ACCOUNT		0.90	0.00	0.00	0.00
8 / 4 / 2020	RESERVE ACCOUNT		0.00	(0.90)	(1.18)	(0.28)
9 / 1 / 2020	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
9 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.82)	(1.07)	(0.25)
10 / 1 / 2020	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
10 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.80)	(1.04)	(0.24)
11 / 2 / 2020	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
11 / 3 / 2020	RESERVE ACCOUNT		0.00	(0.82)	(1.06)	(0.24)
12 / 1 / 2020	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
12 / 2 / 2020	RESERVE ACCOUNT		0.00	(0.80)	(1.03)	(0.23)
1 / 4 / 2021	RESERVE ACCOUNT		0.82	0.00	0.00	0.00
1 / 5 / 2021	RESERVE ACCOUNT		0.00	(0.82)	(1.05)	(0.23)
2 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
2 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.06)	(0.23)
3 / 1 / 2021	RESERVE ACCOUNT		0.75	0.00	0.00	0.00
3 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.75)	(0.95)	(0.20)
4 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
4 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.05)	(0.22)
5 / 3 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
5 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(1.01)	(0.21)
6 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
6 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.04)	(0.21)
7 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
7 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(1.00)	(0.20)
8 / 2 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
8 / 3 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.03)	(0.20)
9 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
9 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.03)	(0.20)
10 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
10 / 4 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.98)	(0.18)
11 / 1 / 2021	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
11 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.83)	(1.02)	(0.19)
12 / 1 / 2021	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
12 / 2 / 2021	RESERVE ACCOUNT		0.00	(0.80)	(0.98)	(0.18)
1 / 3 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
1 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(1.01)	(0.18)

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
2 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
2 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(1.00)	(0.17)
3 / 1 / 2022	RESERVE ACCOUNT		0.75	0.00	0.00	0.00
3 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.75)	(0.90)	(0.15)
4 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
4 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.99)	(0.16)
5 / 2 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
5 / 3 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.95)	(0.15)
6 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
6 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.99)	(0.16)
7 / 1 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
7 / 5 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.94)	(0.14)
8 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
8 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.98)	(0.15)
9 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
9 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.97)	(0.14)
10 / 3 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
10 / 4 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.93)	(0.13)
11 / 1 / 2022	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
11 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.83)	(0.96)	(0.13)
12 / 1 / 2022	RESERVE ACCOUNT		0.80	0.00	0.00	0.00
12 / 2 / 2022	RESERVE ACCOUNT		0.00	(0.80)	(0.92)	(0.12)
1 / 3 / 2023	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
1 / 4 / 2023	RESERVE ACCOUNT		0.00	(0.83)	(0.95)	(0.12)
2 / 1 / 2023	RESERVE ACCOUNT		0.83	0.00	0.00	0.00
2 / 2 / 2023	RESERVE ACCOUNT		0.00	(0.83)	(0.95)	(0.12)
3 / 1 / 2023	RESERVE ACCOUNT		0.75	0.00	0.00	0.00
3 / 2 / 2023	RESERVE ACCOUNT		0.00	(0.75)	(0.85)	(0.10)
4 / 3 / 2023	RESERVE ACCOUNT		76.81	0.00	0.00	0.00
4 / 3 / 2023	RESERVE ACCOUNT		0.72	0.00	0.00	0.00
4 / 4 / 2023	RESERVE ACCOUNT		0.00	(77.53)	(87.85)	(10.32)
5 / 1 / 2023	RESERVE ACCOUNT		590.98	0.00	0.00	0.00
5 / 2 / 2023	RESERVE ACCOUNT		0.00	(590.98)	(666.80)	(75.82)
6 / 1 / 2023	RESERVE ACCOUNT		611.78	0.00	0.00	0.00
6 / 2 / 2023	RESERVE ACCOUNT		0.00	(611.78)	(687.10)	(75.32)
7 / 3 / 2023	RESERVE ACCOUNT		608.05	0.00	0.00	0.00
7 / 5 / 2023	RESERVE ACCOUNT		0.00	(608.05)	(679.45)	(71.40)

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
8 / 1 / 2023	RESERVE ACCOUNT		303.22	0.00	0.00	0.00
8 / 1 / 2023	RESERVE ACCOUNT		405.36	0.00	0.00	0.00
8 / 2 / 2023	RESERVE ACCOUNT		0.00	(708.58)	(788.51)	(79.93)
9 / 1 / 2023	RESERVE ACCOUNT		884.60	0.00	0.00	0.00
9 / 5 / 2023	RESERVE ACCOUNT		0.00	(884.60)	(979.41)	(94.81)
10 / 2 / 2023	RESERVE ACCOUNT		856.06	0.00	0.00	0.00
10 / 3 / 2023	RESERVE ACCOUNT		0.00	(856.06)	(943.75)	(87.69)
11 / 1 / 2023	RESERVE ACCOUNT		884.72	0.00	0.00	0.00
11 / 2 / 2023	RESERVE ACCOUNT		0.00	(884.72)	(971.01)	(86.29)
12 / 1 / 2023	RESERVE ACCOUNT		849.93	0.00	0.00	0.00
12 / 4 / 2023	RESERVE ACCOUNT		0.00	(849.93)	(928.25)	(78.32)
1 / 2 / 2024	RESERVE ACCOUNT		873.50	0.00	0.00	0.00
1 / 3 / 2024	RESERVE ACCOUNT		0.00	(873.50)	(949.76)	(76.26)
2 / 1 / 2024	RESERVE ACCOUNT		865.70	0.00	0.00	0.00
2 / 2 / 2024	RESERVE ACCOUNT		0.00	(865.70)	(937.09)	(71.39)
3 / 1 / 2024	RESERVE ACCOUNT		809.97	0.00	0.00	0.00
3 / 4 / 2024	RESERVE ACCOUNT		0.00	(809.97)	(872.47)	(62.50)
4 / 1 / 2024	RESERVE ACCOUNT		866.04	0.00	0.00	0.00
4 / 5 / 2024	RESERVE ACCOUNT		0.00	(866.04)	(928.43)	(62.39)
5 / 1 / 2024	RESERVE ACCOUNT		837.89	0.00	0.00	0.00
5 / 2 / 2024	RESERVE ACCOUNT		0.00	(837.89)	(894.54)	(56.65)
6 / 1 / 2024	RESERVE ACCOUNT		865.82	0.00	0.00	0.00
6 / 2 / 2024	RESERVE ACCOUNT		0.00	(865.82)	(920.11)	(54.29)
7 / 1 / 2024	RESERVE ACCOUNT		837.89	0.00	0.00	0.00
7 / 2 / 2024	RESERVE ACCOUNT		0.00	(837.89)	(886.33)	(48.44)
8 / 1 / 2024	RESERVE ACCOUNT		865.30	0.00	0.00	0.00
8 / 2 / 2024	RESERVE ACCOUNT		0.00	(865.30)	(911.12)	(45.82)
9 / 3 / 2024	RESERVE ACCOUNT		865.16	0.00	0.00	0.00
9 / 4 / 2024	RESERVE ACCOUNT		0.00	(865.16)	(906.51)	(41.35)
10 / 1 / 2024	RESERVE ACCOUNT		805.34	0.00	0.00	0.00
10 / 2 / 2024	RESERVE ACCOUNT		0.00	(805.34)	(840.21)	(34.87)
11 / 1 / 2024	RESERVE ACCOUNT		782.69	0.00	0.00	0.00
11 / 4 / 2024	RESERVE ACCOUNT		0.00	(782.69)	(812.57)	(29.88)
12 / 2 / 2024	RESERVE ACCOUNT		727.06	0.00	0.00	0.00
12 / 3 / 2024	RESERVE ACCOUNT		0.00	(727.06)	(751.47)	(24.41)
1 / 2 / 2025	RESERVE ACCOUNT		724.17	0.00	0.00	0.00
1 / 3 / 2025	RESERVE ACCOUNT		0.00	(724.17)	(745.04)	(20.87)

