



Rizzetta & Company

# **Lakeside Community Development District**

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## **Board of Supervisors' Regular Meeting January 7, 2026**

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

**[www.lakesidecdd.org](http://www.lakesidecdd.org)**

## **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

**Board of Supervisors**

Linda Ramlot	Chair
Christina Brooks	Vice-Chair
Gordon Dexter	Assistant Secretary
Charles Wood	Assistant Secretary
Barbara Callahan	Assistant Secretary

**District Manager**

Daryl Adams	Rizzetta & Company, Inc.
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**District Counsel**

Meredith Hammock	Kilinski Van Wyk
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**District Engineer**

Amy Palmer	Lighthouse Engineering, 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](http://www.lakesidecdd.org)

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**Board of Supervisors  
Lakeside Community  
Development District**

January 2, 2026

**REVISED AGENDA**

Dear Board Members:

The closed shade session and regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, January 7, 2026, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669. This session will be closed to the public and is expected to last 30 minutes but may last shorter or longer depending on the needs of the District. The remainder of the regular meeting of the Board of Supervisors of the Lakeside Community Development District will commence immediately thereafter at the same location. The following is the agenda for this meeting:

Closed Shade Session

1. **CALL TO ORDER / ROLL CALL**
2. **PLEDGE OF ALLEGIANCE**
3. **BUSINESS ITEMS**
  - A. Discussion of CDD Video Camera
4. **ADJOURNMENT**

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
  - A. District Engineer
  - B. **AWC Waterway Inspection Report..... Tab 1**
  - C. Landscape Inspection Specialist Report..... Tab 2
  - D. Pine Lake Landscape/Irrigation Inspection Report (*Under Separate Cover*)
  - E. Maintenance Report (*Under Separate Cover*)
  - F. District Counsel
  - G. District Manager
    1. Presentation of District Managers' Report and Monthly Financials ..... Tab 3
4. **BUSINESS ITEMS**
  - A. Discussion regarding HOA and CDD Workshop
  - B. Consideration of the Audit Award Letter ..... Tab 4
  - C. Consideration of the Kilinski, Van Wyk District Counsel Contract ..... Tab 5
  - D. **Consideration of Resolution 2026-05; Approving RFP Notice and Evaluation Criteria for Erosion Repair Project..... Tab 6**
5. **BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor Meeting November 5, 2025 ..... Tab 7
  - B. Consideration of Operation & Maintenance Expenditures for October 2025..... Tab 8
  - C. Consideration of Operation & Maintenance Expenditures for November 2025..... Tab 9

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](mailto:darryla@rizzetta.com).

Sincerely,  
*Darryl Adams*  
District Manager



## **Tab 1**

☐ Soft Rush









☐ Soft Rush











pond 14



pond 13



pond 12

## Tab 2



# LAKE SIDE

## LANDSCAPE INSPECTION REPORT



December 15, 2025

Rizzetta & Company

Amiee Brodeen – Landscape Specialist

Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management



# Summary, Higgins Dr, Lakemont Dr

## General Updates, Recent & Upcoming Maintenance Events

- As noted in my report, the warm-season turf weeds are dying off, leaving the turf looking dead and sparse with exposed soil. Please visit these problematic areas and assess whether aeration and overseeding should be proposed.
- Spanish moss removal — please ensure this is addressed consistently during the cooler months.

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

1. Along the Higgins median, the turf is showing increased browning and patchiness beyond normal seasonal dormancy. Please have the irrigation technicians perform a wet check to confirm the area is receiving adequate coverage and proper run times. Additionally, inspect the turf for any signs of insect activity and address accordingly to prevent further decline. (Pic 1)



2. The elm tree in the median planting bed does not appear to be fully established at this time. When lightly shaken, there was noticeable movement in the root ball, along with shifting of the surrounding soil. Additionally, some roots are exposed. This tree may need to be readjusted and properly stabilized. Please visit the location to evaluate and make any necessary corrections. (Pic 2>)

3. The trimmed fakahatchee grasses along Lakemont Drive look excellent. I am very impressed with the quality of work and attention to detail—thank you for the great job. (Pic 3)





# Lakemont Dr, Crater Cir, Higgins Ln, Crest Lake Dr

4. The grass clippings and debris are still present. Please advise if the resident will be responsible for removal, or if the Board would like the landscaping contractor to handle the cleanup. (Pic 4)



5. The firebush shrubs along Lakemont Drive and Crater Circle are showing significant decline. The branch tips appear singed and brown, and while some of the affected shrubs show limited new leafing, their overall condition remains poor. The cause of this decline is unclear at this time. These shrubs should be examined to determine the issue and recommend appropriate corrective action. (Pic 5a, 5b>)



6. The bottlebrush shrubs in the pocket park across from Higgins and Crest Lake still have exposed roots. Please adjust and.....

.... properly reset these plants during the next visit, as prolonged root exposure may lead to stress or long-term damage. (Pic 6)



7. The pump station along Lakemont Drive has not yet been mulched. Please confirm if mulch is scheduled to be installed in this area. Additionally, there is currently no defined edge, and the drip lines remain exposed. When this location is added to the detail list, please address these items to ensure the area is properly finished and protected. (Pic 7>)
8. Additionally, the flagged irrigation box was located and appears to be damaged. The box has been crushed, and the opening is no longer a proper circular shape, preventing the lid from seating correctly. The irrigation box may need to be fully replaced. Please inspect and advise on the appropriate repair. (Pic 8>)





# Lakemont Dr, Opopka St

9. The grasses behind the utility fencing are exhibiting signs of sooty black mold. The issue has begun spreading to nearby grasses. Please identify the underlying cause and treat accordingly to prevent further spread and decline. (Pic 9a, 9b>)



10. The median bed on Lakemont Drive, across from the Amenities area, appears to have had recent work performed. This has resulted in exposed drip lines and disturbed soil. Please advise if additional detailing, replanting, or other follow-up work is planned for this area. (Pic 10a, 10b>)



11. The median bed near the entrance of Lakemont requires detailing. There are areas where turf grasses are growing within the liriope. Please have the crews address these sections promptly to prevent the grasses from becoming more difficult to remove. (Pic 11>)
12. During my inspection, I contacted Pine Lake regarding the annual bed at the Opopka entrance. The plants were wilting, and the soil appeared dry. I noticed a proposal.... (nxt pg)





# Opopka St, Hudson Ave, Newport Shores Dr

(cont.) .... to repair the irrigation break—has this repair been completed? If not, when is it expected to take place? (Pic 12)



13. The bottlebrush shrubs in the median at the Opopka entrance may require fertilization. A few shrubs appear smaller than expected, and one was completely uprooted and dead. Please have the crew address the fertilization needs and replant any shrubs that have been uprooted.

14. Regarding Proposal #5803 at the Opopka entrance: I located the revised proposal dated 05-25-25 concerning the bottlebrush shrubs. These shrubs should be covered under the planting warranty. Pine Lake, please confirm if these shrubs can be replaced under the warranty provisions. (Pic 14)



15. Along the easement on Hudson, there appears to be an irrigation break. The soil in the area has washed out, which is typically indicative of a leak. According to the Pasco County appraisal map, this easement is owned by Pasco County. How would the Board like to proceed regarding repair or coordination with the County? (Pic 15>)

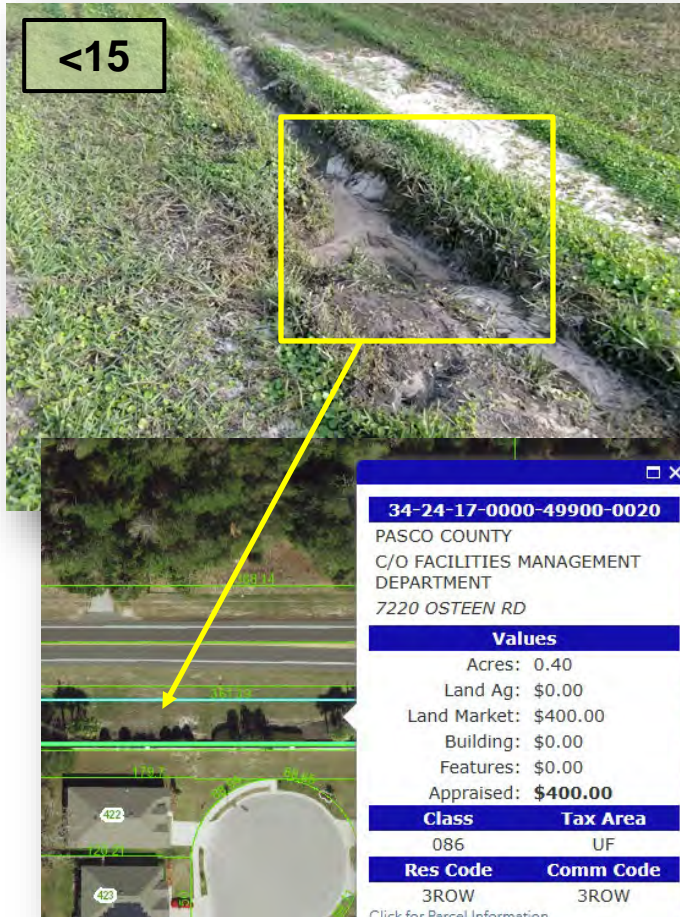
16. In the park along Newport Shores Drive, it appears that recent electrical work has been performed. There is a long strip of bare St. Augustine turf in the affected area. I will continue to monitor this section to ensure the turf recovers and returns to its original condition. (Pic 16>)





# Hudson Ave

17. In another section of the easement, it appears the County completed their repair work but left behind a large area of exposed sand. Please advise if the Board would like Pine Lake to prepare a proposal to smooth and grade the area and either apply cool-season turf seed or provide a hydroseed restoration option. (Pic 16>)



18. The warm-season turf weeds are dying off, leaving the turf thin, sparse, and with areas of exposed soil. Please visit these problem areas and assess whether aeration and overseeding should be recommended to improve turf density and overall appearance.

