



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting November 5, 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

Jack Koch	Chair
Linda Ramlot	Vice Chair
Christina Brooks	Assistant Secretary
Gordon Dexter	Assistant Secretary
Charles Wood	Assistant Secretary

District Manager

Daryl Adams	Rizzetta & Company, Inc.
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District Counsel

Meredith Hammock	Kilinski Van Wyk
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District Engineer

David Fleeman	Florida Design Consultants, Inc.
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All cellular phones must be placed on mute while in the meeting room.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

Board of Supervisors
Lakeside Community Development
District

October 29, 2025

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, November 5, 2025, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Consideration of Resolution 2026-02, Amended Budget
Fiscal Year 2024-2025 Tab 1
 - B.** Discussion of Pond Erosion
 - C.** Consideration of Dead Tree Removal Proposal Tab 2
 - D.** Discussion of District Enhancements
- 4. STAFF REPORTS**
 - A.** District Engineer
 1. Consideration of Asphalt Proposals for Lakemont Drive Tab 3
 2. Ratification of Blue Works Additional Insured Agreement Tab 4
 - B.** AWC Waterway Inspection
 1. Presentation of Waterway Inspection Report..... Tab 5
 - C.** Landscape Inspection Specialist
 1. Presentation of Landscape Inspection Report Tab 6
 - D.** Pine Lake Landscape/Irrigation Inspection
 1. Presentation of Pine Lake Update (*Under Separate Cover*)
 2. Presentation of Pine Lake Proposals (*Under Separate Cover*)
 - E.** Maintenance Report (*Under Separate Cover*)
 - F.** District Counsel Tab 7
 - G.** District Manager
 1. Presentation of District Managers' Report
and Monthly Financials Tab 8
 2. Presentation of the 3rd Quarter Website Audit..... Tab 9
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor
Meeting September 3, 2025 Tab 10
 - B.** Consideration of Minutes of the Board of Supervisor
Meeting October 1, 2025 Tab 11
 - C.** Consideration of Operation & Maintenance
Expenditures for September 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

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RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESIDE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE FISCAL YEAR 2025 GENERAL BUDGET; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) previously adopted a final General Fund Budget (“**Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”); and

WHEREAS, the Board desires to amend the Fiscal Year 2025 Budget to reflect changes to budgeted revenues and expenses approved during Fiscal Year 2025; and

WHEREAS, pursuant to Chapters 189 and 190, Florida Statutes, the Board is authorized to amend the Fiscal Year 2025 Budget within sixty (60) days following the end of Fiscal Year 2025; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Fiscal Year 2025 Budget to reflect the actual appropriations.

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

SECTION 1. BUDGET AMENDMENT.

- a. The Board has reviewed the proposed amended Budget, copies of which are on file with the office of the District Manager and at the District’s Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, “**Adopted Annual Budget**”) may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025.
- c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as “The Adopted Budget for Lakeside

Community Development District for the Fiscal Year Ending September 30, 2025, as amended and adopted by the Board of Supervisors effective November 5, 2025.”

SECTION 2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the District, the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sums set forth below, to be raised by special assessments or otherwise, which sums are deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2015)	\$ _____
DEBT SERVICE FUND (SERIES 2018)	\$ _____
RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. CONFLICTS. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

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

SECTION 5. EFFECTIVE DATE. This Resolution shall take effect upon adoption.

PASSED AND ADOPTED this 5th day of November 2025.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025 Budget

EXHIBIT A:
Amended Fiscal Year 2025 Budget

Proposed Budget
Lakeside Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
REVENUES	
Special Assessments	
Tax Roll	\$ 653,597
TOTAL REVENUES	\$ 653,597
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 12,000
Financial & Administrative	
Administrative Services-Rizzetta	\$ 5,163
District Management-Rizzetta	\$ 17,459
Accounting Services-Rizzetta	\$ 17,209
ADA Website Compliance	\$ 1,538
Arbitrage Rebate Calculation	\$ 1,000
Assessment Roll-Rizzetta	\$ 5,736
Auditing Services	\$ 3,265
Disclosure Report-Rizzetta	\$ 6,000
District Engineer	\$ 20,000
Dues, Licenses & Fees	\$ 275
Financial & Revenue Collections-Rizzetta	\$ 5,736
Legal Advertising	\$ 2,000
Miscellaneous Mailings	\$ -
Public Officials Liability Insurance	\$ 3,112
Tax Collector /Property Appraiser Fees	\$ 150
Trustees Fees	\$ 7,000
Website Hosting, Maintenance, Backup (and Email)-Rizzetta	\$ 2,400
Legal Counsel	
District Counsel	\$ 30,000
Administrative Subtotal	\$ 140,043

Amended Budget
Lakeside Community Development District
General Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Budget for 2024/2025
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility Services	\$ 7,400
Street Lights	\$ 3,500
Water-Sewer Combination Services	
Utility Services	\$ -
Stormwater Control	
Aquatic Maintenance	\$ 28,092
Aquatic Plant Replacement	\$ 5,000
Lake/Pond Bank Maintenance	\$ -
Stormwater System Maintenance	\$ 5,000
Other Physical Environment	
Property Insurance	\$ 1,858
Amenity Management Services	\$ 33,291
Dog Station Supplies & Maintenance	\$ 2,000
Entry & Walls Maintenance	\$ 5,000
Entry Monument Light Maintenance	\$ 1,500
General Landscape Maintenance	\$ 180,000
General Liability Insurance	\$ 3,112
Holiday Decorations	\$ -
Irrigation Maintenance & Repairs	\$ 30,000
Landscape - Mulch	\$ 24,000
Landscape- Annuals	\$ 10,481
Landscape Inspection Services	\$ 11,700
Landscape Replacement Plants, Shrubs, Trees	\$ 22,500
Landscape-Wetlands D & E	\$ 14,000
Mailbox Repair & Maintenance	\$ 5,000
Maintenance Contracts	\$ -
Rust Prevention	\$ 9,120
Tree Trimming	\$ 7,500
Well Maintenance	\$ 2,500
Road & Street Facilities	
Roadway Repair & Maintenance	\$ 5,000
Sidewalk Repair & Maintenance	\$ 15,000
Street Sign Repair & Replacement	\$ 2,000
Contingency	
Capital Improvement Project	\$ 40,000
Miscellaneous Contingency	\$ 39,000
Field Operations Subtotal	\$ 513,554
TOTAL EXPENDITURES	\$ 653,597

Amended Budget
Lakeside Community Development District
Reserve Fund
Fiscal Year 2024/2025

Chart of Accounts Classification	Annual Budget for 2024/2025	Amended Budget for 2024/2025	Budget Increase (Decrease) vs 2024/2025
REVENUES			
Special Assessments			
Tax Roll	\$ 157,816	\$ 157,816	
Balance Forward and Prior Year	\$ -	\$ 150,000	
TOTAL REVENUES	\$ 157,816	\$ 307,816	\$ 150,000
EXPENDITURES			
Contingency			
Capital Reserves	\$ 157,816	\$ 157,816	\$ -
Capital Outlay	\$ -	\$ 150,000	\$ 150,000
TOTAL EXPENDITURES	\$ 157,816	\$ 307,816	\$ 150,000

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Proposal #7193

Lakeside CDD: Dead Tree Flush Cut 13704 Crestlake 10.28.25

Date 10/28/2025

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

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

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

Lakeside CDD: Dead Tree Flush Cut 13704 Crestlake 10.28.25

- Flushcutting of dead pine in natural area behind home on Crestlake to prevent future damage from limbs or fallen tree.

Demo and Prep

Demo and Prep

Items	Quantity	Unit
Tree Removal	1.00	EA
Demo and Prep:		\$1,859.00
PROJECT TOTAL:		\$1,859.00

Terms & Conditions

Terms & Conditions

Payment Terms

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

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

card fee.

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

Exclusions

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

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

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

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

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

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

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

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

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

MOT for temporary traffic control

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

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

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

Backflow Connection

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

Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation

system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

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

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

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

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

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

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

Warranty on transplanted plant material from the project site

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

Procedure for Extra Work, Changes and Escalation

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

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

Escalation Clause

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

Warranty and Tolerances

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

acceptance of the work

Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that 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 10/28/2025

Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____

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ESTIMATE

#EST230

Issued 10/9/2025

FROM

Tampa Topdressing

Chris Hill

813-505-2037

tampatopdressing@icloud.com

235 Apollo Beach Blvd. #236

Apollo Beach, FL 33572

BILL TO

Lighthouse Engineering Inc.