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

SCHEDULE 1 - REBATABLE ARBITRAGE CALCULATION

7 / 9 / 2015 ISSUE DATE
7 / 9 / 2020 BEGINNING OF COMPUTATION PERIOD
7 / 8 / 2025 COMPUTATION DATE

DATE	FUND/ACCOUNT	INVESTMENT VALUE AT COMPUTATION DATE	EARNINGS ON INVESTMENTS	OTHER DEPOSITS (WITHDRAWALS)	FUTURE VALUE AT BOND YIELD 5.6057%	ALLOWABLE EARNINGS
2 / 3 / 2025	RESERVE ACCOUNT		702.14	0.00	0.00	0.00
2 / 4 / 2025	RESERVE ACCOUNT		0.00	(702.14)	(718.94)	(16.80)
3 / 3 / 2025	RESERVE ACCOUNT		634.20	0.00	0.00	0.00
3 / 4 / 2025	RESERVE ACCOUNT		0.00	(634.20)	(646.39)	(12.19)
4 / 1 / 2025	RESERVE ACCOUNT		702.13	0.00	0.00	0.00
4 / 2 / 2025	RESERVE ACCOUNT		0.00	(702.13)	(712.56)	(10.43)
5 / 1 / 2025	RESERVE ACCOUNT		679.49	0.00	0.00	0.00
5 / 2 / 2025	RESERVE ACCOUNT		0.00	(679.49)	(686.41)	(6.92)
6 / 2 / 2025	RESERVE ACCOUNT		702.06	0.00	0.00	0.00
6 / 3 / 2025	RESERVE ACCOUNT		0.00	(702.06)	(705.84)	(3.78)
7 / 1 / 2025	RESERVE ACCOUNT		679.49	0.00	0.00	0.00
7 / 2 / 2025	RESERVE ACCOUNT		0.00	(679.49)	(680.12)	(0.63)
7 / 8 / 2025	INTEREST ACCRUAL		181.18	0.00	0.00	0.00
		<u>194,862.43</u>	<u>21,105.51</u>	<u>173,756.92</u>	<u>234,361.01</u>	<u>60,604.09</u>
	ACTUAL EARNINGS		21,105.51			
	ALLOWABLE EARNINGS		<u>60,604.09</u>			
	REBATABLE ARBITRAGE		(39,498.58)			
	FUTURE VALUE OF 7/8/2020 CUMULATIVE REBATABLE ARBITRAGE		(114,674.03)			
	FUTURE VALUE OF 7/8/2021 COMPUTATION DATE CREDIT		(2,220.55)			
	FUTURE VALUE OF 7/8/2022 COMPUTATION DATE CREDIT		(2,160.14)			
	FUTURE VALUE OF 7/8/2023 COMPUTATION DATE CREDIT		(2,189.16)			
	FUTURE VALUE OF 7/8/2024 COMPUTATION DATE CREDIT		(2,187.66)			
	COMPUTATION DATE CREDIT		<u>(2,120.00)</u>			
	CUMULATIVE REBATABLE ARBITRAGE		<u>(165,050.12)</u>			

Tab 4



DC & Sons Tree Service

Christina Brooks
13714 Bee Tree Court
Hudson, FL 34669

(813) 335-3195
cbrooks@lakesidecdd.org

ESTIMATE	#303
ESTIMATE DATE	Aug 25, 2025
TOTAL	\$8,000.00

CONTACT US
3301 Rosefield Dr
Holiday, FL 34691

(727) 933-1941
dcandsonstrees@gmail.com

Service completed by: Dan Laderer, Caitlin Laderer

ESTIMATE

Services	qty	unit price	amount
Pine tree removal Behind 13714. Leave all wood behind fence in conservation area	1.0	\$2,000.00	\$2,000.00
4 dead tree removals Behind 13742. Take all debris	1.0	\$6,000.00	\$6,000.00
Leaning tree behind dead pine Drop and leave in conservation area	1.0	\$0.00	\$0.00

Services subtotal: \$8,000.00

Subtotal	\$8,000.00
----------	------------

Total **\$8,000.00**

Leaf it to us for all things trees!!

We are not responsible for any damages under ground.(sprinkler pipes, etc.)

Elite Land Maintenance LLC

17187 Lake Iola Rd, Dade City, FL 33523

Phone: 813-838-8669 | Email: Nickcooper250@yahoo.com

Proposal Form

Prepared for:

Christina Brooks

Lakeside CDD, Seat 3 - Vice Chair

13714 Bee Tree Ct, Hudson, FL 34669

Scope of Work:

Project One: Dead Pine Removal

- Cutting and dropping dead pine on back easement.
- Debris cut and stacked on conservation area.
- No hauling or stump grinding.

Project Two: Dead Oak & Small Tree Removal

- Cut and remove 4 dead oaks off conservation easement.
- Cut and remove 1 small tree on fence line (total of 5 trees).
- Debris hauled off using 30ft easement.
- No stump grinding.
- Track loader to move debris; plywood used to protect sidewalks/utilities.
- Back-and-forth tracking required; machine kept straight to avoid rutting.

Liability Clause:

Elite Land Maintenance will not be held liable to replace sod inside the dedicated easement or conservation area due to required equipment tracking.

Project Quote:

- Total Project Cost: **\$4,500.00**
- Payment due in full upon completion.

Acceptance of Proposal

By signing below, the client agrees to the scope of work, pricing, and terms outlined in this proposal.

Client Signature & Date

Elite Land Maintenance Representative & Date

Tab 5

FIRST ADDENDUM TO THE CONTRACT FOR DISTRICT MANAGEMENT SERVICES

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1st day of October, 2025 (the “**Effective Date**”), by and between **Lakeside Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**Consultant**”).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for District Management Services dated October 1, 2024 (the “**Contract**”), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Addendum as of the Effective Date.

(Remainder of this page is left blank intentionally)

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta
 PRINTED NAME: William J. Rizzetta
 TITLE: President
 DATE: Aug 11, 2025

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

BY: _____
 PRINTED NAME: _____
 TITLE: Chairman/Vice Chairman
 DATE: _____

ATTEST:

 Vice Chairman/Assistant Secretary
 Board of Supervisors

 Print Name

Exhibit B – Schedule of Fees

Exhibit B
Schedule of Fees

STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	MONTHLY	ANNUALLY
Management:	\$1,513.08	\$18,157
Administrative:	\$447.50	\$5,370
Accounting:	\$1,491.42	\$17,897
Financial & Revenue Collections:	\$497.08	\$5,965
Assessment Roll ⁽¹⁾		\$5,965
Total Standard On-Going Services:	\$3,949.08	\$53,354

(1) Assessment Roll is to paid in one lump-sum upon completion.