19. Spanish moss removal: Please ensure this is addressed consistently during the cooler months, as excessive Spanish moss can weigh down branches, restrict airflow, and thin out tree canopies over time. Regular removal will help maintain healthier structure, improve light penetration, and support overall tree vitality.





## Tab 3



Rizzetta & Company

### UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 4, 2026, at 06:00 pm
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026

### District Manager Updates

## District Manager's Report

December 3

# 2025

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<u>FINANCIAL SUMMARY</u>		<u>11/30/2025</u>
General Fund Cash & Investment Balance:		\$156,293
Reserve Fund Cash & Investment Balance:		\$547,623
Debt Service Fund Investment Balance:		<u>\$651,377</u>
<b>Total Cash and Investment Balances:</b>		<b>\$1,355,293</b>
<b>General Fund Expense</b>		<b>Under</b>
<b>Variance: \$16,987</b>		<b>Budget</b>



Rizzetta & Company

# **Lakeside Community Development District**

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**Financial Statements  
(Unaudited)**

**November 30, 2025**

**Prepared by: Rizzetta & Company, Inc.**

**[lakesidecdd.org](http://lakesidecdd.org)  
[rizzetta.com](http://rizzetta.com)**

**Lakeside Community Development District**

Balance Sheet

As of 11/30/2025

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
<b>Assets</b>						
Cash In Bank	140,533	(11,823)	82,821	211,531	0	0
Investments	15,760	559,446	568,556	1,143,762	0	0
Accounts Receivable	554,076	302,526	651,634	1,508,236	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	1,303,011
Amount To Be Provided Debt Service	0	0	0	0	0	7,906,989
<b>Total Assets</b>	<b>711,121</b>	<b>850,149</b>	<b>1,303,011</b>	<b>2,864,281</b>	<b>13,264,471</b>	<b>9,210,000</b>
<b>Liabilities</b>						
Accounts Payable	89,597	0	0	89,597	0	0
Accrued Expenses	2,750	0	0	2,750	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
<b>Total Liabilities</b>	<b>92,347</b>	<b>0</b>	<b>0</b>	<b>92,347</b>	<b>0</b>	<b>9,210,000</b>
<b>Fund Equity &amp; Other Credits</b>						
Beginning Fund Balance	88,927	557,474	809,351	1,455,752	0	0
Investment In General Fixed Assets	0	0	0	0	13,264,471	0
Net Change in Fund Balance	529,847	292,675	493,660	1,316,182	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>618,774</b>	<b>850,149</b>	<b>1,303,011</b>	<b>2,771,934</b>	<b>13,264,471</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>711,121</b>	<b>850,149</b>	<b>1,303,011</b>	<b>2,864,281</b>	<b>13,264,471</b>	<b>9,210,000</b>

See Notes to Unaudited Financial Statements

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	150	150
Special Assessments				
Tax Roll	658,887	658,887	662,946	4,059
<b>Total Revenues</b>	<b>658,887</b>	<b>658,887</b>	<b>663,096</b>	<b>4,209</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	2,000	2,000	0
<b>Total Legislative</b>	<b>12,000</b>	<b>2,000</b>	<b>2,000</b>	<b>0</b>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,537	1
Accounting Services	17,897	2,983	2,983	0
Administrative Services	5,370	895	895	0
Arbitrage Rebate Calculation	1,000	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	3,265	0	0	0
Disclosure Report	6,000	1,000	1,000	0
District Engineer	20,000	3,333	1,020	2,313
District Management	18,157	3,026	3,026	0
Dues, Licenses & Fees	275	192	175	17
Financial & Revenue Collections	5,965	994	994	0
Legal Advertising	3,700	617	180	437
Public Officials Liability Insurance	3,405	3,405	3,109	296
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	8,300	8,300	6,914	1,386
Website Hosting, Maintenance, Backup & E	2,400	400	400	0
<b>Total Financial &amp; Administrative</b>	<b>103,387</b>	<b>32,648</b>	<b>28,198</b>	<b>4,450</b>
Legal Counsel				
District Counsel	30,000	5,000	4,980	20
<b>Total Legal Counsel</b>	<b>30,000</b>	<b>5,000</b>	<b>4,980</b>	<b>20</b>
Electric Utility Services				
Utility - Street Lights	2,000	333	100	233
Utility Services	7,400	1,234	1,460	(226)
<b>Total Electric Utility Services</b>	<b>9,400</b>	<b>1,567</b>	<b>1,560</b>	<b>7</b>
Stormwater Control				
Aquatic Maintenance	28,092	4,682	4,682	0
<b>Total Stormwater Control</b>	<b>28,092</b>	<b>4,682</b>	<b>4,682</b>	<b>0</b>
Other Physical Environment				
Amenity Management Service Contracts	37,693	6,282	4,170	2,112
Entry & Walls Maintenance & Repair	2,000	333	0	333
Entry Monument Light Maintenance	1,000	167	0	167
Facility Supplies	10,000	1,666	0	1,667

See Notes to Unaudited Financial Statements

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 11/30/2025	Year To Date 11/30/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,405	3,405	3,109	296
Irrigation Maintenance & Repair	50,000	8,334	3,400	4,933
Landscape - Annuals/Flowers	10,481	1,747	0	1,747
Landscape - Mulch	24,000	24,000	30,092	(6,093)
Landscape Inspection Services	12,900	2,150	2,150	0
Landscape Maintenance	180,000	30,000	29,267	734
Landscape Replacement Plants, Shrubs, Tr	22,500	3,750	9,697	(5,948)
Landscape-Wetlands D & E	14,000	2,333	2,334	0
Mailbox Repair & Maintenance	3,000	500	0	500
Property Insurance	2,600	2,600	3,437	(837)
Rust Prevention	9,120	1,520	1,520	0
Tree Trimming Services	7,500	1,250	0	1,250
Well Maintenance	3,320	553	0	554
Total Other Physical Environment	393,519	90,590	89,176	1,415
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	834	0	833
Sidewalk Maintenance & Repair	10,000	1,666	0	1,667
Street Sign Repair & Replacement	2,000	334	0	333
Total Road & Street Facilities	17,000	2,834	0	2,833
Parks & Recreation				
Telephone, Internet, Cable	0	0	145	(145)
Total Parks & Recreation	0	0	145	(145)
Contingency				
Capital Improvements	26,489	4,414	0	4,415
Miscellaneous Contingency	39,000	6,500	2,508	3,992
Total Contingency	65,489	10,914	2,508	8,407
Total Expenditures	658,887	150,235	133,249	16,987
Total Excess of Revenues Over(Under) Ex- penditures	0	508,652	529,847	21,196
Fund Balance, Beginning of Period	0	0	88,927	88,927
Total Fund Balance, End of Period	0	508,652	618,774	110,123

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,971	1,971
Special Assessments				
Tax Roll	302,526	302,526	302,526	0
Total Revenues	<u>302,526</u>	<u>302,526</u>	<u>304,497</u>	<u>1,971</u>
Expenditures				
Contingency				
Capital Reserve	302,526	302,526	11,823	290,703
Total Contingency	<u>302,526</u>	<u>302,526</u>	<u>11,823</u>	<u>290,703</u>
Total Expenditures	<u>302,526</u>	<u>302,526</u>	<u>11,823</u>	<u>290,703</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>292,674</u>	<u>292,674</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>557,475</u>	<u>557,475</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>850,149</u>	<u>850,149</u>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,947	2,947
Special Assessments				
Tax Roll	389,999	389,999	391,644	1,645
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>394,591</u>	<u>4,592</u>
Expenditures				
Debt Service				
Interest	259,999	259,999	130,450	129,549
Principal	130,000	130,000	0	130,000
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>130,450</u>	<u>259,549</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>130,450</u>	<u>259,549</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>264,141</u>	<u>264,141</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>435,315</u>	<u>435,315</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>699,456</u>	<u>699,456</u>