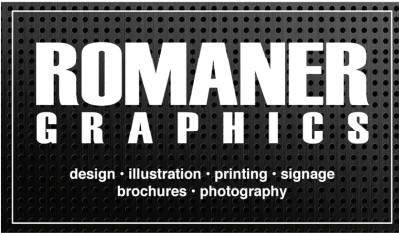
7276872328

Apalmer@lighthouseenginc.com

Description	QTY	Price, USD	Amount, USD
Asphalt repairs 6 areas-all less than 200 sf Min trip charge. Saw cut remove replace with sp 9.5 asphalt.	1	\$2,000.00	\$2,000.00
Total			\$2,000.00

NOTES & PAYMENTS INSTRUCTIONS

Payment upon completion



20108 Pond Spring Way
Tampa, FL 33647
(813) 991-6069
FAX (813) 907-8205

JOB ESTIMATE

TO: _____
COMPANY NAME: _____ Lakeside _____
DATE: 10/8/25 _____

QUOTE: Lakeside: _____
Clean oil spill at 13160 Crestlake Dr. _____
Note: On asphalt, spot cleaning may leave discoloration so that it will require _____
feathering to blend it. _____

TOTAL: \$385.00

Thank You: Romaner Graphics

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BLUE WORKS ADDITIONAL INSURED AGREEMENT

WAVIER, RELEASE AND INDEMNIFICATION AGREEMENT

This Waiver, Release and Indemnification Agreement ("Agreement") is entered into the _____ day of 10/17/2025 2025 between Lakeside Community Development District ("Owner"), and Blue Works Company, Inc., ("Contractor").

WHEREAS, the Contractor has entered into a contract with the Owner to provide labor, services, and materials more specifically described in the Contract, Proposal or Purchase Order/ s dated 10/17/2025 2025, of which this instrument is to be incorporated, where the Owner has requested to be named as "Additional Insured" on Contractors Insurance Policy.

WHEREAS, the Contractor has agreed to enter into the contract, provide the labor, services, and materials so described only under the condition that it would not be responsible, held liable or defend Owner or its affiliates in any claims regarding unknowns, latent defects, pre-existing conditions, unforeseen or non-conforming site conditions, existing conditions or exaggeration of the existing conditions through the performance of its scope of work. To include but not limited to, cost or expense arising from the; loss of use, delays, damage to property not removed from work areas, Owner's negligence, mold remediation, asbestos abatement, sink holes, spreading or disturbing or further dissemination of mold or any other contaminant or hazardous material or chemicals in the area.

WHEREAS, the Owner has agreed the Contractor will not be responsible, liable or defend Owner or its affiliates in any claims regarding Contractor's inability to invasively access and inspect all piping and connected areas prior to or during the work, replacement of finishes and coverings damaged through access required for piping repair that could not be reasonably prevented by Contractor. This provision shall include but not be limited to; unusual physical or electrical stress or impediments, misuse, neglect, improper testing or repair, external causes, modification, improper or insufficient maintenance, host pipe failure, old or defective plumbing components that may fail during disassembly and/or reassembly, non-conforming piping, corrosion, abrasion, normal wear and tear.

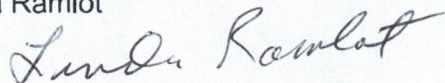
WHEREAS, provided none of the preceding events were caused by the misconduct, willful intent, intentional act or gross negligence by the Contractor, its agents, employees or subs.

Lakeside Community Development District, Owner / Owners

Representative:

Name: Linda Ramlot

Signature:



Its: Chairperson, Board of Supervisors

Date:

10/17/2025

Blue Works Company, Inc., Contractor

Name:

Signature:

Its:

Date:

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Beneficial Vegetation Notes:















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[illegible]

A large, white, curved sign with the word "LAKESIDE" in black capital letters. The sign is mounted on a low wall and is surrounded by a well-manicured green lawn and a dense hedge. In the background, there are several large, leafy trees. The overall scene is bright and sunny, suggesting a pleasant day.

□miee Brodeen □ Landscape Specialist
Landscape Inspection Services



Professionals in Community Management

Summary, Lakemont Dr, Hudson Ave

General Updates Recent Upcoming Maintenance Events.

- As detailed in my report findings, the turf requires attention. Please continue to monitor its condition closely and take necessary action as needed. The turf was very dry during my inspection.
- To help the plants stay healthy and thrive, please remove the Spanish moss within reach 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. **old 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 **old lack underlined** represents questions or information for the BOS.

1. At the front entrance, we've lost at least ten loropetalum shrubs that were planted around 08/06/2025. I've already reached out to the vendor regarding replacements and am following up to ensure this is scheduled as soon as possible. (Pic 1a, 1b)



2. Additionally, near the front entrance of Lakeside, we've lost several Jasmine Minima. I've asked for clarification on why we're seeing so much decline, especially since this area has dripline irrigation and full sun exposure. Please provide insight into what may be causing the loss and confirm when these plants were originally installed. (Pic 2)



3. On the west side of Lakemont Drive on Hudson, I previously notified the vendor about a broken irrigation head that needs repair. Can you confirm whether this has been fixed?
4. Along Hudson, between ponds 2 and 3, the large field was recently mowed on the day of my inspection. However, the crew left behind rows of turf clippings that were not mulched. Please ensure this is corrected, as leaving excess clippings can lead to . (next pg)

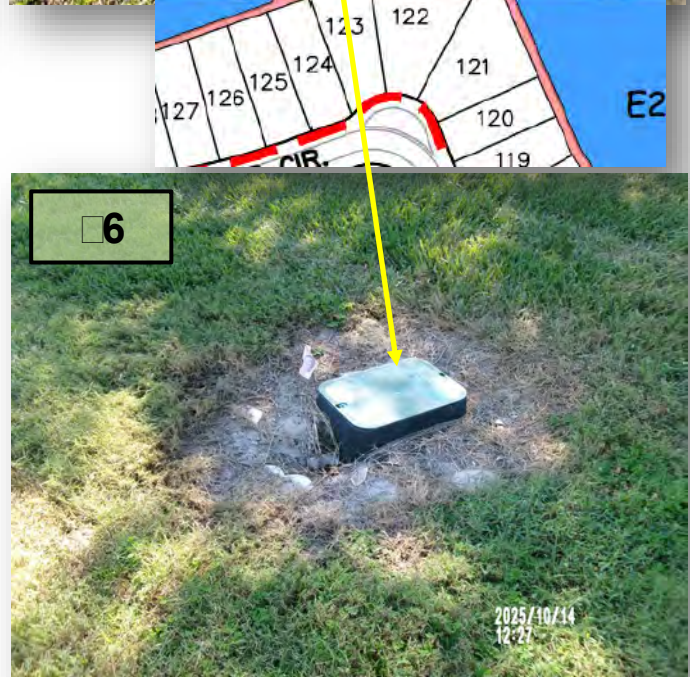
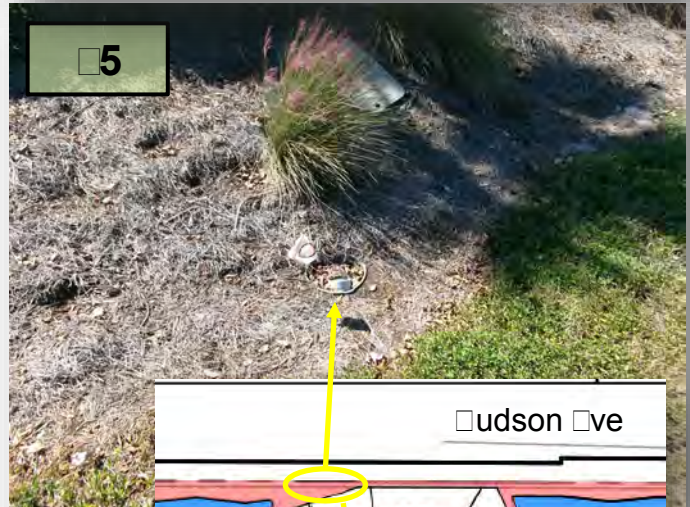


Lakemont Dr, Hudson Ave

(cont.) . turf disease and dieback if it continues. (Pic 4a, 4b)



. crew remove it during their next visit, as this area has a significant amount. (Pic 8)



5. Although this has been flagged, it appears the flag has been in place for some time. An irrigation lid is needed to prevent dirt and debris from entering. Please replace the lid as soon as possible. (Pic 5)
6. There is another flagged irrigation break along Hudson, located directly against the irrigation box. Please provide a date for when this repair will be completed. (Pic 6)
7. The pesticide signs were left in the garden beds. Please ensure that all signs are removed during the next site visit.
8. Along the one-way street off Lakemont, palm debris is accumulating. Please have the .



Lakemont Dr, Wetland D

9. The winged elm tree in the median beds on Lakemont has a dead main stem. While this could cause stress over time, I recommend limbing out the dead material now especially the main leader which should allow to encourage a new leader, and then continuing to monitor the tree's condition. (Pic 9)



10. In the same median bed as #9, another winged elm is showing signs of stress. Incorrect pruning practices were previously performed on this tree, which may negatively impact its health. I recommend having an arborist properly prune the lower limbs to support healthy growth. (Pic 10)



11. Along the planting beds of Wetland D, the understory turf was missed during the recent mowing. Please ensure that crews consistently line-trim the understory.