ADDITIONAL SERVICES:	FREQUENCY	RATE
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

PUBLIC RECORDS REQUESTS FEES:

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

LITIGATION SUPPORT SERVICES:

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

JOB TITLE:	HOURLY RATE:
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00






2025-10-01 - Lakeside CDD - First Addendum - Contract for Professional District Services, unexecuted

Final Audit Report

2025-08-11

Created:	2025-08-11
By:	Scott Brizendine (sbrizendine@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6Bc8pRKEKjoi3zFZ-JD0oDGJ72--a5zK

"2025-10-01 - Lakeside CDD - First Addendum - Contract for Professional District Services, unexecuted" History

-  Document created by Scott Brizendine (sbrizendine@rizzetta.com)
2025-08-11 - 1:22:01 PM GMT
-  Document emailed to Bill Rizzetta (brizzetta@rizzetta.com) for signature
2025-08-11 - 1:22:04 PM GMT
-  Email viewed by Bill Rizzetta (brizzetta@rizzetta.com)
2025-08-11 - 3:13:47 PM GMT
-  Document e-signed by Bill Rizzetta (brizzetta@rizzetta.com)
Signature Date: 2025-08-11 - 3:14:07 PM GMT - Time Source: server
-  Agreement completed.
2025-08-11 - 3:14:07 PM GMT

Tab 6

☐ Soft Rush





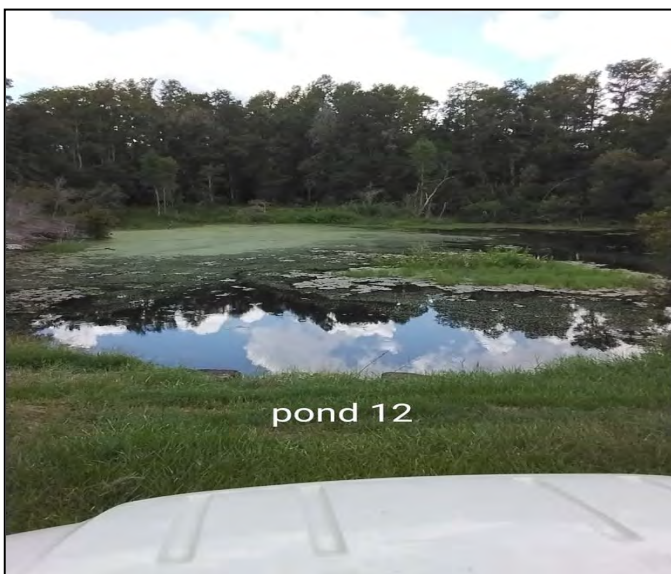
pond 15



pond 6



pond 7





AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1456 Customer: LAKESIDE CDD

Technician: CJAY

Date: 08/19/2025 Time: 11:55 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
Pond 1	x								
Pond 2	x								
Pond 3	x								
Pond 4	x								
Pond 5	x								
Pond 10	x								
Sump 1						x			
Sump 2						x			
Sump 3						x			

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input checked="" type="checkbox"/> < 1'	<input type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input checked="" type="checkbox"/> Normal	<input checked="" type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input checked="" type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Carp observed	<input type="checkbox"/> Low	<input checked="" type="checkbox"/> Windy
<input type="checkbox"/> > 4'			<input type="checkbox"/> Barrier Inspected		<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

<input type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

Beneficial Vegetation Notes:

<input type="checkbox"/> Naiad	<input type="checkbox"/> _____
<input type="checkbox"/> Pickerelweed	
<input type="checkbox"/> Soft Rush	<input type="checkbox"/> _____







Tab 7

LAKE SIDE

Landscape Inspection Report



August 11, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company
Professionals in Community Management

Summary, Higgins Ln, Crest Lake Dr

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.
- As a standing instruction, please ensure that any weedy growth within the shrubs is always pulled completely from the base during maintenance visits.

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 hedges were trimmed to better define the two shrubs; however, I am still noticing significant weedy growth in the middle of the viburnum. Please ensure the crews are hand-pulling this growth rather than trimming over it. (Pic 1)



...already been addressed, but I wanted to note it in my report in case it has not. Additionally, please have the crew limb up any trees along the pond that interfere with mowing underneath. There is one... (nxt pg)



2. At the next detailing event, please have the crews trim the dead foliage and remove the spent flowers from the lilies at Crest Lake and Higgins.
3. Please remind the crews to line-trim around
· all sewer grates to help maintain proper water flow, and as well as the irrigation boxes to
· avoid destroying the lids. (Pic 3a>, 3b>)
4. Around pond CY3, the surrounding turf is about 18" in height. This may have...



Pond G2

(cont.)... specific strip that needs attention to prevent further loss of the pond/path edge.

(Pic 4a, 4b, 4c)

4a



4b



4c



5. Around Pond G2, please have the crew line-trim the area surrounding the catch basin.

6. On the south side of Pond G2, along the outer tree line, there appears to be some trash that has been dumped. It's unclear where it originated, but a few items are present.

7. Just outside Pond G2, there is a large turf/wetland area currently being maintained. However, a few dead trees and shrubs have fallen in this area. I recommend one of the following options: 1.) Cut up, break down, and remove the debris during the next detailing event. Or, 2.) Leave the debris in place (as it is not obstructing anything) and have the crew line-trim as much turf as possible underneath the debris. (Pic 7a, 7b)

7a



7b



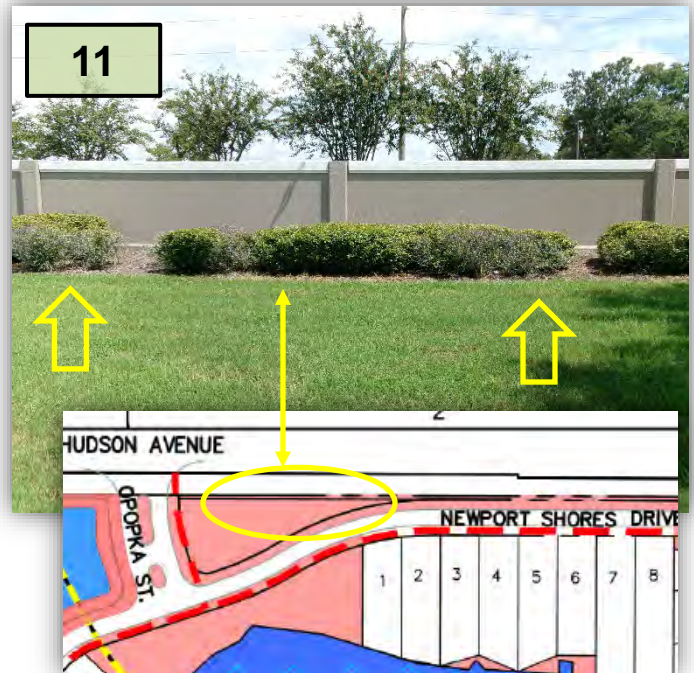
Crest Lake Dr, Higgins Ln, Newport Shores Dr

8. On Crest Lake Dr., the Sump Pump #2 area requires detailing. At the next visit, please have the crews remove any unwanted plant material at the base of the shrubs and trim out all dead branches throughout the shrubs. (Pic 8a, 8b)



9. The circled Winged Elm tree does not match the other two Drake (Chinese) Elms in this median bed on Higgins Ln. Was this a mis-pick, or was it requested to be different? At this point, the tree does not appear to be doing well, I'll continue to monitor it. (Pic 9>)
10. Please develop a plan to help thicken the turf during the upcoming cooler months. This should include recommendations for seasonal fertilization, aeration, and, if appropriate, overseeding to encourage stronger turf density and overall health.

11. Along the beds on Newport Shores Dr., the Walter's viburnums are beginning to struggle and are showing signs of dieback. At the next detailing visit, please have the crew trim out the dead material to encourage new growth and check the irrigation in this area. If there is no improvement, I will continue to monitor and request a proposal in the future. (Pic 11)



12. At the large pond south of the Opopka St. entrance, please have the crews cut back the tall weedy growth to a height of approximately one foot. This will help maintain pond bank stability while keeping the area looking controlled and well-maintained. (Pic 12>)



Hudson Ave, Opopka St., Pond E5

13. On the pond bank south of Opopka St, I noticed that the tall stocky weeds along the pond edge were cut back but the debris was left behind. I'm not sure who performed the cutback, but if it hasn't already been addressed, please have the crew clean up the area. (Pic 13)



14. West of Opopka St. on Hudson Ave., I am still noticing dieback in the low-growing Abelia shrubs located in front of the Schefflera arboricola. Could you please confirm whether the irrigation in this area is functioning properly? (Pic 14>)

15. This may have been taken care of already, but the palm debris from the recent storms have made a mess again. Please remove next mowing event.