**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 11/30/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 11/30/2025 YTD Budget	Year To Date 11/30/2025 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,349	2,349
Special Assessments				
Tax Roll	341,369	341,369	342,810	1,441
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>345,159</u>	<u>3,790</u>
Expenditures				
Debt Service				
Interest	231,369	231,369	115,640	115,729
Principal	110,000	110,000	0	110,000
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>115,640</u>	<u>225,729</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>115,640</u>	<u>225,729</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>229,519</u>	<u>229,519</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>374,036</u>	<u>374,036</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>603,555</u>	<u>603,555</u>

See Notes to Unaudited Financial Statements

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

<b><u>Account</u></b>	<b><u>Investment</u></b>	<b><u>Balance as of November 30, 2025</u></b>
Valley Bank	Governmental Checking	\$ 15,760
<b>Total General Fund Investments</b>		<b><u>\$ 15,760</u></b>
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	309,446
<b>Total Reserve Fund Investments</b>		<b><u>\$ 559,446</u></b>
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	113,078
US Bank Series 2015 Prepayment	US Bank GCTS 0490	52
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	87,838
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
<b>Total Debt Service Fund Investments</b>		<b><u>\$ 568,556</u></b>

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

**Lakeside Community Development District**  
**Summary A/R Ledger**  
**From 11/01/2025 to 11/30/2025**

	<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>
<b>235, 2258</b>							
	235-001	235 General Fund	Pasco County Tax Collector	AR00003006	12110	10/01/2025	554,075.40
<b>Sum for 235, 2258</b>							<b>554,075.40</b>
<b>235, 2259</b>							
	235-005	235 Reserve Fund	Pasco County Tax Collector	AR00003006	12110	10/01/2025	302,526.00
<b>Sum for 235, 2259</b>							<b>302,526.00</b>
<b>235, 2260</b>							
	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00003006	12110	10/01/2025	347,480.84
<b>Sum for 235, 2260</b>							<b>347,480.84</b>
<b>235, 2261</b>							
	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00003006	12110	10/01/2025	304,153.08
<b>Sum for 235, 2261</b>							<b>304,153.08</b>
<b>Sum for 235</b>							<b>1,508,235.32</b>
<b>Sum Total</b>							<b>1,508,235.32</b>

See Notes to Unaudited Financial Statements

**Lakeside Community Development District**  
**Summary A/P Ledger**  
**From 11/01/2025 to 11/30/2025**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
<b>235, 2258</b>						
	235 General Fund	11/01/2025	Aquatic Weed Control, Inc.	115656	Aquatic Maintenance 11/25	2,341.00
	235 General Fund	11/01/2025	Egis Insurance Advisors, LLC	30984	Insurance Endorsement 10/01/25-10/01/26	1,491.00
	235 General Fund	11/01/2025	Kazars Electric, Inc.	S16900A	Service Call 11/25	170.00
	235 General Fund	11/01/2025	Kilinski   Van Wyk, PLLC	13592	Legal Services 10/25	2,980.30
	235 General Fund	10/09/2025	Kilinski   Van Wyk, PLLC	13421	Legal Services 09/25	2,868.70
	235 General Fund	10/03/2025	Lighthouse Engineering Inc., dba LHE	2	Engineering Services 10/25	4,650.00
	235 General Fund	11/01/2025	Lighthouse Engineering Inc., dba LHE	3	Engineering Services 11/25	1,020.00
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8666	Landscape Replacement 10/25	3,143.80
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8535	Landscape Maintenance 11/25	14,633.35
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8464	Landscape Replacement 10/25	900.00
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8463	Landscape Replacement 10/25	1,233.41
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8536	Irrigation Services 11/25	1,700.00
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8534	Irrigation Services 11/25	1,166.65
	235 General Fund	11/24/2025	Pine Lake Services, LLC	8677	Landscape Mulch 11/25	30,092.50
	235 General Fund	11/01/2025	Pine Lake Services, LLC	8465	Landscape Replacement 10/25	3,770.19
	235 General Fund	10/01/2025	Pine Lake Services, LLC	8289	Monthly Landscape Services 10/25	14,633.35
	235 General Fund	11/01/2025	Rizzetta & Company, Inc.	INV0000104796	EE Recruiting 10/25	67.33
	235 General Fund	11/01/2025	Rizzetta & Company, Inc.	INV0000105096	Personnel Reimbursement 11/25	1,070.10
	235 General Fund	11/24/2025	Spectrum	1740653102825 ACH	Internet Services 11/25	145.00
	235 General Fund	11/24/2025	Suncoast Rust Control, Inc.	08727	Rust Control 11/25	760.00
	235 General Fund	11/01/2025	Suncoast Rust Control, Inc.	08700	Rust Control 10/25	760.00
<b>Sum for 235, 2258</b>						<b>89,596.68</b>
<b>Sum for 235</b>						<b>89,596.68</b>
<b>Sum Total</b>						<b>89,596.68</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 11/30/2025.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

**Summary A/R Ledger – Payment Terms**

4. Payment terms for landowner assessments are (a) defined in the FY25-26 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

**Summary A/R Ledger – Subsequent Collections**

5. General Fund – Payment for Invoice AR00003006 in the amount of \$448,480.12 was received in December 2025.
6. Reserve Fund – Payment for Invoice AR00003006 in the amount of \$302,526.00 was received in December 2025.
7. Debt Service Fund 200 – Payment for Invoice AR00003006 in the amount of \$304,646.05 was received in December 2025.
8. Debt service Fund 201 – Payment for Invoice AR00003006 in the amount of \$266,659.41 was received in December 2025.

## Tab 4



# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

November 12, 2025

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

## **The Objective and Scope of the Audit of the Financial Statements**

You have requested that Berger, Toombs, Elam, Gaines & Frank CPAs PL ("we") audit Lakeside Community Development District's, (the "District"), governmental activities and each major fund as of and for the year ending September 30, 2025, which collectively comprise the District's basic financial statements. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter for the year ending September 30, 2025, and thereafter if mutually agreed upon by Lakeside Community Development district and Berger, Toombs, Elam, Gaines & Frank.

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

## **The Responsibilities of the Auditor**

We will conduct our audit in accordance with GAAS and GAS. Those standards require that we comply with applicable ethical requirements. As part of an audit in accordance with GAAS and GAS, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

1. Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, based on an understanding of the entity and its environment, the applicable financial reporting framework, and the entity's system of internal control, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion;

Fort Pierce / Stuart



Lakeside Community Development District  
November 12, 2025  
Page 2

2. Consider the entity's system of internal control in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit;
3. Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation; and
4. Conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for the reasonable period of time.

Because of the inherent limitations of an audit, together with the inherent limitations of controls, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with GAAS and GAS. Because the determination of waste or abuse is subjective, GAS does not require auditors to perform specific procedures to detect waste or abuse in financial statement audits.

We will also communicate to the Board (a) any fraud involving senior management and fraud (whether caused by senior management or other employees) that causes a material misstatement of the financial statements that becomes known to us during the audit, and (b) any instances of noncompliance with laws and regulations that we become aware of during the audit (unless they are clearly inconsequential).

We will maintain our independence in accordance with the standards of the American Institute of Certified Public Accountants ("AICPA") and GAS.

**The Responsibilities of Management and Identification of the Applicable Financial Reporting Framework**

Management is responsible for:

1. Identifying and ensuring that the District complies with the laws and regulations applicable to its activities, and for informing us about all known violations of such laws or regulations, other than those that are clearly inconsequential;





Lakeside Community Development District  
November 12, 2025  
Page 3

2. The design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the District involving management, employees who have significant roles in internal control, and others where the fraud could have a material effect on the financial statements; and
3. Informing us of its knowledge of any allegations of fraud or suspected fraud affecting the District received in communications from employees, former employees, analysts, regulators, short sellers, vendors, customers or others.

Management is responsible for the required supplementary information ("RSI") which accounting principles generally accepted in the United States of America ("U.S. GAAP") require to be presented to supplement the basic financial statements.

The Board is responsible for informing us of its views about the risks of fraud, waste or abuse within the District, and its knowledge of any fraud, waste or abuse or suspected fraud, waste or abuse affecting the District.

Our audit will be conducted on the basis that management acknowledges and understands that it has responsibility:

1. For the preparation and fair presentation of the financial statements in accordance with U.S. GAAP;
2. To evaluate subsequent events through the date the financial statements are issued. Management also agrees that it will not conclude on subsequent events earlier than the date of the management representation letter referred to below;
3. For the design, implementation and maintenance of internal control relevant to the preparation of fair presentation of financial statements that are free from material misstatement, whether due to fraud or error;
4. For report distribution; and
5. To provide us with:
  - a. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements including information relevant to disclosures;
  - b. Information relevant to the preparation and fair presentation of the financial statements, when needed, to allow for the completion of the audit in accordance with the proposed timeline;
  - c. Additional information that we may request from management for the purpose of the audit; and



Lakeside Community Development District  
November 12, 2025  
Page 4

- d. Unrestricted access to persons within the District from whom we determine it necessary to obtain audit evidence.