- . beneath all tree canopies and around all in-flow drains during every mowing. This must be corrected moving forward. (Pic 11a, 11b)



12. Around the west side of Wetland D, there is a couple patches of weedy debris that the crew appears to be mowing around. If there is an underlying issue preventing maintenance, please have the crew bring it to attention so it can be addressed. In the meantime, this area should be line-trimmed. (Pic 12a, 12b)

13. On the west side of Wetland D, there is a small pile of dead debris that needs to be removed. Please have the crew take care of this during their next visit. (Pic 13)

14. Just to the right of the northern sump pump at Wetland D, it's safe to say the arborvitae is not recovering. Please remove. (next pg)



Wetland D

(cont.) □ .the plant and line-trim the area during the next visit. (Pic 14□)

15. In the same area as #14, the sabal palm needs to be limbed up and trimmed. It appears to have been overlooked for□ .



□ . some time. Please ensure this palm is detailed during the next maintenance visit. (Pic 15)



16. On the northeast side of Wetland D, the walkway to Crest Lake Drive is being maintained□however, the shrubs still need trimming. There is significant deadwood taller than the wax myrtles□ please remove and detail these shrubs during the next visit. (Pic 16a□, 16b□)

17. □dditionally, the turf throughout the area appears very dry and stressed. I understand there are sections without irrigation, but the crew should be mindful of this and take extra care to avoid scalping the turf during each mowing event.



Wetland D

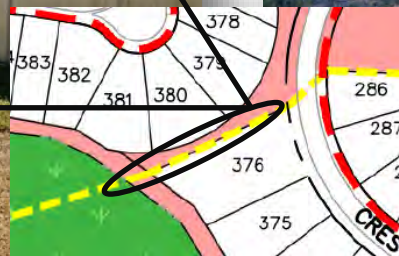
18. At the southern end of Wetland D, there is a pile of cut branches with tall turf grass growing through it. Please have the crew remove the debris and mow over the tall turf grass during the next visit. (Pic 18)



19. The crew is still not maintaining the in-flow and out-flow drainage areas, which are part of the scope of service. Please ensure all drainage easements are properly line-trimmed where the mower cannot reach. This must be addressed moving forward. (Pic 19)



20. Around the south side of the Wetland, grapevine growth is taking over and weighing down the tree branches. Please have the crew remove as much of the vine as possible from the base and cut out the remaining sections growing through the tree limbs. (Pic 20)



Wetland D, Lakemont Dr, Wetland C

21. In the same area as #20, please have the crew begin the detail process during the next detailing event. This area needs the grass trimmed down, the palm trees properly pruned, and any necessary rejuvenating cuts made to the tree branches. (Pic 21a, 21b)



22. As you walk back toward Lakemont from Wetland D, the wax myrtle needs to be trimmed back, as it is currently blocking approximately half the width of the walkway. Please have the crew address this during the next visit. (Pic 22a)

23. Algae blooms in Wetland C are beginning to die back and separate, allowing to showcase the water lilies blooms. Please continue to monitor the wetland and remove any excess algae as needed to ensure optimal conditions for growth.

24. The tree rings along Lakemont, parallel to Wetland C, are beginning to fill in with weeds. Please have the crew clean out the tree rings, edge them, and add a bale of pine straw. Bill the CDD for the pine straw. (Pic 24a, 24b)



Marble Sands Ct, Opopka Ave, Hudson Ave

25. At the cul-de-sac of Marble Sands, is this area irrigated? I could not locate an irrigation box but wanted to confirm. The turf here is extremely dry and is starting to die off further. We need to explore a solution, including the possibility of providing a proposal for an irrigation installation. (Pic 25)



26. Please test the soil at the entrance of Opopka and Hudson in the median beds. The bottlebrush shrubs need a boost to promote healthy growth. According to the contract, a complete fertilizer (formula to be determined based on soil test results) should be applied at a rate of 4-6 lbs. N/1,000 sq. ft./year, with a minimum of 50% of the nitrogen in a slow-release form.

27. It's unclear what caused the issue, but please have the crew bring a tamper and properly compact the planting bed. (Pic 27)

28. **Palm debris:** Along Hudson, west of Opopka, several spent palm fronds have fallen throughout the beds below. Please have the crew continue to pick up and remove the debris. (Pic 28)

29. **Rope ties and straps around tree trunks**
Please have the crews cut any visible rope ties and straps throughout the property. I was able to remove a few along Higgins, but others remain.

30. The winged elm on Higgins is still struggling and appears leggy near the top. Since this is a newly planted tree, it may be appropriate to check the root system and trim out any girdling roots to support healthier growth. (Pic 30)



Lakemont Dr

31. After inspecting the impression near the outflow structure, it measures approximately one foot deep. Would the board like the engineering team to evaluate this, or should I continue monitoring for any further decline in the soil structure (Pic 31)



- . Bee Tree Ct has been trimmed□however, please have the crews remove any remaining dead limbs and clear the dead vines that are laying on top of the palms.
(Pic 34a, 34b, 34C□)



32. The Fakahatchee grasses along Lakemont are turning brown. Please schedule the crew to prune out the dead material to help rejuvenate the plants. (Pic 32)



33. How is the irrigation system performing in the median beds along Lakemont□ The Blue Da□ appear to be struggling and may require an irrigation check. Please inspect the beds to determine if the issue is irrigation-related.
(Pic 33□)



34. The plant material behind the homes on□ .



Pond 10, Crest Lake Dr, Bee Tree Ct



35. Lastly, there is a snapped tree limb leaning on a resident's fence. Please have the crew remove the limb, prune any dead branches, and clean out the area around the base. (Pic 35)



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KILINSKI | VAN WYK

MEMORANDUM

To: District Managers

From: Kilinski | Van Wyk PLLC

Subject: Florida Open Carry Updates

On Monday, September 15, 2025, Attorney General James Uthmeier released a guidance memorandum on Florida's Open Carry Laws following the First District Court of Appeals holding in *McDaniels v. State*, 345 So. 3d 1025 (Fla. 1st DCA 2025) that Florida's ban on "open carry" is unconstitutional. The Attorney General has noted that, pursuant to Florida's judicial precedent, this First District Court of Appeals decision is binding on all Florida trial courts unless and until another District Court of Appeal or the Florida Supreme Court rules differently. As such, law enforcement personnel have been instructed to "refrain from arresting or prosecuting law-abiding citizens carrying a firearm in a manner that is visible to others." It is important to note that this decision does not prevent law enforcement from continuing to police individuals who exhibit firearms in a "rude, careless, angry, or threatening manner" or in a prohibited location under state or federal law. This memorandum provides guidance to special districts regarding the management of situations involving both residents and non-residents carrying firearms (either openly or concealed) on district property, subject to applicable state and federal laws.

As a result of the court ruling in *McDaniels*, the state of the law on open carry is uncertain. The prohibition on open carry was deemed unconstitutional by the *McDaniels* court, but until action by the Legislature or further guidance from the courts, we are left without meaningful guidance on restrictions or requirements for open carry. However, existing laws regarding requirements for concealed carry are instructive.

Individuals Authorized to Concealed Carry

Currently, under Chapter 790, *Florida Statutes*, an individual who does not hold a license to carry a concealed firearm must still comply with statutory eligibility requirements as if they were a licensee. Under section 790.01(1), *Florida Statutes*, any unlicensed individual carrying a concealed firearm must "satisfy the criteria for receiving and maintaining such a license under section 790.06(2)(a)-(f) and (i)-(n), (3), and (10), Florida Statutes." The statutory criteria establish mandatory requirements, including but not limited to: (1) being a United States citizen or holding certain other legal residence status; (2) being at least 21 years of age, or at least 18 years of age and a service member (including active members of the United States Armed Forces, Florida National Guard, and U.S. Reserve Forces) or honorably discharged veteran; (3) not suffering from a physical infirmity preventing the safe handling of a firearm; (4) not having certain substance abuse issues; and (5) not having the criminal or mental health record described in section

790.06(2), *Florida Statutes*. Additionally, pursuant to section 790.013, *Florida Statutes*, any person carrying a concealed firearm without a license must carry valid identification and comply with the statutory restrictions prohibiting carrying firearms (openly or concealed) in certain locations.

Open Carry Limitations

As the court stated in *McDaniels*, and as the Attorney General reiterated, allowing open carry in Florida does not impact the locations in which carrying – open or concealed – is prohibited or the behaviors that are prohibited while carrying a firearm. While section 790.06(12)(a), *Florida Statutes*, outlines multiple places where firearms are prohibited, those most relevant to special districts include: (1) schools; (2) polling places; (3) any meeting of the governing body of certain local governments, including special districts; (4) any portion of an establishment licensed to dispense alcoholic beverages for consumption on the premises, which portion of the establishment is primarily devoted to such purpose; (5) any school, college, or professional athletic event; or (6) any location prohibited by federal law, such as school zones. Furthermore, in accordance with section 790.10, *Florida Statutes*, individuals may not exhibit a firearm in a rude, careless, angry, or threatening manner, except when necessary for self-defense.