16. Two things in this photo: Please have the crews edge around all irrigation boxes, and line-trim the outlets and inlets of all ponds to ensure proper water flow. (Pic 16a, 16b)



Hudson Ave, Opopka St., Pond E5

17. West of Opopka St., on the opposite side of the “Lakeside” sign, please have a crew member clean up the magnolias at the next detailing visit. This should include removing any sucker growth and limbing up the trees. (Pic 17)



18. The low-growing junipers are showing signs of stress and dieback. This may be due to disturbed roots, excessively wet conditions, or possibly disease. I will continue to monitor their condition. (Pic 18)



Proposals

1. In the corner planting bed at Crest Lake Dr. and Higgins Ln., please provide a proposal for cleanup as follows: remove the existing Muhly grasses, cut out any dead material, and trim approximately 6–8 inches from the tops. Replant the existing Muhly grasses in a teardrop-shaped arrangement, and surrounding the existing grasses, I recommend installing five 3-gallon, FULL Muhly grasses, *Muhlenbergia capillaris*, and topping off with 1 bale of pine straw. This will help restore continuity and enhance the overall landscape appearance. (Pic 1)



3. In the planting bed on Crest Lake Dr., please provide a proposal for a simple installation to fill the bare areas in this pocket park. I recommend installing six full 3-gallon Muhly grasses (*Muhlenbergia capillaris*), adding three steppingstones to provide access to the extended park behind this area, and topping off with one bale of pine straw. This enhancement will help restore continuity and improve the overall landscape appearance. (Pic 3)



2. In the median planting beds on Higgins Ln., please provide a proposal for the cleanup as follows: surrounding the existing crape myrtles remove the existing dead debris of the jasmine, and install nine 3-gallon, FULL Variegated Confederate Jasmine, *Trachelospermum jasminoides 'Variegatum'*, and topping the bare spots with pine straw. This will help restore continuity and enhance the overall landscape appearance. (Pic 2)



Tab 8



Lakeside: Seabridge Magnolia Replacements 8.5.25

Date 8/5/2025
Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669
Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

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

Lakeside: Seabridge Magnolia Replacements

Purpose:

- 5 of the magnolias planted in the roadside tract along seabridge are experiencing defoliation in the canopy indicating girdled roots or improper planting.

Process:

- Remove existing trees
- Check bubbler lines to ensure viability
- Install (5) 2-3" cal. Brackens Magnolia Trees in existing holes
- Install water saucer around root ball of tree to help with establishment post install
- Top dress with soil and pine bark mulch.

Result:

- New healthy trees replace failed trees improving appearance in this tract.



Plant Material Install

Items	Quantity	Unit
Brackens Beauty Magnolia 2-3"cal.	5.00	EA
Topsoil	1.00	cuyd
Pine Bark Mulch 3 cuft Bag	5.00	Bag
Plant Material Install:		\$2,972.00

Irrigation Repair/Installation

Irrigation Enhancement

Items	Quantity	Unit
Irrigation Misc. Fittings	1.00	EA
Irrigation Enhancement:		\$518.82
PROJECT TOTAL:		\$3,490.82

Terms & Conditions

Terms & Conditions

Payment Terms

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

Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee. Interest will accrue on all invoices over thirty days old. Past due amounts will accrue interest at a rate of 1.5% per month (18% APR). Client agrees to pay any costs associated with collection, including but not limited to court and attorney's fees as additional sums owed.

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

bores are installed

Backflow Connection

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

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

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

stated explicitly to the contrary.

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

Escalation Clause

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

Warranty and Tolerances

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

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

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

Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub

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

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

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

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

Material Tolerances

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

By _____
Jeff Cane
Date 8/5/2025
Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 1, 2025, at 10:00 am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

District Manager Updates

District Manager's Report

September 3

2025

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<u>FINANCIAL SUMMARY</u>		<u>7/31/2025</u>
General Fund Cash & Investment Balance:		\$195,795
Reserve Fund Cash & Investment Balance:		\$643,953
Debt Service Fund Investment Balance:		<u>\$803,805</u>
Total Cash and Investment Balances:		\$1,643,553
General Fund Expense		Over
Variance: \$20,101		Budget



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

July 31, 2025

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 07/31/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	187,778	(135,394)	0	52,384	0	0
Investments	8,017	779,347	803,805	1,591,169	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	803,805
Amount To Be Provided Debt Service	0	0	0	0	0	8,406,195
Total Assets	196,547	643,953	803,805	1,644,305	13,264,471	9,210,000
Liabilities						
Accounts Payable	1,256	0	0	1,256	0	0
Accrued Expenses	8,766	0	0	8,766	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
Total Liabilities	10,022	0	0	10,022	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	91,567	42,728	36,949	171,243	0	0
Total Fund Equity & Other Credits	186,526	643,953	803,805	1,634,283	13,264,471	0
Total Liabilities & Fund Equity	196,547	643,953	803,805	1,644,305	13,264,471	9,210,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	212	212
Special Assessments				
Tax Roll	653,597	653,597	659,611	6,014
Total Revenues	653,597	653,597	659,823	6,226
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	9,600	400
Total Legislative	12,000	10,000	9,600	400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	17,209	14,341	14,341	0
Administrative Services	5,163	4,302	4,303	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	5,000	5,000	0
District Engineer	20,000	16,667	26,148	(9,482)
District Management	17,459	14,549	14,549	0
Dues, Licenses & Fees	275	259	185	73
Financial & Revenue Collections	5,736	4,780	4,780	0
Legal Advertising	2,000	1,666	5,651	(3,984)
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	2,000	2,000	0
Total Financial & Administrative	98,043	84,365	97,824	(13,459)
Legal Counsel				
District Counsel	30,000	25,000	44,591	(19,590)
Total Legal Counsel	30,000	25,000	44,591	(19,590)
Electric Utility Services				
Utility - Street Lights	3,500	2,917	602	2,314
Utility Services	7,400	6,167	6,505	(338)
Total Electric Utility Services	10,900	9,084	7,107	1,976
Stormwater Control				
Aquatic Maintenance	28,092	23,410	23,410	0
Aquatic Plant Replacement	5,000	4,166	0	4,167
Stormwater System Maintenance	5,000	4,167	0	4,166
Total Stormwater Control	38,092	31,743	23,410	8,333
Other Physical Environment				
Amenity Management Service Contracts	33,291	27,743	23,995	3,747
Dog Waste Station Supplies & Mainte-	2,000	1,666	2,367	(700)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 07/31/2025	Year To Date 07/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
nance				
Entry & Walls Maintenance & Repair	5,000	4,167	0	4,167
Entry Monument Light Maintenance	1,500	1,250	314	936
General Liability Insurance	3,112	3,112	3,027	85
Irrigation Maintenance & Repair	30,000	25,000	49,811	(24,811)
Landscape - Annuals/Flowers	10,481	8,734	4,755	3,979
Landscape - Mulch	24,000	20,000	26,660	(6,659)
Landscape Inspection Services	11,700	9,750	9,750	0
Landscape Maintenance	180,000	150,000	149,945	54
Landscape Replacement Plants, Shrubs, Tr	22,500	18,750	45,829	(27,079)
Landscape-Wetlands D & E	14,000	11,667	10,500	1,167
Mailbox Repair & Maintenance	5,000	4,167	230	3,936
Property Insurance	1,858	1,858	1,932	(74)
Rust Prevention	9,120	7,600	8,360	(760)
Tree Trimming Services	7,500	6,250	0	6,250
Well Maintenance	2,500	2,083	1,551	533
Total Other Physical Environment	363,562	303,797	339,026	(35,229)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	4,167	0	4,167
Sidewalk Maintenance & Repair	15,000	12,500	0	12,500
Street Sign Repair & Replacement	2,000	1,666	2,854	(1,188)
Total Road & Street Facilities	22,000	18,333	2,854	15,479
Contingency				
Capital Improvements	40,000	33,334	0	33,334
Miscellaneous Contingency	39,000	32,500	43,845	(11,345)
Total Contingency	79,000	65,834	43,845	21,989
Total Expenditures	653,597	548,156	568,257	(20,101)
Total Excess of Revenues Over(Under) Ex- penditures	0	105,442	91,566	(13,875)
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	105,442	186,526	81,084