As part of our audit process, we will request from management written confirmation concerning representations made to us in connection with the audit, including among other items:

1. That management has fulfilled its responsibilities as set out in the terms of this Engagement Letter; and
2. That it believes the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

## Reporting

We will issue a written report upon completion of our audit of the District's financial statements. Our report will be addressed to the Board of Supervisors of the District. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinion, or add an emphasis-of-matter paragraph or other-matter paragraph to our auditor's report.

If circumstances arise relating to the condition of the District's records, the availability of appropriate audit evidence or indications of a significant risk of material misstatement of the financial statements because of error, fraudulent financial reporting or misappropriation of assets which, in our professional judgement, prevent us from completing the audit or forming an opinion, we retain the unilateral right to take any course of action permitted by professional standards, including, but not limited to, declining to express an opinion or issue a report, or withdrawing from the engagement.

In addition to our report on the District's financial statements, we will also issue the following reports:

1. Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with GAS;
2. Auditor General Management Letter, if applicable; and
3. Report on Compliance with Section 218.415, Florida Statutes, if applicable.



Lakeside Community Development District  
November 12, 2025  
Page 5

## **Records and Assistance**

During the course of our engagement, we may accumulate records containing data that should be reflected in the District's books and records. The District will determine that all such data, if necessary, will be so reflected. Accordingly, the District will not expect us to maintain copies of such records in our possession.

The assistance to be supplied by District personnel, including the preparation of schedules and analyses of accounts, will be discussed and coordinated with a designated individual, serving on behalf of management. The timely and accurate completion of this work is an essential condition to our completion of the audit and issuance of our audit report.

## **Non-audit Services**

In connection with our audit, you have requested us to perform the following non-audit services:

1. Assistance in drafting the District's financial statements in accordance with accounting principles generally accepted in the United States of America, based on information provided by the District. While we will assist in drafting the financial statements, management retains responsibility for the financial statements, including their fair presentation, the selection and application of accounting principles, the accuracy and completeness of the underlying financial information, and for reviewing, approving, and accepting the financial statements prior to their issuance. Management is also responsible for establishing and maintaining effective internal controls relevant to the financial reporting process.

GAS independence standards require that the auditor maintain independence so that opinions, findings, conclusions, judgments, and recommendations will be impartial and viewed as impartial by reasonable and informed third parties. Before we agree to provide a non-audit service to the District, we determine whether providing such a service would create a significant threat to our independence for GAS audit purposes, either by itself or in aggregate with other non-audit services provided. A critical component of our determination is consideration of management's ability to effectively oversee the non-audit services to be performed. The District has agreed to designate an individual, serving on behalf of management, who possesses suitable skill, knowledge, and experience, and who understands the non-audit services to be performed and described above sufficiently to oversee them. Accordingly, the management of the District agrees to the following:

1. The District will designate a qualified individual, serving in a management capacity, who possesses suitable skill, knowledge, and experience to oversee the services;
2. The designated individual will assume all management responsibilities for the subject matter and scope of the non-audit service described above;



Lakeside Community Development District  
November 12, 2025  
Page 6

3. The District will evaluate the adequacy and results of the services performed; and
4. The District accepts responsibility for the results and ultimate use of the services.

GAS further requires that we establish an understanding with the District's management or those charged with governance of the objectives of the non-audit services, the services to be performed, the District's acceptance of its responsibilities, the auditor's responsibilities, and any limitations of the non-audit services. We believe this Engagement Letter documents that understanding.

### **Other Relevant Information**

In accordance with GAS, a copy of our most recent peer review report has been provided to you, for your information.

### **Fees and Costs**

Our fees for the services described above are based upon the value of the services performed and the time required by the individuals assigned to the engagement, plus direct expenses. Billings are due upon submission. Our fee for the services described in this letter for the year ending September 30, 2025 will not exceed \$3,265 unless the scope of the engagement is changed, the assistance which the District has agreed to furnish is not provided, or unexpected conditions are encountered, in which case we will discuss the situation with you before proceeding. Our fee and the timely completion of our work are based on anticipated cooperation from District personnel, timely responses to our inquiries, timely completion and delivery of client assistance requests, timely communication of all significant accounting and financial reporting matters, and the assumption that no unexpected circumstances will be encountered during the engagement. All other provisions of this letter will survive any fee adjustment.

### **Use and Ownership; Access to Audit Documentation**

The Audit Documentation for this engagement is the property of Berger, Toombs, Elam, Gaines, & Frank. For the purposes of this Engagement Letter, the term "Audit Documentation" shall mean the confidential and proprietary records of Berger, Toombs, Elam, Gaines, & Frank's audit procedures performed, relevant audit evidence obtained, other audit-related workpapers, and conclusions reached. Audit Documentation shall not include custom-developed documents, data, reports, analyses, recommendations, and deliverables authored or prepared by Berger, Toombs, Elam, Gaines, & Frank for the District under this Engagement Letter, or any documents belonging to the District or furnished to Berger, Toombs, Elam, Gaines, & Frank by the District.



Lakeside Community Development District  
November 12, 2025  
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Review of Audit Documentation by a successor auditor or as part of due diligence is subject to applicable Berger, Toombs, Elam, Gaines, & Frank policies, and will be agreed to, accounted for and billed separately. Any such access to our Audit Documentation is subject to a successor auditor signing an Access and Release Letter substantially in Berger, Toombs, Elam, Gaines, & Frank's form. Berger, Toombs, Elam, Gaines, & Frank reserves the right to decline a successor auditor's request to review our Audit Documentation.

In the event we are required by government regulation, subpoena or other legal process to produce our documents or our personnel as witnesses with respect to our engagement for the District, the District will, so long as we are not a party to the proceeding in which the information is sought, reimburse us for our professional time and expenses, as well as the fees and expenses of our counsel, incurred in responding to such requests.

#### **Indemnification, Limitation of Liability, and Claim Resolution**

Because we will rely on the District and its management and Board of Supervisors to discharge the foregoing responsibilities, the District agrees to indemnify, holds harmless and releases Berger, Toombs, Elam, Gaines & Frank, its partners, directors, and employees from all third-party claims, liabilities, losses and costs arising in circumstances where there has been a knowing misrepresentation by a member of the District's management.

The District and Berger, Toombs, Elam, Gaines & Frank agree that no claim arising out of, from, or relating to the services rendered pursuant to this engagement letter shall be filed more than two years after the date of the audit report issued by Berger, Toombs, Elam, Gaines & Frank or the date of this engagement letter if no report has been issued. To the fullest extent permitted by Florida law, our firm shall not be liable for any loss of profits, business interruption, or other consequential, incidental, or punitive damages. In all circumstances, the total liability for any claim arising from this engagement will not exceed the total amount of the fees paid by the District to Berger, Toombs, Elam, Gaines & Frank under this engagement letter. Notwithstanding the foregoing, nothing in this limitation of liability provision shall, or shall be interpreted or construed to, relieve the District of its payment obligations to Berger, Toombs, Elam, Gaines & Frank under this Engagement Letter.

#### **Confidentiality**

Berger, Toombs, Elam, Gaines & Frank is committed to the safe and confidential treatment of the District's proprietary information. Berger, Toombs, Elam, Gaines & Frank is required to maintain the confidential treatment of client information in accordance with relevant industry professional standards which govern the provision of services described herein. The District agrees that it will not provide Berger, Toombs, Elam, Gaines & Frank with any unencrypted electronic confidential or proprietary information, and the parties agree to utilize commercially reasonable measures to maintain the confidentiality of the District's information, including the use of collaborate sites to ensure the safe transfer of data between the parties.





Lakeside Community Development District  
November 12, 2025  
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### **Retention of Records**

We will return to you all original records you provide to us in connection with this engagement. Further, in addition to providing you with those deliverables set forth in this Engagement Letter, upon request, we will provide you with a copy of any records we prepare or accumulate in connection with such deliverables which are not otherwise reflected in your books and records without which your books and records would be incomplete. You have the sole responsibility for retaining and maintaining in your possession or custody all of your financial and non-financial records related to this engagement. We will not host, and will not accept responsibility to host, any of your records. We, however, may maintain a copy of any records of yours necessary for us to comply with applicable law and/or professional standards or to exercise our rights under this Engagement Letter. Any such records retained by us will be destroyed in accordance with our record retention policies.

### **Termination**

Either party hereto may terminate this Engagement Letter for any reason upon fifteen (15) days' prior written notice to the other party. In the event the District terminates this engagement, the District will pay us for all services rendered, expenses incurred, and noncancelable commitments made by us on the District's behalf through the effective date of termination.

Either party may terminate this Engagement Letter upon written notice if: (i) circumstances arise that in its judgment cause its continued performance to result in a violation of law, a regulatory requirement, applicable professional or ethical standards, or in the case of Berger, Toombs, Elam, Gaines, & Frank, our client acceptance or retention standards; or (ii) if the other party is placed on a Sanctioned List, or if any director or executive of, or other person closely associated with such other party or its affiliate, is placed on a Sanctioned List.