Recommended Actions for District Staff

District staff should anticipate interactions with individuals exercising their open-carry rights as established under the *McDaniels* decision and should respond in accordance with this guidance. As mentioned, the state of the law is in limbo at this time, and this guidance draws on other local government guidance and consultation with Sheriff's offices across the state. It is important for district staff to act within the parameters of the law as it stands today, and as it may evolve in the future.

- *Age Minimum*: In the event an individual open carries into a district facility, onsite district staff may request, but cannot require, identification to determine if the individual is at least 21 years of age (or 18 for qualifying military members/veterans), as there is no statutory requirement for individuals to present identification upon request by district staff. If it is determined that the individual is not at least 21 years old, district staff should call law enforcement.
- *Brandishing a Weapon*: If the individual exhibits objectively observable behavior that constitutes handling the firearm in a rude, careless, angry, or threatening manner as described in section 790.10, *Florida Statutes*, district staff should promptly contact law enforcement while maintaining a safe distance and documenting the specific behaviors observed in an incident report. Such prohibited behavior includes, but is not limited to, pointing the firearm at any person, brandishing the weapon, or using it in a manner that could reasonably be interpreted as intimidating.
- *Board Meeting/Workshop*: As stated previously, in accordance with section 790.06(12)(a), *Florida Statutes*, individuals are prohibited from carrying a firearm, openly or concealed, to any meeting of a special district's board of supervisors. If this occurs, district staff should

immediately contact law enforcement and document the incident in accordance with district policies and procedures and consider recessing the meeting.

- *Premises Licensed by DBPR for Alcohol Sales:* If a special district has a restaurant, café, or other establishment that is licensed to sell alcohol, no person may possess a firearm in any portion of the facility primarily dedicated to serving alcoholic beverages for consumption on premises (i.e., staff should verify the specific areas designated as licensed premises for alcohol consumption. Depending on the situation, on-site district staff may first request that any person in possession of a firearm leave the prohibited area. If the person refuses to comply, or in instances where the individual is acting in an aggressive or other concerning manner, staff should immediately contact law enforcement for assistance and document the incident.
- *Within 1000 Feet of a School:* Please note that these changes do not impact the prohibition on an unlicensed individual carrying a firearm within 1,000 feet of a public, private, or parochial school, as outlined in the Federal Gun Free School Zones Act of 1990. *See* Section 790.06(12)(a), *Florida Statutes*, and 18 U.S.C. § 922(q). If district staff observes an individual carrying a firearm on district property within 1,000 feet of any school, law enforcement should be contacted.

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Rizzetta & Company

UPCOMING DATES TO REMEMBER

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

District Manager Updates

District Manager's Report

November 5

2025

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<u>FINANCIAL SUMMARY</u>		<u>9/30/2025</u>
General Fund Cash & Investment Balance:		\$98,756
Reserve Fund Cash & Investment Balance:		\$614,435
Debt Service Fund Investment Balance:		<u>\$809,351</u>
Total Cash and Investment Balances:		\$1,522,542
General Fund Expense		Over
Variance: \$12,405		Budget



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

September 30, 2025

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 09/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	70,091	0	0	70,091	0	0
Investments	28,665	614,435	809,351	1,452,451	0	0
Prepaid Expenses	6,914	0	0	6,914	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	809,351
Amount To Be Provided Debt Service	0	0	0	0	0	8,400,649
Total Assets	106,422	614,435	809,351	1,530,208	13,264,471	9,210,000
Liabilities						
Accounts Payable	3,380	56,960	0	60,341	0	0
Accrued Expenses	14,115	0	0	14,115	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
Total Liabilities	17,495	56,960	0	74,456	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	(6,032)	(43,751)	42,495	(7,288)	0	0
Total Fund Equity & Other Credits	88,927	557,474	809,351	1,455,752	13,264,471	0
Total Liabilities & Fund Equity	106,422	614,435	809,351	1,530,208	13,264,471	9,210,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	358	358
Special Assessments				
Tax Roll	653,597	653,597	659,611	6,014
Total Revenues	653,597	653,597	659,969	6,372
Expenditures				
Legislative				
Supervisor Fees	12,000	12,000	11,400	600
Total Legislative	12,000	12,000	11,400	600
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	17,209	17,209	17,209	0
Administrative Services	5,163	5,163	5,270	(107)
Arbitrage Rebate Calculation	1,000	1,000	1,000	0
Assessment Roll	5,736	5,736	5,736	0
Auditing Services	3,265	3,265	3,265	0
Disclosure Report	6,000	6,000	6,000	0
District Engineer	20,000	20,000	35,764	(15,764)
District Management	17,459	17,459	17,459	0
Dues, Licenses & Fees	275	275	185	90
Financial & Revenue Collections	5,736	5,736	5,736	0
Legal Advertising	2,000	2,000	5,740	(3,740)
Public Officials Liability Insurance	3,112	3,112	3,027	85
Tax Collector/Property Appraiser Fees	150	150	389	(239)
Trustees Fees	7,000	7,000	8,296	(1,296)
Website Hosting, Maintenance, Backup & E	2,400	2,400	2,400	0
Total Financial & Administrative	98,043	98,043	119,013	(20,970)
Legal Counsel				
District Counsel	30,000	30,000	52,111	(22,111)
Total Legal Counsel	30,000	30,000	52,111	(22,111)
Electric Utility Services				
Utility - Street Lights	3,500	3,500	704	2,796
Utility Services	7,400	7,400	7,998	(598)
Total Electric Utility Services	10,900	10,900	8,702	2,198
Stormwater Control				
Aquatic Maintenance	28,092	28,092	28,092	0
Aquatic Plant Replacement	5,000	5,000	0	5,000
Stormwater System Maintenance	5,000	5,000	0	5,000
Total Stormwater Control	38,092	38,092	28,092	10,000
Other Physical Environment				
Amenity Management Service Contracts	33,291	33,291	27,372	5,919
Dog Waste Station Supplies & Mainte-	2,000	2,000	3,233	(1,233)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025	Through 09/30/2025	Year To Date 09/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
nance				
Entry & Walls Maintenance & Repair	5,000	5,000	0	5,000
Entry Monument Light Maintenance	1,500	1,500	795	705
General Liability Insurance	3,112	3,112	3,027	85
Irrigation Maintenance & Repair	30,000	30,000	58,685	(28,685)
Landscape - Annuals/Flowers	10,481	10,481	7,376	3,105
Landscape - Mulch	24,000	24,000	26,659	(2,659)
Landscape Inspection Services	11,700	11,700	11,700	0
Landscape Maintenance	180,000	180,000	179,212	788
Landscape Replacement Plants, Shrubs, Tr	22,500	22,500	52,385	(29,885)
Landscape-Wetlands D & E	14,000	14,000	13,999	1
Mailbox Repair & Maintenance	5,000	5,000	230	4,770
Property Insurance	1,858	1,858	1,932	(74)
Rust Prevention	9,120	9,120	9,880	(760)
Tree Trimming Services	7,500	7,500	0	7,500
Well Maintenance	2,500	2,500	2,901	(401)
Total Other Physical Environment	363,562	363,562	399,386	(35,824)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	5,000	0	5,000
Sidewalk Maintenance & Repair	15,000	15,000	0	15,000
Street Sign Repair & Replacement	2,000	2,000	2,854	(854)
Total Road & Street Facilities	22,000	22,000	2,854	19,146
Contingency				
Capital Improvements	40,000	40,000	0	40,000
Miscellaneous Contingency	39,000	39,000	44,444	(5,444)
Total Contingency	79,000	79,000	44,444	34,556
Total Expenditures	653,597	653,597	666,002	(12,405)
Total Excess of Revenues Over(Under) Ex- penditures	0	0	(6,033)	(6,033)
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	94,960
Total Fund Balance, End of Period	0	0	88,927	88,927

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,105	14,105
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>214,921</u>	<u>57,105</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	258,671	(100,855)
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>258,671</u>	<u>(100,855)</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>258,671</u>	<u>(100,855)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>(43,750)</u>	<u>(43,750)</u>
penditures				
Total Other Financing Sources(Uses)				
Interfund Transfer (Revenue)				
Interfund Transfer	0	0	355,315	355,315
Interfund Transfer (Expense)				
Interfund Transfer	0	0	(355,315)	(355,315)
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>601,224</u>	<u>601,224</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>557,474</u>	<u>557,474</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	21,459	21,459
Special Assessments				
Tax Roll	389,999	389,999	392,888	2,890
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>414,347</u>	<u>24,349</u>
Expenditures				
Debt Service				
Interest	264,999	264,999	266,837	(1,839)
Principal	125,000	125,000	125,000	0
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>391,837</u>	<u>(1,839)</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>391,837</u>	<u>(1,839)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>22,510</u>	<u>22,510</u>
penditures				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>412,805</u>	<u>412,805</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>435,315</u>	<u>435,315</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 09/30/2025