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,233	11,233
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>212,049</u>	<u>54,233</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	169,321	(11,505)
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>169,321</u>	<u>(11,505)</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>169,321</u>	<u>(11,505)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>42,728</u>	<u>42,728</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	355,315	355,315
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(355,315)	(355,315)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>601,225</u>	<u>601,225</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>643,953</u>	<u>643,953</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	18,361	18,361
Special Assessments				
Tax Roll	389,999	389,999	392,889	2,890
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>411,250</u>	<u>21,251</u>
Expenditures				
Debt Service				
Interest	264,999	264,999	266,838	(1,839)
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>391,838</u>	<u>(1,839)</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>391,838</u>	<u>(1,839)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>19,412</u>	<u>19,412</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>412,806</u>	<u>412,806</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>432,218</u>	<u>432,218</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 07/31/2025 YTD Budget	Year To Date 07/31/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,747	14,747
Special Assessments				
Tax Roll	341,369	341,369	343,899	2,530
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>358,646</u>	<u>17,277</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>17,536</u>	<u>17,536</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>371,587</u>	<u>371,587</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2025</u>
Valley Bank	Governmental Checking	\$ 8,017
Total General Fund Investments		<u>\$ 8,017</u>
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking/ICS	529,347
Total Reserve Fund Investments		<u>\$ 779,347</u>
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	237,485
US Bank Series 2015 Prepayment	US Bank GCTS 0490	51
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	198,681
US Bank Series 2018 Reserve	First American Treasury Obligation Fd Class Y	170,376
US Bank Series 2018 Prepayment	First American Treasury Obligation Fd Class Y	2,531
Total Debt Service Fund Investments		<u>\$ 803,805</u>

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 07/01/2025 to 07/31/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	07/31/2025	Pine Lake Services, LLC	7947	Irrigation Repairs 07/25	413.61
	235 General Fund	07/31/2025	Rizzetta & Company, Inc.	INV0000101356	Cell Phone, Auto Mileage & Travel 07/25	82.20
	235 General Fund	07/31/2025	Suncoast Rust Control, Inc.	08093	Commercial Monthly Rust Control Service 07/25	760.00
Sum for 235, 2258						1,255.81
Sum for 235						1,255.81
Sum Total						1,255.81

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

Balance Sheet

1. Trust statement activity has been recorded through 07/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Tab 10



Quarterly Compliance Audit Report

Lakeside

Date: July 2025 - 2nd Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *SchoolStatus Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

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

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

Compliance Criteria

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



ADA Website Accessibility

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



Florida Statute Compliance

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

Audit Process

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

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

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



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

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

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

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



Florida F.S. 189.069 Requirements

Result: **PASSED**

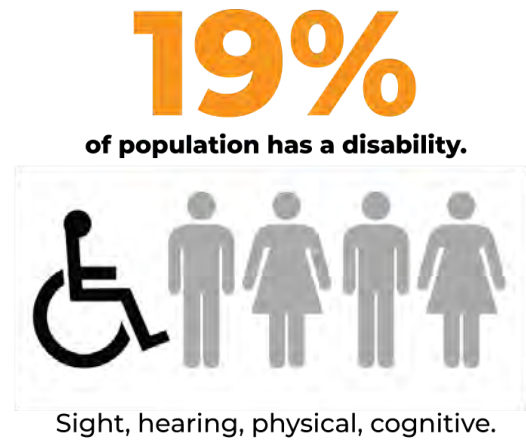
Compliance Criteria

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

Accessibility overview

Everyone deserves equal access.

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



The legal and right thing to do

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



ADA Compliance Categories

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



Contrast and colors

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

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



Using semantics to format your HTML pages

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



Text alternatives for non-text content

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

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



Ability to navigate with the keyboard

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

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

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



Easy to navigate and find information

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

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



Properly formatting tables

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

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



Making PDFs accessible

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

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



Making videos accessible

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

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



Making forms accessible

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

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



Alternate versions

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



Feedback for users

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



Other related requirements

No flashing

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

Timers

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

Fly-out menus

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

No pop-ups

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

Web Accessibility Glossary

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

Tab 11

MINUTES OF MEETING

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, August 6, 2025, at 6:00 p.m.** at the Wesley Chapel Rizzetta Office 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 Rinaldi	District Counsel, Kilinski Van Wyk
David Fleeman	District Engineer, Florida Design (via conference call)
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Alex Solano	Representative, Aquatic Weed Control
Jeff King	Representative, Pine Lake
Terry McLane	Representative, Pine Lake
Amy Palmer	Representative, Lighthouse Engineering

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

FIRST ORDER OF BUSINESS

Called to Order

Mr. Adams called the meeting to order at 6:00 p.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience comments were entertained regarding over growth on pond 6, a possible exemption for a CDD fence, pot holes and a request for speed bumps.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Public Hearing on FY 2025/2026 Final Budget

On a Motion by Ms. Ramlot, seconded by Mr. Dexter, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 final budget, for the Lakeside Community Development District.

Mr. Adams reviewed the budget for those in attendance and responded to questions and comments.

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 final budget, for the Lakeside Community Development District.

i. Consideration of Resolution 2025-10, Adopting FY 2025/2026 Final Budget

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with four in favor and one against (Charlie Woods), the Board of Supervisors adopted Resolution 2025-10, approving the fiscal year 2025/2026 final budget totaling \$1,692,780.90 (GF-\$658,887, DS-\$731,367.90, & RF- \$302,526)for the Lakeside Community Development District.

B. Public Hearing on FY 2025/2026 Assessments

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with all in favor, the Board of Supervisors opened the public hearing on fiscal year 2025/2026 assessments, for the Lakeside Community Development District.

Audience members expressed frustration over issues that are responsible for the increased budget and assessments and the inability to hold Lennar responsible.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors closed the public hearing on fiscal year 2025/2026 assessments for the Lakeside Community Development District.

i. Consideration of Resolution 2025-11, Levying FY 2025/2026 Assessments

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with four in favor and one against (Charlie Woods), the Board of Supervisors adopted Resolution 2025-11, levying fiscal year 2025/2026 assessments, as presented, for the Lakeside Community Development District.

C. Consideration of Resolution 2025-12: Setting the Meeting Schedule for FY 2025/2026

Mr. Adams presented the proposed meeting schedule for fiscal year 2025/2026. Meetings will commence at 6:00 p.m. at the Lakeside Amenity Center,

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adopted Resolution 2025-12, setting the Meeting Schedule, as presented, for the Lakeside Community Development District.

D. Consideration of 2024/2025 Goals and Objective Report

Mr. Adams reviewed the report noting that the Board met all of the goals and objectives for fiscal year 2024/2025.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors accepted the fiscal year 2024/2025 goals and objectives report, as presented, for the Lakeside Community Development District.

A brief discussion was held regarding the 2025/2026 goals and objectives.

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with all in favor, the Board of Supervisors adopted the fiscal 2025/2026 goals and objectives, as presented, for the Lakeside Community Development District.

E. Discussion of Lakemont Entry

This matter was tabled until the September meeting.

F. Discussion of Tree Encroachment on Nesbit

The Board decided to table this matter until the September meeting and have Mr. King provide a proposal for the removal and relocation of trees.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer introduced herself to the Board and spoke regarding the traffic calming proposal. The Board requested that District counsel speak to the HOA counsel about holding a joint meeting in October to discuss this project. It was decided that Mr. Dexter would lead the traffic calming project, with Ms. Palmer and Mr. Adams working on the light project.

The Board requested Ms. Palmer review the Meadow Oaks connection.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

Mr. Solano presented his report to the Board. He stated that he would cut the tree in the pond.

The Board asked that a comment section be added to the report.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

Ms. Brodeen presented the Field Service Report, and a brief discussion ensued.

It was decided that Ms. Callahan would join Ms. Brodeen on an inspection and Mr. Solano will get a proposal for 13742 Bee Tree to repair the damage done by the homeowner. District Counsel will send a cease-and-desist letter to the homeowner.