Neither Berger, Toombs, Elam, Gaines & Frank nor the District shall be responsible for any delay or failure in its performance resulting from acts beyond our reasonable control or unforeseen or unexpected circumstances, such as, but not limited to, acts of God, government or war, riots or strikes, disasters, fires, floods, epidemics, pandemics, or outbreaks of communicable disease, cyberattacks, and internet or other system or network outages. At the District's option, the District may terminate this Engagement Letter where our services are delayed more than 120 days; however, the District is not excused from paying us for all amounts owed for services rendered and deliverables provided prior to the termination of this Engagement Letter.

The parties agree that those provisions of this Engagement Letter which, by their context, are intended to survive, including, but not limited to, payment, limitations on liability, claim resolution, use and ownership, and confidentiality obligations, shall survive the termination of this Engagement Letter.



Lakeside Community Development District  
November 12, 2025  
Page 9

## **Miscellaneous**

We may mention your name and provide a general description of the engagement in our client lists and marketing materials.

Each party hereto affirms it has not been placed on a Sanctioned List (as defined below) and will promptly notify the other party upon becoming aware that it has been placed on a Sanctioned List at any time throughout the duration of this Engagement Letter. The District shall not, and shall not permit third parties to, access or use any of the deliverables provided for hereunder, or Third-Party Products provided hereunder, in violation of any applicable sanctions laws or regulations, including, but not limited to, accessing or using the deliverables provided for hereunder or any Third-Party Products from any territory under embargo by the United States. The District shall not knowingly cause Berger, Toombs, Elam, Gaines & Frank to violate any sanctions applicable to Berger, Toombs, Elam, Gaines & Frank. As used herein "Sanctioned List" means any sanctioned person or entity lists promulgated by the Office of Foreign Assets Control of the U.S. Department of the Treasury and the U.S. State Department.

Any term of this Engagement Letter that would be prohibited by or impair our independence under applicable law or regulation shall not apply, to the extent necessary only to avoid such prohibition or impairment.

## **Governing Law**

This Engagement Letter, including, without limitation, its validity, interpretation, construction, and enforceability, and any dispute, litigation, suit, action, claim, or other legal proceeding arising out of, from, or relating in any way to this Engagement Letter, any provisions herein, a report issued or the services provided hereunder, will be governed and construed in accordance with the laws of the State of Florida, without regard to its conflict of law principles, and applicable U.S. federal law.

## **Entire Agreement**

This Engagement Letter constitutes the entire agreement between Berger, Toombs, Elam, Gaines & Frank and the District, and supersedes all prior agreements, understandings, and proposals, whether oral or written, relating to the subject matter of this Engagement Letter including any separate nondisclosure agreement executed between the parties.

If any term or provision of this Engagement Letter is determined to be invalid or unenforceable, such term or provision will be deemed stricken and all other terms and provisions will remain in full force and effect.

This Engagement Letter may be amended or modified only by a written instrument executed by both parties.



Lakeside Community Development District  
November 12, 2025  
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### **Electronic Signatures and Counterparts**

This Engagement Letter may be executed in one or more counterparts, each of which will be deemed to be an original, but all of which taken together will constitute one and the same instrument. Each party agrees that any electronic signature of a party to this Engagement Letter or any electronic signature to a document contemplated hereby (including any representation letter) is intended to authenticate such writing and shall be as valid and have the same force and effect as a manual signature.

### **Acknowledgement and Acceptance**

Each party acknowledges that it has read and agrees to all of the terms contained herein. Each party and its signatory below represent that said signatory is a duly authorized representative of such party and has the requisite power and authority to bind such party to the undertakings and obligations contained herein.

Please sign and return this letter to indicate your acknowledgment of, and agreement with, the terms of this Engagement Letter.

Sincerely,

BERGER, TOOMBS, ELAM, GAINES & FRANK  
CERTIFIED PUBLIC ACCOUNTANTS PL

Maritza Stonebraker, CPA

Confirmed on behalf of the addressee:

Sign: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



6815 Dairy Road  
Zephyrhills, FL 33542

813.788.2155  
[BodinePerry.com](http://BodinePerry.com)

### Report on the Firm's System of Quality Control

To the Partners of  
Berger, Toombs, Elam, Gaines & Frank, CPAs, PL  
and the Peer Review Committee of the Florida Institute of Certified Public Accountants

November 30, 2022

We have reviewed the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL (the firm), in effect for the year ended May 31, 2022. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants (Standards).

A summary of the nature, objectives, scope, limitations of, and the procedures performed in a System Review as described in the Standards may be found at [aicpa.org/prsummary](http://aicpa.org/prsummary). The summary also includes an explanation of how engagements identified as not performed or reported in conformity with applicable professional standards, if any, are evaluated by a peer reviewer to determine a peer review rating.

#### Firm's Responsibility

The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. The firm is also responsible for evaluating actions to promptly remediate engagements deemed as not performed or reported in conformity with professional standards, when appropriate, and for remediating weaknesses in its system of quality control, if any.

#### Peer Reviewer's Responsibility

Our responsibility is to express an opinion on the design of the system of quality control, and the firm's compliance therewith based on our review.

#### Required Selections and Considerations

Engagements selected for review included engagements performed under *Government Auditing Standards*, including a compliance audit under the Single Audit Act.

As a part of our peer review, we considered reviews by regulatory entities as communicated by the firm, if applicable, in determining the nature and extent of our procedures.

#### Opinion

In our opinion, the system of quality control for the accounting and auditing practice of Berger, Toombs, Elam, Gaines & Frank, CPAs, PL, in effect for the year ended May 31, 2022, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiency(ies)*, or *fail*. Berger, Toombs, Elam, Gaines & Frank, CPAs, PLC, has received a peer review rating of *pass*.



Bodine Perry

(BERGER\_REPORT22)

**ADDENDUM TO ENGAGEMENT LETTER  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
DATED NOVEMBER 12, 2025**

**Public Records.** Auditor shall, pursuant to and in accordance with Section 119.0701, Florida Statutes, comply with the public records laws of the State of Florida, and specifically shall:

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

Auditor acknowledges that any requests to inspect or copy public records relating to this Agreement must be made directly to the District pursuant to Section 119.0701(3), Florida Statutes. If notified by the District of a public records request for records not in the possession of the District but in possession of the Auditor, the Auditor shall provide such records to the District or allow the records to be inspected or copied within a reasonable time. Auditor acknowledges that should Auditor fail to provide the public records to the District within a reasonable time, Auditor may be subject to penalties pursuant to Section 119.10, Florida Statutes.

**IF THE AUDITOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AUDITOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT/CONTRACT, THE AUDITOR MAY CONTACT THE CUSTODIAN OF PUBLIC RECORDS FOR THE DISTRICT AT:**

**RIZZETTA & COMPANY  
3434 COLWELL AVE, SUITE 200  
TAMPA, FL 33614  
PHONE: 850-334-9055**



**Auditor:** \_\_\_\_\_

**District: Lakeside Community  
Development District**

**Title: Director**

**By:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Date: November 12, 2025**

**Date:** \_\_\_\_\_

## Tab 5





**KILINSKI  
VAN WYK**

Offices: Jacksonville | Tallahassee | Tampa

517 E. College Avenue  
Tallahassee, Florida 32301  
877-350-0372

December 3, 2025

Board of Supervisors  
Lakeside Community Development District  
c/o Darryl Adams, District Manager

**Re: Kilinski | Van Wyk PLLC**

Dear Board Members:

We appreciate the opportunity to continue providing legal services to the Lakeside Community Development District. This letter addresses proposed adjustments to our hourly rates beginning January 1, 2026. Since Kilinski | Van Wyk's initial engagement in 2023, we have maintained consistent hourly rates despite rising business expenses, inflationary pressures, and increased experience and expertise within our team. For reference, our new client rates for partners are \$375-\$500; senior of counsel lawyers are billed at \$365-\$450/hour; of counsel lawyers are billed at \$325-\$365/hour; associates are billed at \$270-\$325/hour; and paralegals are billed at \$180-\$210/hour.

We propose to adjust billing rates as set forth below, with ranges depending on experience of the lawyers providing service within the below ranges and delay such implementation until next budget year:

	<b>Current</b>	<b>January 1, 2026 – December 31, 2026</b>
Partners	\$350-365	\$365-395
Senior Of Counsel Attorneys	\$325	\$365-395
Of Counsel/Senior Attorneys	\$325	\$350-365
Associates	\$265-295	\$285-325
Paralegals	\$185	\$190-200

Future increases are anticipated to take effect January 1 of each year, and will not exceed \$5/hour in any category without client consent. As always, we remain committed to keeping our rates competitive and fair, balanced with our ongoing commitment to delivering exceptional, ethically sound legal advice. We recently opened a Jacksonville office and have two full-time associate attorneys providing special district services from Jacksonville.