(In Whole Numbers)

	Year Ending 09/30/2025 Annual Budget	Through 09/30/2025 YTD Budget	Year To Date 09/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	17,196	17,196
Special Assessments				
Tax Roll	341,369	341,369	343,899	2,530
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>361,095</u>	<u>19,726</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>19,985</u>	<u>19,985</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>374,036</u>	<u>374,036</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of September 30, 2025</u>
Valley Bank	Governmental Checking	\$ 28,665
Total General Fund Investments		\$ 28,665
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	364,435
Total Reserve Fund Investments		\$ 614,435
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	240,582
US Bank Series 2015 Prepayment	US Bank GCTS 0490	52
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	201,129
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		\$ 809,351

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 09/01/2025 to 09/30/2025

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	09/30/2025	Pine Lake Services, LLC	8364	Annual Fall Rotation 09/25	2,620.25
	235 General Fund	09/30/2025	Suncoast Rust Control, Inc.	08577	Commercial Monthly Rust Control Service 09/25	760.00
	Sum for 235, 2258					3,380.25
235, 2259						
	235 Reserve Fund	09/01/2025	Pine Lake Services, LLC	7570 Balance	Balance - Erosion Control Around Ponds 06/25	56,960.27
	Sum for 235, 2259					56,960.27
	Sum for 235					60,340.52
	Sum Total					60,340.52

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

Balance Sheet

1. Trust statement activity has been recorded through 09/30/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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Quarterly Compliance Audit Report

Lakeside

Date: October 2025 - 3rd 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**

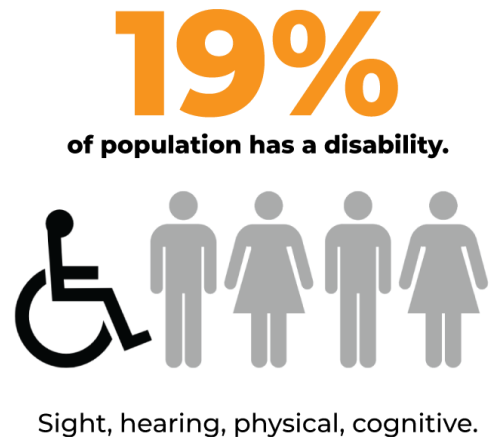
Compliance Criteria

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

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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, September 3, 2025, at 10:00 a.m.** at the Wesley Chapel Rizzetta Office located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

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
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
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 10:00 a.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments put forward.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Ratification of District Engineering Agreement

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified the execution of the District Engineering Agreement with Lighthouse Engineering, for the Lakeside Community Development District.

B. Consideration of Arbitrage Engagement Letters Series 2015 & 2018

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with all in favor, the Board of Supervisors accepted the LLS Tax Solutions arbitrage engagement letters for the series 2015 (fiscal years 2025 through 2028) & 2018 (fiscal years 2024 through 2028) bonds for the fiscal year, for the Lakeside Community Development District.

C. Presentation of Arbitrage Series 2015 Report

Mr. Adams presented the report, noting that there was no cumulative relatable arbitrage liability as of July 8, 2025

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors accepted the series 2025 arbitrage report, as presented, for the Lakeside Community Development District.

D. Discussion of Tree Encroachment on Nesbit

The Board held a brief discussion regarding this matter. It was decided that additional information was needed before taking any formal action.

E. Discussion of Lakemont Entry

The Board indicated that it would like to see a proposal to replace the molding on the entrance sign. Ms. Brooks will take the lead on this.

F. Consideration of Tree Removal Proposal on Bee Tree Court

Proposals from Dc & Sons, Elite Land, and Morris Tree were reviewed. No Board action was taken at this time.

G. Consideration of District Management Services Addendum

On a Motion by Ms. Brooks, seconded by Mr. Wood, with all in favor, the Board of Supervisors approved the addendum to the District Management services contract with Rizzetta & Company, Inc., for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer provided her feedback regarding the erosion in the community, confirming her objective of establishing a comprehensive plan. The Board asked that she follow

up with Aquagenix about using cameras and with Pine Lake Nursery. Once Ms. Palmer confirms that the projects are complete, the Board will release payment.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

The Board commented on aspects of the report that still need attention.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

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

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report

Mr. King responded to items noted in the inspection report, stating that he is not satisfied with his team's work. Many of the items have been completed. He stated that the exposed lighting was repaired by an electrician.

A discussion was held regarding the proposal from Pine Tree to remove the dead trees on Bee Tree Court.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with all in favor, the Board of Supervisors approved a not-to-exceed amount of \$5,250 for Pine Lake to remove the dead trees on Bee Tree Court and directed District Counsel to draft a letter to the residents responsible for the damage asking for reimbursement, for the Lakeside Community Development District.

E. Property Maintenance Report

The Board requested that the new representative take a break at the clubhouse and the Board discussed the Roman's incident. It was noted that the District can have security cameras, and the District Counsel is working on the security camera contract.

F. District Counsel

Ms. Rinaldi stated that she would send a letter to Newport Shores regarding the removal of the fence.

G. District Manager and Monthly Financials

1. Presentation of District Manager's Report

Mr. Adams presented the financial report, the website compliance audit, and the status of ongoing projects.

Mr. Adams reminded the Board that the next meeting was scheduled for October 1, 2025, at 6:00 p.m. at the Lakeside Amenity Center. The Board asked that he ensure that the new schedule is posted on the website.

The Board also asked that the HOA be directed to send out a letter regarding the overhanging trees on sidewalks. They also asked that a letter be sent regarding parking on the grass along Moosehead Circle.

FIFTH ORDER OF BUSINESS

BUSINESS ADMINISTRATION

**A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on August 6, 2025**

The Board requested a few minor changes.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with all in favor, the Board of Supervisors approved the August 6, 2025, minutes, as amended, for the Lakeside Community Development District.

B. Consideration of Operation & Maintenance Expenditures for July 2025

The Board asked for more details on personnel checks in the amounts of \$1,749.86 and \$864.68.

On a Motion by Ms. Brooks, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors ratified July 2025 (\$41,320.71) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Brooks asked for an update on the additional streetlights.

SEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Brooks, and seconded by Mr. Wood, with all in favor, the Board of Supervisors adjourned the meeting at 11:47 a.m., for the Lakeside Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chairman

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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, October 1, 2025, at 6:01 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

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

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Lisa Castoria	District Manager, Rizzetta & Company
Grace Rinaldi	District Counsel, Kilinski Van Wyk
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
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FIRST ORDER OF BUSINESS

Called to Order

Mr. Adams called the meeting to order at 6:01 p.m. and confirmed a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Audience comments were received regarding landscaping, aquatic services, and the relocation of certain signage.

THIRD ORDER OF BUSINESS

BUSINESS ITEMS

A. Consideration of Amenity Services Addendum

A brief discussion was held regarding the updates to the Amenity Services agreement.

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Amenity Services Agreement addendum with Rizzetta & Co., Inc., for the Lakeside Community Development District.

B. Consideration of Resolution 2026-01, Setting a Public Hearing on Amended Rules of Procedure

Ms. Rinaldi presented the resolution and reviewed the updates to the Rules of Procedure, based on current Florida law.

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors adopted Resolution 2026-01, setting the public hearing on amended Rules of Procedure for December 2, 2025, at 10:00 a.m. at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669, for the Lakeside Community Development District.

C. Discussion of Speed Bumps

This item was tabled indefinitely.

FOURTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer provided feedback regarding the inspection of the Pine Lake Services erosion control work and a brief discussion. She also presented a proposal from Blueworks RCP inspection proposal.

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Blueworks RCP proposal with a not-to-exceed amount of \$7,600 to be funded out of the reserve account, for the Lakeside Community Development District.

Ms. Brooks asked that he be emailed a copy of the Engineer's Report with the erosion map. Ms. Palmer asked for pictures and the quotes from the Developer. She stated that Ms. Brooks sent her the pictures of the pond.

1. Consideration of Asphalt Proposal for Lakemont Drive

The Board wants Ms. Palmer to get a patch proposal.

B. AWC Waterway Inspection

1. Presentation of Waterway Inspection Report

Mr. Solano presented his report, noting that the next treatment will occur on October 8, 2025. They will provide a proposal to trim the bushes around the ponds.

C. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Reports

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

D. Pine Lake Landscape/Irrigation Inspection

1. Presentation of Pine Lake Report

Mr. King responded to items noted in the inspection report and provided a proposal for mulch. A brief discussion ensued with the Board requesting that the warranty work be completed before the mulch installation.

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Lake mulch proposal in the amount of \$30,092.50, for the Lakeside Community Development District.

Mr. King stated that he would provide a revised Higgins proposal and remove the dead plant material.

E. Property Maintenance Report

It was stated that the new Maintenance employee will start on Monday and will be on site next Thursday.

F. District Counsel

Ms. Rinaldi spoke regarding the Pine Lake Erosion Proposal.

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Pine Lake erosion proposal in the amount of \$56,960.27, for the Lakeside Community Development District.