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report

The Board agreed to release payment for the erosion project proving the Engineer verifies that the leak repairs have been completed.

Various proposals were considered with the following Board actions taken:

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Pine Lake proposal to install monument plant at a cost of \$1,233.41, for the Lakeside Community Development District.

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Lake proposal to remove the dead Juniper at a cost of \$700.00, for the Lakeside Community Development District.

The Board asked that Mr. King provide a proposal for the Seabridge Magnolia replacement to the September meeting.

E. Property Maintenance Report

No issues were presented, and it was noted that Staff is working on securing the shed.

F. District Counsel

Ms. Rinaldi stated that she would send another letter to the homeowner at 13733 Newport shores as he is still encroaching onto CDD property

A discussion was held regarding a vendor who has yet to sign the required agreement and the Meadow Oaks connection.

G. District Manager and Monthly Financials

1. Presentation of District Manager's Report

Mr. Adams presented the financial report and status of ongoing projects.

Mr. Adams reminded the Board that the next meeting was scheduled for September 3, 2025, at 10:00 a.m.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on July 2, 2025**

The Board requested a few minor changes.

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

B. Consideration of Operation & Maintenance Expenditures for June 2025

On a Motion by Mr. Dexter, and seconded by Mr. Wood, with all in favor, the Board of Supervisors ratified June 2025 (\$93,712.96) Operation and Maintenance Expenditures, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Brooks requested that the Pond 8 Villa Erosion report be added to the next agenda. She also wants to have a workshop meeting with the HOA.

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. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 9:37 p.m., for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chairman

Tab 12

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures July 2025 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2025 through July 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$41,320.71**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300090	111232	Aquatic Maintenance 07/25	\$ 2,341.00
Barbara A. Callahan	20250724-2	BC070225	Board of Supervisors Meeting 07/02/25	\$ 200.00
Charles Wood	300091	CW070225	Board of Supervisors Meeting 07/02/25	\$ 200.00
Christina Brooks	300092	CB070225	Board of Supervisors Meeting 07/02/25	\$ 200.00
Florida Design Consultants, Inc.	300086	48797	Engineering Services 05/25	\$ 1,232.50
Florida Design Consultants, Inc.	300101	48946	Engineering Services 06/25	\$ 2,101.25
Gordon G Dexter	300093	GD070225	Board of Supervisors Meeting 07/02/25	\$ 200.00
Kilinski Van Wyk, PLLC	300099	12711	Legal Services 06/25	\$ 5,280.20
Kilinski Van Wyk, PLLC	300099	12712	Legal Services 06/25	\$ 29.50
Linda Ramlot	20250724-1	LR070225	Board of Supervisors Meeting 07/02/25	\$ 200.00
Pine Lake Services, LLC	300094	7666	Monthly Landscape Services 07/25	\$ 14,633.35

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2025 Through July 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Rizzetta & Company, Inc.	300084	INV0000100463	District Management Fees 07/25	\$ 5,472.25
Rizzetta & Company, Inc.	300088	INV0000100590	Personnel Reimbursement, Amenity Management & Oversight 07/25	\$ 1,749.86
Rizzetta & Company, Inc.	300089	INV0000100603	Mass Mailing - Budget Notice 07/25	\$ 1,648.87
Rizzetta & Company, Inc.	300087	INV0000100650	Cell Phone 06/25	\$ 50.00
Rizzetta & Company, Inc.	300098	INV0000100707	Personnel Reimbursement 07/25	\$ 864.68
Suncoast Rust Control, Inc.	300095	08498	Commercial Monthly Rust Control Service 06/25	\$ 760.00
Times Publishing Company	300096	45343-070625	Account# TB117744 Legal Advertising 07/25	\$ 1,667.00
Times Publishing Company	300097	45343-070625 235	Account# TB117744 Legal Advertising 07/25	\$ 1,665.00
Withlacoochee River Electric Cooperative, Inc.	20250725-1	Electric Summary 06/25 ACH 235	Electric Summary 06/25	<u>\$ 825.25</u>
Report Totals				<u>\$ 41,320.71</u>



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
7/1/2025	111232

Bill To

Lakeside CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Ste 100
Wesley Chapel, FL 33544

Customer P.O. No.	Payment Terms	Due Date
	Net 30	7/31/2025

Description	Amount
Monthly waterway service for 15 ponds, cabbage slough pond and 3 sump areas.	2,341.00
<div>RECEIVED 07-01-2025</div>	

Thank you for your business.

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

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

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
07-03-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	3:01pm
Total Meeting Time:	4.54

Time Over (3) Hours:	1.54
----------------------	------

Total at \$175 per Hour:	332.50
--------------------------	--------

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: _____





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 26, 2025
Project Number: 552-0005
Invoice Number: 48797
Invoice Period: 5/17/2025 to 6/13/2025

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
- Speed table permitting

Description	Hours	Rate	Cost
Vice President of Engineering	3.25	\$265.00	\$861.25
Project Engineer 2	2.25	\$165.00	\$371.25
		Subtotal:	\$1,232.50

Total Invoice Amount: \$1,232.50

RECEIVED
06-30-2025

David Fleeman, P.E.



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: July 25, 2025
Project Number: 552-0005
Invoice Number: 48946
Invoice Period: 6/14/2025 to 7/11/2025

Project: Lakeside CDD

SERVICES PERFORMED:

CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Coordination with CDD manager
- Prepare for and attend monthly board meeting
- Speed table permitting
- Project document transfer

Description	Hours	Rate	Cost
Vice President of Engineering	4.25	\$265.00	\$1,126.25
Project Engineer 2	2.50	\$165.00	\$412.50
Engineering Technician	0.50	\$75.00	\$37.50
Clerical	7.00	\$75.00	\$525.00
		Subtotal:	\$2,101.25

Total Invoice Amount: \$2,101.25

RECEIVED
07-25-2025

David Fleeman, P.E.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 12711
Date: 07/17/2025
Due On: 08/16/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$5,280.20) - (\$0.00) = \$5,280.20

LSCDD-01

Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	06/03/2025	Finalize budget notices and resolutions for public hearings on Fiscal Year 2026 budget, confer with District Management regarding the same.	0.20	\$295.00	\$59.00
Service	MH	06/03/2025	Review and revise FY 2026 budget notices.	0.20	\$325.00	\$65.00
Service	GK	06/04/2025	Prepare for and attend Board meeting; prepare RFP materials for erosion repair services.	6.10	\$295.00	\$1,799.50
Expense	KB	06/04/2025	Travel: Mileage - GR.	11.00	\$0.70	\$7.70
Service	MH	06/04/2025	Review Florida law related to payment and performance bond requirements.	0.10	\$325.00	\$32.50
Service	GK	06/05/2025	Finalize informal RFP materials for erosion repair services, confer with District Manager regarding the same; confer with District Manager regarding continued meeting.	0.70	\$295.00	\$206.50

Service	MH	06/05/2025	Review and revise RFP for erosion project.	0.60	\$325.00	\$195.00
Service	GK	06/06/2025	Confer with District Manager regarding publication of RFP for erosion repair services and Board meeting for review of the same, update the RFP package regarding the same.	0.60	\$295.00	\$177.00
Service	MH	06/09/2025	Confer with District staff regarding mailbox destruction and related matters.	0.10	\$325.00	\$32.50
Service	GK	06/10/2025	Confer with District Manager regarding RFP for erosion repair services.	0.10	\$295.00	\$29.50
Service	GK	06/11/2025	Confer with District Management regarding status of advertisement for RFP for erosion repair services, encroachments on District property.	0.20	\$295.00	\$59.00
Service	GK	06/12/2025	Prepare notice of closed security session for the July Board meeting, confer with District Manager regarding the same; confer with District Management regarding advertisement for RFP for erosion repair services; prepare License Agreement with HOA for use of District property to store holiday decorations.	1.90	\$295.00	\$560.50
Service	GK	06/16/2025	Confer with District Manager regarding status of ongoing projects; review establishment ordinance, powers granted to the District.	0.70	\$295.00	\$206.50
Service	GK	06/17/2025	Confer with District Manager regarding security proposals for the District; analyze powers of the District regarding security and recreation, options for the same.	1.60	\$295.00	\$472.00
Service	MH	06/17/2025	Review District records and confer with District staff regarding security matters, erosion remediation, RFQ for Engineering services, and encroachments.	1.00	\$325.00	\$325.00
Service	GK	06/23/2025	Confer with District Manager regarding erosion repair project, resident correspondence regarding the same; review agreement with Pine Lake for erosion repair services; confer with District Manager regarding RFQ for District Engineering Services.	1.10	\$295.00	\$324.50