We would welcome the opportunity to discuss this proposal further and answer any questions you may have. If you agree with this proposed adjustment, please sign below and return a copy to me at [jennifer@cddlwyers.com](mailto:jennifer@cddlwyers.com). You are also welcome to contact me directly with any questions. Thank you for your continued partnership and trust.

Accepted:

\_\_\_\_\_  
Chair, Board of Supervisors

Date: \_\_\_\_\_

Very truly yours,

Kilinski | Van Wyk PLLC

Jennifer L. Kilinski

## Tab 6

## **RESOLUTION 2026-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE EROSION REPAIR PROJECT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Community Development District (the “**District**”) is a local unit of special-purpose government established and operating pursuant to Chapter 190, Florida Statutes (the “**Act**”); and

**WHEREAS**, the Act authorizes the District to construct, acquire, operate and maintain certain public improvements; and

**WHEREAS**, the District’s Board of Supervisors (the “**Board**”) hereby finds that it is in the District’s best interest to competitively solicit proposals through a Request for Proposals (“**RFP**”) process for its Erosion Repair Project and other related improvements within the District (the “**Project**”); and

**WHEREAS**, the Board desires to authorize the distribution and issuance of the RFP for the Project, and desires to approve the RFP Notice and Evaluation Criteria to be included therein in substantially the form attached hereto as **Composite Exhibit A**; and

**WHEREAS**, the Board desires to authorize the Chairperson or Vice Chairperson, in consultation with District staff, to effectuate any further revisions to the Project Manual, including the documents attached as **Composite Exhibit A** to this Resolution, as is in the best interests of the District.

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

**SECTION 1.** All of the representations, findings and determinations contained above are recognized as true and accurate and are expressly incorporated into this Resolution.

**SECTION 2.** The Board hereby approves the distribution and issuance of the RFP for the Project and approves in substantial form the RFP Notice and Evaluation Criteria as attached hereto as **Composite Exhibit A**, which documents may be subject to further review and revision by District staff, as finally approved by the District’s Chairperson or Vice Chairperson. The Board further authorizes the Chairperson or Vice Chairperson, in consultation with District staff, to finalize the RFP Project Manual and authorizes issuance of the publication of the RFP Notice as finally approved.

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

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

**PASSED AND ADOPTED** this 7th day of January 2026.

**ATTEST:**

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Composite Exhibit A:** RFP Notice  
Evaluation Criteria

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

Notice is hereby given that the Lakeside Community Development District (“**District**”) will accept proposals from qualified firms (“**Proposers**”) interested in providing one-time maintenance/repair services for erosion, including repair of eroded shorelines and related services, within the District (“**Project**”), as more particularly described in the Project Manual and in accordance with applicable permits and Project plans and specifications.

The Project Manual, consisting of the proposal package, contract, proposal form, plans, and other materials, will be available for public inspection and may be obtained beginning \_\_\_\_\_, 2026, at \_\_\_\_\_ a./p.m., by e-mailing the District Manager at [darryla@rizzetta.com](mailto:darryla@rizzetta.com), with the subject line “RFP for Erosion Repair Project.” Plans will be distributed electronically. There will be a non-mandatory pre-bid proposal conference on \_\_\_\_\_, 2026, at \_\_\_\_\_ a./p.m., on-site at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

The District is a special-purpose unit of local government by Chapter 190, Florida Statutes. The Proposers must be able to provide the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida; and (ii) hold all required local, state and federal licenses, including those with Pasco County, in good standing; and (iii) have at least five (5) years’ experience with stormwater pond erosion repair services of similar size and scope, with at least three (3) successfully completed projects in the past three (3) years; and (iv) comply with Florida’s E-Verify requirements; and (v) be fully licensed and insured.

Firms desiring to provide services for the referenced Project must submit one (1) original hard copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required proposal no later than \_\_\_\_\_ a./p.m. on \_\_\_\_\_, 2026, to the offices of the District Manager at by hand delivery at c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 or by mail at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. Proposals shall be submitted in a sealed package that shall bear “RESPONSE TO REQUEST FOR PROPOSALS – LAKESIDE CDD – EROSION REPAIR PROJECT” on the face of it. The District Manager, or his designee, will conduct a special public meeting at the place and time to publicly open the proposals.

Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action will be taken at the meeting. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law including but not limited to Chapter 190, Florida Statutes. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Manager’s Office at least three (3) business days before the meeting by contacting the District Manager, at (813) 994-1001, or at [darryla@rizzetta.com](mailto:darryla@rizzetta.com). If you are hearing or speech impaired, please contact the Florida Relay

Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office. A copy of the agenda for the meeting may be obtained from the District Manager at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, by calling (813) 994-1001, or by e-mail at [darryla@rizzetta.com](mailto:darryla@rizzetta.com). The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Proposals will be evaluated in accordance with the criteria included in the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to other than the lowest price proposal. **The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in any Proposal, as it deems appropriate, if it determines in its discretion that it is in the District's best interests to do so.** Any protest of the Project Manual, including the terms and specifications, must be filed with the District within 72 hours of pickup of the Project Manual, together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of proceedings under Chapter 190, Florida Statutes, and other law.

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope pursuant to the Instructions to Proposers. Hard copies of the proposals may be either mailed or hand-delivered. Proposals received after the time and date stipulated above will not be considered. The District reserves the right to return unopened to the Proposer any proposals received after the time and date stipulated above. Each proposal shall remain binding for a minimum of one hundred twenty (120) days after the proposal opening. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

All questions regarding the Project Manual or this project shall be directed in writing via mail or email to the District Engineer, Amy Palmer, at [apalmer@lighthouseenginc.com](mailto:apalmer@lighthouseenginc.com), with e-mail copies to the District Manager, Daryl Adams, at [darryla@rizzetta.com](mailto:darryla@rizzetta.com), and District Counsel, Meredith W. Hammock, Esq., at [meredith@cddlattorneys.com](mailto:meredith@cddlattorneys.com) and K. Grace Rinaldi, Esq., at [grace@cddlattorneys.com](mailto:grace@cddlattorneys.com). No phone inquiries please.

Lakeside Community Development District  
District Manager

Publication Date: \_\_\_\_\_, 2026

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
EVALUATION CRITERIA – EROSION REPAIR PROJECT**

**MINIMUM QUALIFICATIONS**

**(PASS / FAIL)**

An interested firm must: (i) be authorized to do business in Florida; and (ii) hold all required state federal, and local licenses, including those with Pasco County, in good standing; and (iii) have at least five (5) years' experience with erosion repair services of similar size and scope, with at least three (3) successfully completed projects in the past three (3) years; and (iv) comply with Florida's E-Verify requirements; and (v) be fully licensed and insured.

**PERSONNEL & EQUIPMENT**

**(15 POINTS)**

This category addresses the following criteria: skill set and experience of key management and assigned personnel, including the project manager and other specifically trained individuals who will manage the Project; proposed staffing levels; capability of performing the work; consider whether the firm is a Pasco County local business or proposes to utilize Pasco County local business(es) to perform the work; availability of equipment and personnel, etc.

**EXPERIENCE**

**(25 POINTS)**

This category addresses past and current record and experience of the Proposer (and/or subcontractors and suppliers) in similar projects; past performance in any other contracts; claims history; etc.

**FINANCIAL CAPABILITY**

**(10 POINTS)**

This category addresses whether the Proposer has demonstrated that it has the financial resources and stability as a business entity necessary to implement and execute the work. Also, this category includes an evaluation of the Proposer's insurance and warranties offered, above and beyond what is required under the contract documents. The Proposer should include proof of ability to provide insurance coverage as required by the District as well as audited financial statements, or other similar information.

**SCHEDULE**

**(25 POINTS)**

This category addresses the timeliness of the Project schedule, as well as the Proposer's ability to credibly complete the Project within the Proposer's schedule. Time is of the essence of this Project.

**PRICE**

**(25 POINTS)**

This category addresses overall pricing for the Project, as well as consideration of unit prices and the overall reasonableness of the pricing. This category will be a combination of the combined analyses of actual price and reasonableness.

**TOTAL POINTS**

**(100 POINTS)**

## **Tab 7**



**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, December 3, 2025, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

**Present and constituting a quorum:**

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

**Also Present:**

Daryl Adams	<b>District Manager, Rizzetta &amp; Company</b>
Grace Rinaldi	<b>District Counsel, Kilinski Van Wyk</b>
Amy Palmer	<b>Representative, Lighthouse Engineering</b>
Amiee Brodeen	<b>Landscape Inspection Specialist, Rizzetta &amp; Company</b>
Alex Solano	<b>Representative Aquatic Weed Control</b>
Jeff King	<b>Representative, Pine Lake</b>

Audience	<b>Present</b>
----------	----------------

**FIRST ORDER OF BUSINESS**

**Called to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There was no comment at this time.

**THIRD ORDER OF BUSINESS**

**STAFF REPORTS**

**A. District Engineer**

**1. Discussion of Pond Erosion**

Ms. Palmer stated that the stormwater inspection is complete and that she is awaiting the report. She also noted that she will meet with the Meadow Oaks Developer, with Mr. Wood in attendance, and review the Board-approved list to present to the Developer.