The Board asked Mr. Adams to work with Ms. Rinaldi regarding the fence on CDD property.

G. District Manager and Monthly Financials

1. Presentation of District Manager's Report

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

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved canceling the current dog waste services contract, for the Lakeside Community Development District.

Mr. Adams reminded the Board that the next meeting was scheduled for November 5, 2025, at 6:00 p.m. at the Lakeside Amenity Center.

A discussion was also held regarding the HOA erosion report. The Board wants the District Manager to send a letter notifying residents to stop cutting CDD grass, and a cease-and-desist letter to the residents residing at 13752 Moosehead Circle.

**A. Consideration of Minutes of the Board of Supervisors
Regular Meeting held on September 3, 2025**

A brief discussion was held regarding items E and F, and the Board decided to table until next month until the changes are made.

B. Consideration of Operation & Maintenance Expenditures for Approval 2025

On a Motion by Mr. Dexter, and seconded by Mr. Wood, with all in favor, the Board of Supervisors ratified August 2025 (\$46,206.52) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

**Supervisor Requests and Audience
Comments**

Ms. Brooks spoke regarding the older staff shirts and the removal of some signs.

Mr. Dexter requested that the numbers be put on the mailbox.

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 Mr. Dexter, with all in favor, the Board of Supervisors adjourned the meeting at 7:34 p.m., for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chairman

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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 September 2025 For Board Approval

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

The total items being presented: **\$50,978.95**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300122	113428	Aquatic Maintenance 09/25	\$ 2,341.00
Barbara A. Callahan	20250926-1	BC090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Charles Wood	300123	CW090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Christina Brooks	300135	CB090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Florida Design Consultants, Inc.	300137	49107	Engineering Services 08/25	\$ 198.75
Gordon G Dexter	300124	GD090325	Board of Supervisors Meeting 09/03/25	\$ 200.00
Kazars Electric, Inc.	300125	s16528A	Service Call 09/25	\$ 480.41
Kilinski Van Wyk, PLLC	300126	13133	Legal Services 08/25	\$ 4,326.30
Kilinski Van Wyk, PLLC	300126	13134	Legal Services 08/25	\$ 265.50
LLS Tax Solutions, Inc.	300127	003877	Arbitrage Calculation Series 2018 07/25	\$ 500.00
Pine Lake Services, LLC	300128	8084	Monthly Irrigation Services 09/25	\$ 1,166.65

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300128	8085	Monthly Landscape Services 09/25	\$ 14,633.35
Pine Lake Services, LLC	300128	8086	Monthly Irrigation Services 09/25	\$ 1,700.00
Pine Lake Services, LLC	300133	8197	Tree Removal 09/25	\$ 5,250.00
Pine Lake Services, LLC	300138	8226	Irrigation Repair 09/25	\$ 2,654.00
Rizzetta & Company, Inc.	300121	INV0000102236	District Management Fees 09/25	\$ 5,579.00
Rizzetta & Company, Inc.	300120	INV0000102365	Personnel Reimbursement 08/25	\$ 462.18
Rizzetta & Company, Inc.	300132	INV0000102405	Cell Phone, Auto Mileage & Travel 08/25	\$ 86.40
Suncoast Rust Control, Inc.	300129	08203	Commercial Monthly Rust Control Service 08/25	\$ 760.00
Tampa Bay Poo Patrol, LLC	300130	4142	Pet Waste Stations 09/25	\$ 650.00
The Observer Group, Inc.	300131	25-01896P	Legal Advertising 09/25	\$ 89.69
U.S. Bank	300134	7870544	Series 2015 Trustee Fees 08/01/25-07/31/26	\$ 4,148.38

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

September 1, 2025 Through September 30, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
U.S. Bank	300134	7870922	Series 2018 Trustee Fees 08/01/25-07/31/26	\$ 4,148.38
Withlacoochee River Electric Cooperative, Inc.	20250926-2	Electric Summary 08/25 ACH 235	Electric Summary 08/25	<u>\$ 738.96</u>
Report Totals				<u>\$ 50,978.95</u>

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

Lakeside CDD
Meeting Date: September 3, 2025
SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	Yes
Linda Ramlot	No
Christina Brooks	Yes
Gordon Dexter	Yes
Barbara Callahan	Yes

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
09-03-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00am
Meeting End Time:	11:43am
Total Meeting Time:	1.43

Time Over _____ (3) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





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

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: August 29, 2025
Project Number: 552-0005
Invoice Number: 49107
Invoice Period: 7/12/2025 to 8/15/2025

Project: Lakeside CDD

SERVICES PERFORMED:

CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Coordination with Board member
- Speed table permitting coordination

Description	Hours	Rate	Cost
Vice President of Engineering	0.75	\$265.00	\$198.75

Total Invoice Amount: \$198.75

RECEIVED
09-03-2025

David Fleeman, P.E.

Kazars Electric Inc

10600 Land O Lakes Blvd
Land O Lakes, Florida
34638-6014
Lic# EC0002272
P.: 8139299500
E.: rhode@kazarselectric.com



Invoice Submitted To:

Lakeside CDD C/O Rizetta and Co.

3434 colwell ave suite 200
tampa, Florida
33614
United States
P.: 813-994-1001

INVOICE

Invoice #	s16528A
Invoice Date	17-Sep-2025
Terms	COD

Job Code	Job Address
s16528	Lakeside Community, 13470 Newport Shores Dr, Hudson, Florida, 34669, United States

Job Notes : Meter has been repaired. Need to install surge unit

Replace Surge arrestor on panel. Irrigation guy got shocked by panel cover. May need to remove meter to kill service
Meter will not come out of socket. Cut off wires to old surge protector and safed off with wire nuts. Will need WREC to
come out and remove meter to replace surge protector.

9/16/25

Pat

Replaced 3 phase surge arrestor.

Description	Qty.	Unit Price (\$)	Tax (\$)	Sub Total (\$)
First Hour	1.00	170.00	0.00	170.00
3 phase surge unit	1.00	310.41	0.00	310.41
Total:				\$ 480.41
(+) Tax:				\$ 0.00
Grand Total:				\$ 480.41
Amount Paid:				\$ 0.00
Amount Due:				\$ 480.41

RECEIVED
09-17-2025

Invoice Notes :

PAYMENT STUB

Kazars Electric Inc
10600 Land O Lakes Blvd
Land O Lakes,Florida 34638-6014
United States

Client

Lakeside CDD C/O Rizetta and
Co.

Client Phone

813-994-1001

Invoice #

s16528A

Invoice Date

17-Sep-2025



KILINSKI | VAN WYK

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 # 13133
Date: 09/13/2025
Due On: 10/13/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,326.30	) - (\$0.00	) = \$4,326.30

LSCDD-01

Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GK	08/01/2025	Confer with District Manager regarding property encroachments, status of the same review agenda materials, including staff and vendor reports, July meeting minutes prepare letter to O regarding lack of landscape maintenance, erosion prepare resolution authorizing District staff to request special powers for the District, update draft resolution for the County regarding the same.	2.20	\$295.00	-	\$649.00
Service	GK	08/04/2025	analyze requests regarding property encroachments, options for the District regarding the same review resident correspondence regarding District pond banks,	1.10	\$295.00	-	\$324.50

			erosion□confer with District Management regarding items for September agenda.				
Service	M□	08/04/2025	Confer with District staff regarding □ecological Improvements consulting matter, District property encroachments, and ordinance amendment procedures.	0.80	\$325.00	100.0□	\$0.00
Service	GK	08/05/2025	Confer with District Manager regarding status of ongoing projects.	0.10	\$295.00	-	\$29.50
Service	CD	08/05/2025	□mails to and from County Staff□Confer with District Staff	0.20	\$185.00	-	\$37.00
Service	CD	08/06/2025	Respond to □mail from Pasco County regarding status call coordination.	0.20	\$185.00	-	\$37.00
Service	GK	08/06/2025	Confer with District Manager regarding status of ongoing projects□ attend Board meeting.	5.90	\$295.00	-	\$1,740.50
Expense	KB	08/06/2025	Travel: Mileage - GR.	54.00	\$0.70	-	\$37.80
Service	CD	08/08/2025	□mails to and from County Staff□□mails to and from District staff□ Coordinate Teams call with Pasco County and District Staff.	0.50	\$185.00	-	\$92.50
Service	GK	08/08/2025	Prepare letter to 13742 Bee Tree residents regarding damage to District property□prepare third letter to 13733 Newport Shores regarding fence encroachment on District property.	0.80	\$295.00	-	\$236.00
Service	GK	08/11/2025	Confer with District Manager regarding repairs by Schaer Development, payment for the same.	0.10	\$295.00	-	\$29.50
Service	GK	08/13/2025	Revise letter to the □O□ regarding maintenance of landscape and irrigation	1.10	\$295.00	-	\$324.50

			improvements□confer with Pasco County regarding request for special powers, review resolution authorizing the same.				
Service	M□	08/13/2025	Confer with County staff regarding special powers matters.	0.30	\$325.00	-	\$97.50
Service	GK	08/14/2025	Confer with District Manager regarding District security matters, proposal for security services□confer with District Management regarding annual meeting schedule, notice for the same, review and revise the same.	0.90	\$295.00	-	\$265.50
Service	GK	08/15/2025	Confer with District Manager regarding status of District □engineers review of erosion□review status of ongoing projects.	0.40	\$295.00	-	\$118.00
Service	GK	08/18/2025	Prepare □greement for Security Camera Installation Services with □larm □engineers□confer with District Manager regarding status of ongoing projects.	1.30	\$0.00	-	\$0.00
Service	GK	08/20/2025	Review tentative agenda.	0.10	\$295.00	-	\$29.50
Service	CD	08/21/2025	□nalyze communications regarding legislative updates to Rules of Procedure□Research District website and current Rules of Procedure□Prepare Resolution Setting Public □earing on □mended Rules, □mended Rules of Procedure with 2025 Legislative update□Notice of Rulemaking and Notice of Rules Development for □mended Rules, and Resolution adopting □mended Rules of Procedure.	0.70	\$185.00	-	\$129.50
Service	CD	08/27/2025	Revise Rules of	0.10	\$185.00	-	\$18.50