Service	MH	06/23/2025	Confer with District staff regarding engineering RFQ; analyze Florida law and District Rules of Procedure related to same.	0.40	\$325.00	\$130.00
Service	GK	06/25/2025	Review final mailed and published notices for Fiscal Year 2026 budget, confer with District Management regarding the same.	0.40	\$295.00	\$118.00
Service	GK	06/27/2025	Review erosion proposals received, Florida statutes and District Rules of Procedure regarding maintenance services.	1.40	\$295.00	\$413.00
Service	MH	06/27/2025	Confer with District Manager regarding agenda items.	0.10	\$325.00	\$32.50
Service	LG	06/30/2025	Review and revise materials necessary for implementation of 2025 legislative changes.	0.10	\$350.00	\$35.00
					Total	\$5,280.20

RECEIVED
07-17-2025

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 # 12712
Date: 07/17/2025
Due On: 08/16/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$29.50) - (\$0.00) = \$29.50

LSCDD-106

Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	06/05/2025	Review status of roadway work for Meadow Oaks, timeline for roadway closure regarding the same.	0.10	\$295.00	\$29.50

Total \$29.50

RECEIVED
07-17-2025

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Please pay within 30 days.



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/25	7666
Terms	Due Date
Net 30	07/31/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#3985 - Lakeside Community Development RENEWAL 24- 25 July 2025		\$14,633.35	\$0.00	\$14,633.35
	#3985 - Lakeside Community Development RENEWAL 24-25 July 2025		\$14,633.35	\$0.00	\$14,633.35
Total			\$14,633.35	\$0.00	\$14,633.35

RECEIVED
06-30-2025

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

Invoice

Date	Invoice #
7/2/2025	INV0000100463

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/3/2025	INV0000100590

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/10/2025	INV0000100603

Bill To:

LAKESIDE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Mass Mailing - Budget Notice	1.00	\$1,648.87	\$1,648.87
Subtotal			\$1,648.87
Total			\$1,648.87

RECEIVED
07-10-2025

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

Invoice

Date	Invoice #
7/1/2025	INV0000100650

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 #
7/18/2025	INV0000100707

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$864.68	\$864.68
<div> <div>RECEIVED</div> <div>07-17-2025</div> </div>		Subtotal	\$864.68
		Total	\$864.68

Sun Coast Rust Control
91789-2706 USA
8334667878
admin@suncoastrust.com
<http://www.suncoastrust.com/suncoastrustcom>

INVOICE

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

INVOICE # 08498
DATE 07/01/2025
DUE DATE 07/31/2025
TERMS Net 30

SHIP DATE
02/01/2025

SHIP VIA
UPS

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Commercial Service	Commercial: Monthly water treatment (iron/rust) and service fee for previous month.	1	760.00	760.00

Thank you for your business.

BALANCE DUE **\$760.00**

RECEIVED
07-10-2025



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	
7/6/25-7/13/25		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
7/6/2025	Deirdre Bonett	TB117744	
Total Amount Due		Invoice Number	
\$1,667.00		45343-070625	

Invoice 1 of 2

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
7/6/25	7/13/25	45343	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x15.00 IN	\$1,665.00
					Affidavit Fee			\$2.00
7/6/25	7/13/25	45343	Tampa Bay Times , tampabay.com	B Section	Budget Assessments	1	3.00x15.00 IN	\$0.00

RECEIVED
07-07-2025

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	
7/6/25-7/13/25	LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account
7/6/2025	Deirdre Bonett	TB117744
Total Amount Due		Invoice Number
\$1,667.00		45343-070625

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

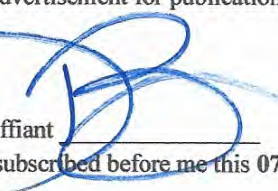
Published Daily

STATE OF FLORIDA} ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter Budget Assessments was published in said newspaper by print in the issues of 07/06/25, 07/13/25 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 Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus, Pasco, Pinellas, Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus, Pasco, Pinellas, Hillsborough 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.

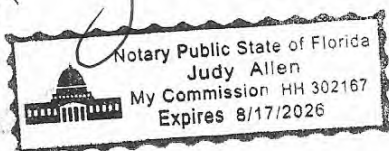
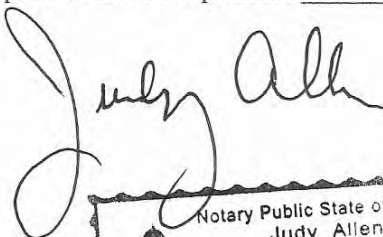
Signature of Affiant 

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors (**“Board”**) for the Lakeside Community Development District (**“District”**) will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 6, 2025

TIME: 6:00 p.m.

LOCATION: Lakeside Amenity Center
13739 Lakemont Drive
Hudson, Florida 34669

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (**“Proposed Budget”**) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (**“Fiscal Year 2026”**). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (**“O&M Assessments”**) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs/ early payment discounts)
Increment 1			
Villa	86	1.00	\$1,314.63
Single Family 45'	150	1.00	\$1,314.63
Single Family 55'	113	1.00	\$1,314.63
Single Family 55'	1	1.00	\$1,314.63
Single Family 80'	58	1.00	\$1,314.63
Increments 2&3			
Villa	114	1.00	\$1,314.63
Single Family 40'	114	1.00	\$1,314.63
Single Family 55'	99	1.00	\$1,314.63
Single Family 60'	43	1.00	\$1,314.63

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Pasco County (**“County”**) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

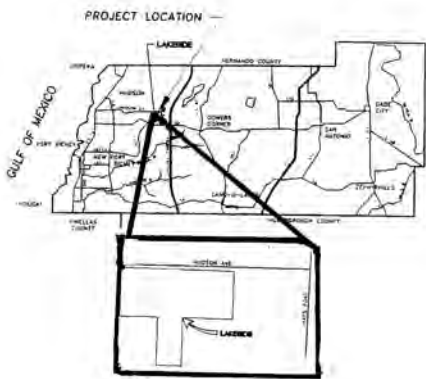
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph: (813) 994-1001 (**“District Manager’s Office”**), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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.