**B. AWC Waterway Inspection Report**

Mr. Solano reviewed his report and noted that pond levels are very low throughout the community, including Pond 15, which is too low to allow boat access.

**C. Landscape Inspection Report**

District Counsel will investigate whether an agreement exists with the County regarding the property located in front of the wall.

Mr. Adams will send a cease-and-desist letter to the resident regarding debris being thrown onto District property and will contact the HOA regarding pressure washing of their fence.

**D. Pine Lake Landscape/Irrigation Inspection Report**

Mr. King stated that he is awaiting Ms. Palmer's list. The Board reviewed four areas currently billed to the District that should be the responsibility of the HOA and requested the total amount to pursue reimbursement. The Board also requested input from WREC and agreed to move forward with the project after the winter season.

**E. Maintenance Report**

There were no reports presented.

**F. District Counsel**

Ms. Rinaldi reminded the Board to complete the Ethics Training.

The Board requested a soil test, replacement of sod, and removal of the tree. A proposal will be obtained and sent to District Counsel to forward to the resident responsible for the damage, requesting reimbursement.

**G. District Manager**

**1. Presentation of District Managers' Report and Monthly Financials**

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

On a Motion by Ms. Ramlot, seconded by Ms. Callahan, with all in favor, the Board of Supervisors approved giving a \$50 gift card to Pete for the holiday, but the District must get final approval from District Counsel for the Lakeside Community Development District.

On a Motion by Ms. Brooks, seconded by Mr. Dexter, with three in favor and two opposed (Charles Wood and Barbara Callahan), the Board of Supervisors approved to unsuspend towing for parking enforcement on District roadways, based on the District Manager's recommendation for the Lakeside Community Development District.

**FOURTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

**A. Public Hearing on Amended Rules of Procedure**

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors opened the public hearing on December 3, 2025, for the Lakeside Community Development District.

**1. Consideration of Resolution 2026-04; Approving Amended Rules of Procedure**

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Resolution 2026-04; Approving Amended Rules of Procedure, for the Lakeside Community Development District.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors closed the public hearing on December 3, 2025, for the Lakeside Community Development District.

**B. Consideration of Resolution 2026-03; General Election and Notice**  
District Counsel will verify the registration location for the seat.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved Resolution 2026-03; General Election and Notice, for the Lakeside Community Development District.

**C. Discussion regarding HOA and CDD Workshop**

The Board requested that the item be tabled until the next meeting.

**D. Discussion regarding the HOA and CDD Agreement for Holiday Decorations**

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors' motion was made to terminate the HOA and CDD Holiday Decoration Agreement effective January 15, 2026, for the Lakeside Community Development District.

**FIFTH ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

**A. Consideration of Minutes of the Board of Supervisors**  
**Regular Meeting held on November 5, 2025**

The Board requested a correction to Line 97, noting that the time and dates are incorrect.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with all in favor, the Board of Supervisors approved the November 5, 2025, minutes, as amended, for Lakeside Community Development District.

**B. Consideration of Operation & Maintenance Expenditures for October 2025**  
**(Under Separate Cover)**

The Operations & Maintenance Expenditures for October 2025 were not provided

**SIXTH ORDER OF BUSINESS****Supervisor Requests and Audience  
Comments**

No requests provided at this time.

**SEVENTH ORDER OF BUSINESS****Adjournment**

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

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 11:50 a.m., for the Lakeside Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chairman

## Tab 8

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.lakesidecdd.org](http://www.lakesidecdd.org)

## **Operation and Maintenance Expenditures October 2025 For Board Approval**

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

The total items being presented:     **\$38,917.66**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Barbara A. Callahan	20251009-1	BC100125	Board of Supervisors Meeting 10/01/25	\$ 200.00
Charles Wood	300141	CW100125	Board of Supervisors Meeting 10/01/25	\$ 200.00
Christina Brooks	300142	CB100125	Board of Supervisors Meeting 10/01/25	\$ 200.00
Christina Brooks	300152	CB102425	Reimbursement for Waste Station Refill	\$ 138.00
Egis Insurance Advisors, LLC	300136	Reimbursement 29485	Bags 10/25 Policy# 100125631 10/01/2025 - 10/01/2026	\$ 8,164.00
Florida Department of Commerce	20251028-1	93127 ACH	Special District Fee for FY25-26	\$ 175.00
Gordon G Dexter	300143	GD100125	Board of Supervisors Meeting 10/01/25	\$ 200.00
Lighthouse Engineering Inc., dba LHE	300149	1	Engineering Services 09/25	\$ 5,767.00
Linda Ramlot	20251009-2	LR100125	Board of Supervisors Meeting 10/01/25	\$ 200.00
Pine Lake Services, LLC	300144	8288	Monthly Irrigation Services 10/25	\$ 1,166.66
Pine Lake Services, LLC	300144	8290	Monthly Irrigation Services 10/25	\$ 1,700.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

October 1, 2025 Through October 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300144	8364	Annual Fall Rotation 09/25	\$ 2,620.25
Rizzetta & Company, Inc.	300140	INV0000103554	District Management Fees 10/25	\$ 5,724.08
Rizzetta & Company, Inc.	300139	INV0000103670	Assessment Roll FY25/26	\$ 5,965.00
Rizzetta & Company, Inc.	300150	INV0000104442	Personnel Reimbursement 10/25	\$ 1,170.83
Romaner Graphics	300145	22857	Secure shed with Concrete Footers 10/25	\$ 2,200.00
School Now	300146	INV-SN-989	CDD Website Hosting Annual Service FY25/26	\$ 1,537.50
Suncoast Rust Control, Inc.	300147	08577	Commercial Monthly Rust Control Service 09/25	\$ 760.00
Withlacoochee River Electric Cooperative, Inc.	20251024-1	Electric Summary 09/25 ACH 235	Electric Summary 09/25	<u>\$ 829.34</u>
<b>Report Totals</b>				<u><b>\$ 38,917.66</b></u>



**Lakeside CDD**  
**Meeting Date: October 1, 2025**  
**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**RECEIVED**  
10-03-2025

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	<i>6:00am</i>
Meeting End Time:	<i>1:30pm</i>
Total Meeting Time:	<i>1.55</i>

Time Over (3) Hours:

Total at \$400 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: *[Signature]*

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

## Check Request

Amount: \$138.00

**RECEIVED**  
10-24-2025

Date: 10/24/25

Payable to: Christina Brooks

Address: 13804 Bee Tree Ct.  
Hudson, FL 34669

Reason: This is for the reimbursement to Christina Brooks for paying \$138.00 to get Waste Station Refill Rolling Bags for the Lakeside CDD.

Requester: Darryl Adams

Approved by: Darryl Adams



🔍 Search or ask a question



### Order Summary

Save

Order placed October 8, 2025 | Order # 112-8289267-9761004

Ship to	Payment method	Order Summary	
Christina Brooks 13804 BEE TREE CT HUDSON, FL 34669-1379 United States	Visa ending in 0926 <a href="#">View related transactions</a>	Item(s) Subtotal:	\$128.97
		Shipping & Handling:	\$0.00
		Total before tax:	\$128.97
		Estimated tax to be collected:	\$9.03
		<b>Grand Total:</b>	<b>\$138.00</b>

### Arriving tomorrow



3

Zero Waste USA 2,000 Commercial Grade Dog Waste Station Refill Roll Bags - (Most Popular) - 40% Thicker than competitor brands - Fits Any Dog Waste Station - 10 Rolls of 200 bags per roll  
Sold by: Zero Waste USA  
Supplied by: Other  
\$42.99



# INVOICE

<b>Customer</b>	Lakeside Community Development District
<b>Acct #</b>	496
<b>Date</b>	09/17/2025
<b>Customer Service</b>	Yvette Nunez
<b>Page</b>	1 of 1

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

Payment Information	
<b>Invoice Summary</b>	\$ 8,164.00
<b>Payment Amount</b>	<b>\$8,164.00</b>
<b>Payment for:</b>	Invoice#29485
100125631	

Thank You

Please detach and return with payment



Customer: Lakeside Community Development District

Invoice	Effective	Transaction	Description	Amount
29485	10/01/2025	Renew policy	Policy #100125631 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/17/2025  <b>General Liability \$3,109.00</b> <b>Property \$1,946.00</b> <b>Public Officials Liability \$3,109.00</b>	8,164.00

Please Remit Payment To:  
Egis Insurance and Risk Advisors  
P.O. Box 748555

**RECEIVED**  
09-30-2025

Total
\$ 8,164.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555  
Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/17/2025

# FloridaCommerce, Special District Accountability Program

## Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93127
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

**STEP 1:** Review the following profile and make any needed changes.

**1. Special District's Name, Registered Agent's Name and Registered Office Address:**

### Lakeside Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614



**2. Telephone:** 813-514-0400 Ext:  
**3. Fax:** 813-514-0401  
**4. Email:** brizzetta@rizzetta.com  
**5. Status:** Independent  
**6. Governing Body:** Elected  
**7. Website Address:** lakesidecdd.org  
**8. County(ies):** Pasco  
**9. Special Purpose(s):** Community Development  
**10. Boundary Map on File:** 09/26/2007  
**11. Creation Document on File:** 09/26/2007  
**12. Date Established:** 08/27/2007  
**13. Creation Method:** Local Ordinance  
**14. Local Governing Authority:** Pasco County  
**15. Creation Document(s):** County Ordinance 07-19  
**16. Statutory Authority:** Chapter 190, Florida Statutes  
**17. Authority to Issue Bonds:** Yes  
**18. Revenue Source(s):** Assessments

**STEP 2:** Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William A. Rizzetta Date OCT 17 2025

**STEP 3:** Pay the annual state fee or certify eligibility for zero annual fee.

**a. Pay the Annual Fee:** Pay the annual fee by following the instructions at [www.FloridaJobs.org/SpecialDistrictFee](http://www.FloridaJobs.org/SpecialDistrictFee).