Procedure and Notices of
Rule Making and Rule
Development□Final□e
Rules and email to District
Staff.

Service	M□	08/29/2025	Confer with District staff regarding erosion matter and correspondence to □O□ regarding same.	0.40	\$325.00	-	\$130.00
---------	----	------------	--	------	----------	---	----------

Line Item Discount Su□total **-\$260.00**

Total \$□□26.□0

RECEIVED
09-14-2025

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

Please pay within 30 days.



KILINSKI | VAN WYK

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 # 13134
Date: 09/14/2025
Due On: 10/14/2025

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$265.50	) - (\$0.00	) = \$265.50

LSCDD-106

Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GK	08/01/2025	Review letter agreement and temporary construction easement regarding requirements for repair and restroation, timeline for the same.	0.60	\$295.00	\$177.00
Service	GK	08/29/2025	Confer with C. Brooks, District staff regarding Meadows Oaks development project.	0.30	\$295.00	\$88.50

Total \$265.50

RECEIVED
09-15-2025

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

Please pay within 30 days.

LLS Tax Solutions Inc.

1645 Sun City Center Plz # 5027
Sun City Center, FL 335718003
+18507540311
liscott@llstax.com



INVOICE

BILL TO

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

INVOICE # 003877

DATE 09/11/2025

DUE DATE 10/11/2025

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$5,275,000 Lakeside Community Development District Capital Improvement Revenue Bonds, Series 2018 – Rebatale Arbitrage Calculation for the period ended July 26, 2025.	500.00
BALANCE DUE	\$500.00

RECEIVED
09-11-2025

Thank You For Your Business



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8084
Terms	Due Date
Net 30	10/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.65	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6413 - Lakeside Community Development wetlands D & E RENEWAL 25-26 September 2025		\$1,166.65	\$0.00	\$1,166.65
	#6413 - Lakeside Community Development wetlands D & E RENEWAL 25-26 September 2025		\$1,166.65	\$0.00	\$1,166.65
	Total		\$1,166.65	\$0.00	\$1,166.65

RECEIVED
08-29-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8085
Terms	Due Date
Net 30	10/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6414 - Lakeside Community Development RENEWAL 25- 26 September 2025		\$14,633.35	\$0.00	\$14,633.35
	#6414 - Lakeside Community Development RENEWAL 25-26 September 2025		\$14,633.35	\$0.00	\$14,633.35
Total			\$14,633.35	\$0.00	\$14,633.35

RECEIVED
08-29-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/01/25	8086
Terms	Due Date
Net 30	10/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,700.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25-26 September 2025		\$1,700.00	\$0.00	\$1,700.00
	#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25 -26 September 2025		\$1,700.00	\$0.00	\$1,700.00
Total			\$1,700.00	\$0.00	\$1,700.00

RECEIVED
08-29-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/22/25	8197
Terms	Due Date
Net 30	10/22/25

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
\$5,250.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$5,250.00	\$0.00	\$5,250.00

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

Lakeside: Bee Tree
Ct Tree Removals
9.2.25

Purpose:

- There are 5
dead trees
along tract
behind the
homes on Bee
Tree that are of
significant size
and pose a

potential liability
to the residents
during
inclement
weather.

Process:

- Due to size and location a specialized lift will be used to remove trees in segments.
- Trees to be flush cut at ground level and debris removed from site.

Result:

- Dead wood is removed and risk is mitigated.

<i>Tree REmovals</i>	<i>\$5,250.00</i>	<i>\$0.00</i>	<i>\$5,250.00</i>
Total	\$5,250.00	\$0.00	\$5,250.00

RECEIVED
09-22-2025



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
09/25/25	8226
Terms	Due Date
Net 30	10/25/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,654.00	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,654.00	\$0.00	\$2,654.00

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

Replace controller at Well #1.
Power issues have caused
clock to short out. Replace
Clock and Modules./

Irrigation Enhancement	\$2,654.00	\$0.00	\$2,654.00
Total	\$2,654.00	\$0.00	\$2,654.00

RECEIVED
09-25-2025

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

Invoice

Date	Invoice #
9/2/2025	INV0000102236

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,434.08	\$1,434.08
Administrative Services	1.00	\$430.25	\$430.25
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$478.00	\$478.00
Landscape Consulting Services	1.00	\$975.00	\$975.00
Management Services	1.00	\$1,454.92	\$1,454.92
Website Compliance & Management	1.00	\$100.00	\$100.00
Excess Meeting Time (over contract limit) 37 min 8/6/2025	0.61	\$175.00	\$106.75
Subtotal			\$5,579.00
Total			\$5,579.00

RECEIVED
08-28-2025

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

Invoice

Date	Invoice #
8/29/2025	INV0000102365

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$462.18	\$462.18
RECEIVED 08-29-2025	Subtotal		\$462.18
	Total		\$462.18

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

Invoice

Date	Invoice #
9/1/2025	INV0000102405

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

[illegible]



Invoice

8040 118th Avenue North
Largo, FL 33773
(833) 466-7878

Sun Coast Rust Control

Bill to Lakeside CDD
cddinvoice@rizzetta.com
Ship to C/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Invoice 08203
Date Sep 1, 2025
Terms Net 30
Due date Oct 1, 2025
Amount due \$760.00

Items	Quantity	Price	Amount
Commercial Service	1	\$760.00	\$760.00
Commercial: Monthly water treatment (iron/rust) and service fee for previous month.			

Subtotal \$760.00
Total \$760.00
Paid \$0.00

RECEIVED
09-02-2025

Amount due **\$760.00**

Use this link to pay online: <https://app02.us.bill.com/p/00802QAYWVPCLOS42xql>

Notes
Thank you for your business.

Tampa Bay Poo Patrol

913 East New Orleans Avenue
Tampa, Florida 33603
(813)485-6740
tbpoopatrol@gmail.com | www.tampabaypoopatrol.com



RECIPIENT:

Lakeside CDD

3434 Colwell Avenue
Tampa, Florida 33614

Invoice #4142

Issued Sep 02, 2025
Due Sep 30, 2025

Total \$650.00

Account Balance \$650.00

September

Product/Service	Description	Qty.	Unit Price	Total
Pet Waste Station Maintenance	Service and maintain 12 waste stations weekly - includes removing waste, replacing liner and disposal bags. \$12.50 per station per week.	1	\$650.00	\$650.00*

* Non-taxable

Thank you for your business. Please contact us with any questions regarding this invoice.

Tampa Bay Poo Patrol, LLC 861364653

Total \$650.00

Account balance **\$650.00**

[Pay Now](#)

RECEIVED
09-02-2025

Lakeside CDD

3434 Colwell Avenue
Tampa, Florida 33614

September

Invoice #: 4142
Due date: Sep 30, 2025
Amount due: \$650.00
Amount enclosed: _____

Mail to:

Tampa Bay Poo Patrol
913 East New Orleans Avenue
Tampa, Florida 33603

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01896P

Date 09/12/2025

Attn:
Lakeside CDD Rizzetta
3434 COLWELL AVENUE SUITE 200
TAMPA FL 33614

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01896P Board of Supervisors' Meeting Dates RE: Fiscal Year 2025-2026 Published: 9/12/2025	\$89.69
---	---------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$89.69

Payment is expected within 30 days of the
first publication date of your notice.

RECEIVED
09-11-2025

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

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

The Board of Supervisors of Lakeside Community Development District will hold their regular monthly meetings for Fiscal Year 2025/2026 at 10:00 a.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. The October, November, January, February, May, and August meetings will convene at *6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669.

The dates are as follows:

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

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Any meeting may be continued in progress without additional published notice to a time, date and location to be stated on the record at the meeting.