Darryl Adams
District Manager





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

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Total Amount Due		Invoice Number
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Invoice 2 of 2

PAYMENT DUE UPON RECEIPT

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RECEIVED
07-14-2025

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

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DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYAB E TO: TIMES PUBLISHING COMPANY

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

REMIT TO:

Times Publishing Company
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DALLAS, TX 75312-3396

Tampa Bay Times

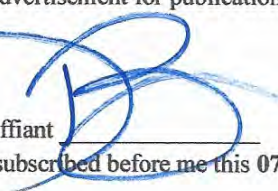
Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS, PASCO,
PINELLAS, HILLSBOROUGH County

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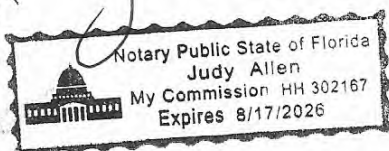
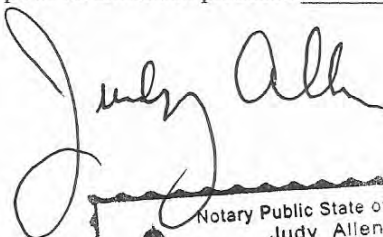
Signature of Affiant 

Sworn to and subscribed before me this 07/13/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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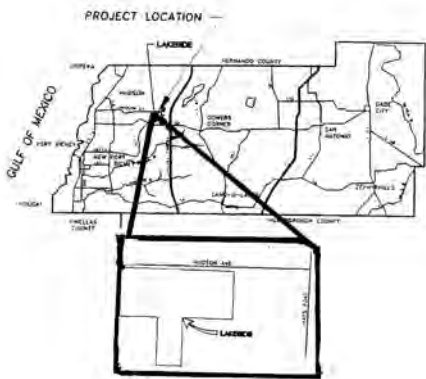
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Darryl Adams
District Manager



Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD
Electric Summary 06/25 AutoPay
Service Dates: 06/05/25-07/07/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	07/10/25	\$279.55	8/1/2025	13815 Crestlake Dr. Well	53100	4301
1544100	07/10/25	\$66.31	8/1/2025	13633 Lakemont Dr. Well	53100	4301
1544101	07/10/25	\$56.74	8/1/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	07/10/25	\$132.69	8/1/2025	13324 Hudson Ave B	53100	4301
1544103	07/10/25	\$42.42	8/1/2025	13324 Hudson Ave C	53100	4301
1544104	07/10/25	\$43.18	8/1/2025	13324 Hudson Ave D	53100	4301
1544105	07/10/25	\$41.34	8/1/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	07/10/25	\$42.32	8/1/2025	13324 Hudson Ave F	53100	4301
1544107	07/10/25	\$40.38	8/1/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	07/10/25	\$40.16	8/1/2025	13324 Hudson Ave A	53100	4301
1544109	07/10/25	\$40.16	8/1/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$825.25</u>				
				001-53100-4301	\$768.51	
Grand Total		<u>\$825.25</u>		001-53100-4307	\$56.74	



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

Account Number **1544099** Cycle **06**
Meter Number **59783096**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **279.55**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	70
Jun 2025	30	92
Jul 2024	29	52

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
06/05	07/07	06/05	6578				2225

Previous Balance 338.51
Payment 338.51CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2,225 KWH @ 0.06090 135.50
Fuel Adjustment 2,225 KWH @ 0.04400 97.90
FL Gross Receipts Tax 6.99

Total Current Charges 279.55
Total Due E.F.T. 279.55

RECEIVED
07-11-2025

DO NOT PAY
Total amount will be electronically transferred on or after 07/25/2025.



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

Please Detach and Return This Portion With
Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

1544099 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 279.55
DO NOT PAY

000154409900002795500002795507



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

Account Number **1544100** Cycle **06**
Meter Number **54541332**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **66.31**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	8
Jun 2025	30	13
Jul 2024	29	12

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
06/05	31861	07/07	32104				243

Previous Balance 80.61
Payment 80.61CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 243 KWH @ 0.06090 14.80
Fuel Adjustment 243 KWH @ 0.04400 10.69
FL Gross Receipts Tax 1.66

Total Current Charges 66.31
Total Due E.F.T. 66.31

RECEIVED
07-11-2025



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Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

Use above space for address change ONLY.

1544100 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025	
TOTAL CHARGES DUE	66.31
DO NOT PAY	

000154410000000663100000663102



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 **07/10/2025**
Amount Due **56.74**
Current Charges Due **08/01/2025**

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
Jul 2025	32	5
Jun 2025	30	8
Jul 2024	29	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

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	12345	07/07	12499				154

Previous Balance 65.45
Payment 65.45CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 154 KWH @ 0.06090 9.38
Fuel Adjustment 154 KWH @ 0.04400 6.78
FL Gross Receipts Tax 1.42

Total Current Charges 56.74
Total Due E.F.T. 56.74

RECEIVED
07-11-2025



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Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

Use above space for address change ONLY.

1544101 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 56.74
DO NOT PAY

000154410100000567400000567407



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 **07/10/2025**
Amount Due **132.69**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	27
Jun 2025	30	35
Jul 2024	29	24

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
06/05	07/07		26130				860

Previous Balance 153.02
Payment 153.02CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 860 KWH @ 0.06090 52.37
Fuel Adjustment 860 KWH @ 0.04400 37.84
FL Gross Receipts Tax 3.32

Total Current Charges 132.69
Total Due **E.F.T.** 132.69

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07-11-2025



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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

1544102 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after **07/25/2025**
TOTAL CHARGES DUE 132.69
DO NOT PAY

000154410200001326900001326903



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 **07/10/2025**
Amount Due **42.42**
Current Charges Due **08/01/2025**

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
Jul 2025	32	1
Jun 2025	30	1
Jul 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	6484	07/07	6505				21

Previous Balance 42.42
Payment 42.42CR
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

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07-11-2025



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Bill Date: 07/10/2025

District: BP06

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1544103 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
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 **07/10/2025**
Amount Due **43.18**
Current Charges Due **08/01/2025**

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
Jul 2025	32	1
Jun 2025	30	1
Jul 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	7050	07/07	7078				28

Previous Balance 42.95
Payment 42.95CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 28 KWH @ 0.06090 1.71
Fuel Adjustment 28 KWH @ 0.04400 1.23
FL Gross Receipts Tax 1.08

Total Current Charges 43.18
Total Due E.F.T. 43.18

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07-11-2025



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Bill Date: 07/10/2025

District: BP06

Use above space for address change ONLY.

1544104 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 43.18
DO NOT PAY

000154410400000431800000431800



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

Account Number **1544105** Cycle **06**
Meter Number 12048492
Customer Number 10345022
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **41.34**
Current Charges Due **08/01/2025**

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
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		4959				11

Previous Balance 41.24
Payment 41.24CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.06090 0.67
Fuel Adjustment 11 KWH @ 0.04400 0.48
FL Gross Receipts Tax 1.03

Total Current Charges 41.34
Total Due E.F.T. 41.34

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Bill Date: 07/10/2025

District: BP06

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1544105 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 41.34
DO NOT PAY

000154410500000413400000413404



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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **42.32**
Current Charges Due **08/01/2025**

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
Jul 2025	32	1
Jun 2025	30	1
Jul 2024	29	1

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07	06/05	5511				20

Previous Balance 42.32
Payment 42.32CR
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
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

Use above space for address change ONLY.

1544106 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025	
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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **40.38**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	07/07		656				2

Previous Balance 40.27
Payment 40.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 2 KWH @ 0.06090 0.12
Fuel Adjustment 2 KWH @ 0.04400 0.09
FL Gross Receipts Tax 1.01

Total Current Charges 40.38
Total Due E.F.T. 40.38

RECEIVED
07-11-2025



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Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

1544107 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 40.38
DO NOT PAY

000154410700000403800000403809



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

Account Number **1544108** Cycle **06**
Meter Number 24309353
Customer Number 10345022
Customer Name **LAKESIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **40.16**
Current Charges Due **08/01/2025**

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
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	47	07/07	47				0

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

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

RECEIVED
07-11-2025

DO NOT PAY

Total amount will be electronically transferred on or after 07/25/2025.



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Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2025

District: BP06

1544108 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000154410800000401600000401605



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

Account Number **1544109** Cycle **06**
Meter Number **24309354**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2025**
Amount Due **40.16**
Current Charges Due **08/01/2025**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2025	32	0
Jun 2025	30	0
Jul 2024	29	0

BILLS ARE DUE
WHEN RENDERED
A 1.5 percent, but not
less than \$5, late charge
will apply to unpaid
balances as of 5:00 p.m.
on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/05	507	07/07	507				0

Previous Balance 40.27
Payment 40.27CR
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
07-11-2025



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: 07/10/2025

District: BP06

1544109 BP06
LAKE SIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 07/25/2025
TOTAL CHARGES DUE 40.16
DO NOT PAY

000154410900000401600000401603