A copy of the agenda may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 994-1001 ("District Office"), during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in any meeting is asked to advise the District Office at least three (3) business days before the meeting by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Daryl Adams
District Manager
September 12, 2025

25-01896P

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7870544
Account Number: 240383000
Invoice Date: 08/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Lakeside Community Development Dist
ATTN District Manager
3434 Colwell Ave Suite 200
Tampa, FL 33614
United States
.

LAKESIDE CDD 2015

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

RECEIVED
09-02-2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE CDD 2015

Invoice Number: 7870544
Account Number: 240383000
Current Due: \$4,148.38

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7870544
Invoice Date: 08/25/2025
Account Number: 240383000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

LAKESIDE CDD 2015

Accounts Included 240383000 240383001 240383003 240383004 240383005
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,850.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,850.00	0.0775		\$298.38
Subtotal Incidental Expenses				\$298.38
TOTAL AMOUNT DUE				\$4,148.38





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7870922
Account Number: 247230000
Invoice Date: 08/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Lakeside Community Development Dist
ATTN District Manager
3434 Colwell Ave Suite 200
Tampa, FL 33614
United States

LAKESIDE CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,148.38

All invoices are due upon receipt.

RECEIVED
09-02-2025

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

LAKESIDE CDD 2018

Invoice Number: 7870922
Account Number: 247230000
Current Due: \$4,148.38

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7870922
Invoice Date: 08/25/2025
Account Number: 247230000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

LAKESIDE CDD 2018

Accounts Included 247230000 247230001 247230002 247230003 247230004
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,850.00	100.00%	\$3,850.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,850.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,850.00	0.0775		\$298.38
Subtotal Incidental Expenses				\$298.38
TOTAL AMOUNT DUE				\$4,148.38



Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD
Electric Summary 08/25 AutoPay
Service Dates: 08/05/25-09/04/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	09/10/25	\$205.10	10/3/2025	13815 Crestlake Dr. Well	53100	4301
1544100	09/10/25	\$66.74	10/3/2025	13633 Lakemont Dr. Well	53100	4301
1544101	09/10/25	\$49.63	10/3/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	09/10/25	\$127.84	10/3/2025	13324 Hudson Ave B	53100	4301
1544103	09/10/25	\$42.32	10/3/2025	13324 Hudson Ave C	53100	4301
1544104	09/10/25	\$43.07	10/3/2025	13324 Hudson Ave D	53100	4301
1544105	09/10/25	\$41.24	10/3/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	09/10/25	\$42.32	10/3/2025	13324 Hudson Ave F	53100	4301
1544107	09/10/25	\$40.27	10/3/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	09/10/25	\$40.16	10/3/2025	13324 Hudson Ave A	53100	4301
1544109	09/10/25	\$40.27	10/3/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$738.96</u>				

			001-53100-4301	\$689.33
Grand Total	<u>\$738.96</u>		001-53100-4307	\$49.63

RECEIVED
09-11-2025



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 **09/10/2025**
Amount Due **205.10**
Current Charges Due **10/03/2025**

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
Sep 2025	30	51
Aug 2025	29	83
Sep 2024	29	30

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/05	11205	09/04	12738				1533

Previous Balance 298.59
Payment 298.59CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,533 KWH @ 0.06090 93.36
Fuel Adjustment 1,533 KWH @ 0.04400 67.45
FL Gross Receipts Tax 5.13

Total Current Charges 205.10
Total Due E.F.T. 205.10

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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	09/26/2025
TOTAL CHARGES DUE	205.10
DO NOT PAY	

000154409900002051000002051001



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 **09/10/2025**
Amount Due **66.74**
Current Charges Due **10/03/2025**

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
Sep 2025	31	8
Aug 2025	29	8
Sep 2024	29	9

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/05	32345	09/05	32592				247

Previous Balance 66.09
Payment 66.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 247 KWH @ 0.06090 15.04
Fuel Adjustment 247 KWH @ 0.04400 10.87
FL Gross Receipts Tax 1.67

Total Current Charges 66.74
Total Due E.F.T. 66.74

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025	
TOTAL CHARGES DUE	66.74
DO NOT PAY	

000154410000000667400000667406



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 **09/10/2025**
Amount Due **49.63**
Current Charges Due **10/03/2025**

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
Sep 2025	30	3
Aug 2025	29	2
Sep 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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/05	12555	09/04	12643				88

Previous Balance 46.18
Payment 46.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 88 KWH @ 0.06090 5.36
Fuel Adjustment 88 KWH @ 0.04400 3.87
FL Gross Receipts Tax 1.24

Total Current Charges 49.63
Total Due E.F.T. 49.63

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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

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

Bill Date: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025	
TOTAL CHARGES DUE	49.63
DO NOT PAY	

000154410100000496300000496305



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

Account Number **1544102** Cycle **06**
Meter Number **40537098**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **09/10/2025**
Amount Due **127.84**
Current Charges Due **10/03/2025**

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
Sep 2025	30	27
Aug 2025	29	12
Sep 2024	29	30

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
08/05	27334	09/04	28149				815

Previous Balance **77.18**
Payment **77.18CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 815 KWH @ 0.06090 **49.63**
Fuel Adjustment 815 KWH @ 0.04400 **35.86**
FL Gross Receipts Tax **3.19**

Total Current Charges **127.84**
Total Due **E.F.T. 127.84**

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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

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

Bill Date: **09/10/2025**

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025
TOTAL CHARGES DUE 127.84
DO NOT PAY

000154410200001278400001278403



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

Account Number **1544103** Cycle **06**
Meter Number **40537157**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **09/10/2025**
Amount Due **42.32**
Current Charges Due **10/03/2025**

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
Sep 2025	30	1
Aug 2025	29	1
Sep 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
08/05	6525	09/04	6545				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

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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

Please **Detach and Return** This Portion With
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Bill Date: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025
TOTAL CHARGES DUE 42.32
DO NOT PAY

000154410300000423200000423201



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 **09/10/2025**
Amount Due **43.07**
Current Charges Due **10/03/2025**

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
Sep 2025	31	1
Aug 2025	29	1
Sep 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
08/05	7103	09/05	7130				27

Previous Balance 42.85
Payment 42.85CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 27 KWH @ 0.06090 1.64
Fuel Adjustment 27 KWH @ 0.04400 1.19
FL Gross Receipts Tax 1.08

Total Current Charges 43.07
Total Due E.F.T. 43.07

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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

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

Bill Date: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after **09/26/2025**
TOTAL CHARGES DUE 43.07
DO NOT PAY

000154410400000430700000430708



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

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

Bill Date **09/10/2025**
Amount Due **41.24**
Current Charges Due **10/03/2025**

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
Sep 2025	31	0
Aug 2025	29	0
Sep 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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
08/05	4981	09/05	4991				10

Previous Balance 41.34
Payment 41.34CR
Balance Forward 0.00

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

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

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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

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

Bill Date: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025	
TOTAL CHARGES DUE	41.24
DO NOT PAY	

000154410500000412400000412408



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

Account Number **1544106** Cycle **06**
Meter Number **24309317**
Customer Number **10345022**
Customer Name **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **09/10/2025**
Amount Due **42.32**
Current Charges Due **10/03/2025**

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
Sep 2025	31	1
Aug 2025	29	1
Sep 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
08/05	5550	09/05	5570				20

Previous Balance 42.21
Payment 42.21CR
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

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025
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 **09/10/2025**
Amount Due **40.27**
Current Charges Due **10/03/2025**

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
Sep 2025	31	0
Aug 2025	29	0
Sep 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
08/05	659	09/05	660				1

Previous Balance 40.27
Payment 40.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1 KWH @ 0.06090 0.06
Fuel Adjustment 1 KWH @ 0.04400 0.04
FL Gross Receipts Tax 1.01

Total Current Charges 40.27
Total Due E.F.T. 40.27

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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 09/26/2025
TOTAL CHARGES DUE 40.27
DO NOT PAY

000154410700000402700000402707



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

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

Bill Date **09/10/2025**
Amount Due **40.16**
Current Charges Due **10/03/2025**

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
Sep 2025	31	0
Aug 2025	29	0
Sep 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
08/05	47	09/05	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 E.F.T. 40.16

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

District: BP06

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

Electronic Funds Transfer on or after 09/26/2025	
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 **09/10/2025**
Amount Due **40.27**
Current Charges Due **10/03/2025**

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
Sep 2025	31	0
Aug 2025	29	0
Sep 2024	29	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
08/05	508	09/05	509				1

Previous Balance 40.27
Payment 40.27CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1 KWH @ 0.06090 0.06
Fuel Adjustment 1 KWH @ 0.04400 0.04
FL Gross Receipts Tax 1.01

Total Current Charges 40.27
Total Due E.F.T. 40.27

DO NOT PAY

Total amount will be electronically transferred on or after 09/26/2025.



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: 09/10/2025

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 09/26/2025
TOTAL CHARGES DUE 40.27
DO NOT PAY

000154410900000402700000402703