**b. Or, Certify Eligibility for the Zero Fee:** By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. \_\_\_ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. \_\_\_ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: \_\_\_ Denied: \_\_\_ Reason: \_\_\_\_\_

**STEP 4:** Make a copy of this document for your records.

**STEP 5:** Email this document to [SpecialDistricts@Commerce.fl.gov](mailto:SpecialDistricts@Commerce.fl.gov) or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



**Lighthouse Engineering Inc.**

701 Enterprise Road East  
Suite 410  
Safety Harbor, FL 34695  
727-726-7856

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

Invoice number 1  
Date 09/05/2025

Project **Lakeside CDD**

Lighthouse Engineering, Inc.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	5,767.00	0.00	5,767.00
Total	5,767.00	0.00	5,767.00

**RECEIVED**  
10-09-2025



General Engineering Consultant  
Professional Fees

	Hours	Rate	Billed Amount
Sr. Principal			
Bradley S. Foran			
Project Chargeable Labor	3.00	205.00	615.00
Senior Project Engineer			
Thomas Liu			
Project Chargeable Labor	13.00	174.00	2,262.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	17.00	170.00	2,890.00
Phase subtotal			5,767.00
Invoice total			5,767.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
1	09/05/2025	5,767.00	5,767.00				
	Total	5,767.00	5,767.00	0.00	0.00	0.00	0.00

Approved by:  
  
Bradley S. Foran  
P.E., Principal / Owner

Please remit to: 701 Enterprise Road, Suite 410, Safety Harbor, FL 34695  
For questions about this invoice, please call Brad Foran at 727-726-7856

Invoice Supporting Detail

250200121 Lakeside CDD  
250200121 General Engineering Consultant

Phase Status: Active

Billing Cutoff: 08/31/2025

Date	Units	Rate	Amount
------	-------	------	--------

Labor WIP Status: Billable

Sr. Principal

Bradley S. Foran

Project Chargeable Labor 08/12/2025 3.00 205.00 615.00

Site Visit - Erosion

Subtotal 3.00 615.00

Senior Project Engineer

Thomas Liu

Project Chargeable Labor 08/21/2025 2.00 174.00 348.00

Lakeside CDD - Review proposal, Reports, and exhibits

Project Chargeable Labor 08/25/2025 3.00 174.00 522.00

Lakeside CDD - Review proposal, Reports, and exhibits

Project Chargeable Labor 08/29/2025 8.00 174.00 1,392.00

Lakeside CDD - Field Visit

Subtotal 13.00 2,262.00

Administrative

Amy L. Palmer

Project Chargeable Labor 08/06/2025 4.00 170.00 680.00

CDD Meeting and travel time

Project Chargeable Labor 08/07/2025 1.00 170.00 170.00

Meeting Follow up - Action Items

Project Chargeable Labor 08/12/2025 3.00 170.00 510.00

Site Visit - Erosion

Project Chargeable Labor 08/15/2025 1.00 170.00 170.00

Erosion Control Report

Project Chargeable Labor 08/25/2025 3.00 170.00 510.00

Prepare erosion Control pictures and exhibits for Site Visit on 8/26.

Project Chargeable Labor 08/29/2025 5.00 170.00 850.00

Site Visit - Pine Lake Inspection

Subtotal 17.00 2,890.00

Labor total 33.00 5,767.00

Invoice Summary

Contract	Billed	%	Remaining	%
----------	--------	---	-----------	---

Labor 5,767.00 -5,767.00

Expense

Consultant

Total 5,767.00 -5,767.00



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/01/25	8288
Terms	Due Date
Net 30	10/31/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.66	

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 October 2025		\$1,166.66	\$0.00	\$1,166.66
	#6413 - Lakeside Community Development wetlands D & E RENEWAL 25-26 October 2025		\$1,166.66	\$0.00	\$1,166.66
	Total		\$1,166.66	\$0.00	\$1,166.66

RECEIVED  
09-30-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
10/01/25	8290
Terms	Due Date
Net 30	10/31/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,700.00	

*Please detach top portion and return with your payment.*

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

**RECEIVED**  
09-30-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

## INVOICE

Date	Invoice No.
09/30/25	8364
Terms	Due Date
Net 30	10/30/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,620.25	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,620.25	\$0.00	\$2,620.25

**Lakeside CDD**  
**Annual Fall Rotation**  
**9.2.25**

Install 975 annuals throughout  
the community.

Plant Material Install	\$2,620.25	\$0.00	\$2,620.25
<b>Total</b>	<b>\$2,620.25</b>	<b>\$0.00</b>	<b>\$2,620.25</b>

**RECEIVED**  
10-01-2025

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


# Invoice

Date	Invoice #
10/2/2025	INV0000103554

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00235

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,491.42	\$1,491.42
Administrative Services	1.00	\$447.50	\$447.50
Dissemination Services	1.00	\$500.00	\$500.00
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$497.08	\$497.08
Landscape Consulting Services	1.00	\$1,075.00	\$1,075.00
Management Services	1.00	\$1,513.08	\$1,513.08
Website Compliance & Management	1.00	\$100.00	\$100.00
	<b>Subtotal</b>		\$5,724.08
	<b>Total</b>		\$5,724.08



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

Invoice

Date	Invoice #
10/3/2025	INV0000103670

Bill To:

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

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

Description	Qty	Rate	Amount
Assessment Roll (Annual)	1.00	\$5,965.00	\$5,965.00
Subtotal			\$5,965.00
Total			\$5,965.00

RECEIVED  
09-29-2025

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

Invoice

Date	Invoice #
10/24/2025	INV0000104442

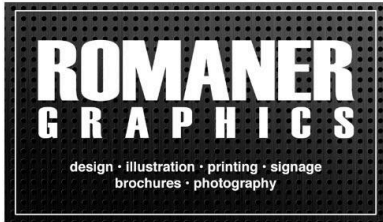
Bill To:

Lakeside CDD 3434 Colwell Aveue Suite 200 Tampa FL 33614
---

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,170.83	\$1,170.83
Subtotal			\$1,170.83
Total			\$1,170.83

RECEIVED  
10-27-2025



20108 Pond Spring Way  
Tampa, FL 33647  
813-991-6069  
romanergraphics@gmail.com

INVOICE # 22857

TO: Lakeside CDD  
COMPANY NAME: \_\_\_\_\_  
DATE: 10/1/25

Secure shed with six concrete footers

16" x 16" x 24"

Remove debris

Total: \$2,200.00

RECEIVED  
10-02-2025

ROMANER  
GRAPHICS  
Thank You,



# INVOICE

Lakeside CDD  
12750 Citrus Park Lane  
Tampa FL 33625  
United States

Invoice # INV-SN-989  
Invoice Date: 9/25/2025  
Due Date: 10/25/2025  
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF		\$937.50

Subscription start: 10/1/2025  
Subscription end: 9/30/2026

Subtotal: \$1,537.50  
Tax Total:  
Total: \$1,537.50  
Amount Paid: \$0.00

<b>Direct Deposit Instruction:</b>	<b>Amount Due:</b>	<b>\$1,537.50</b>
------------------------------------	--------------------	-------------------

RECEIVED  
09-30-2025

[Click Here to pay with Credit Card](#)

**Check Remittance:**

Innersync Studios Ltd  
P.O. Box 771470  
St. Louis, MO 63177-9816  
United States



# 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** 08577  
**Date** Oct 1, 2025  
**Terms** Net 30  
**Due date** Oct 31, 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.			
<b>Subtotal</b>			\$760.00
<b>Total</b>			\$760.00
<b>Paid</b>			\$0.00

RECEIVED  
10-01-2025

**Amount due \$760.00**

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

**Notes**  
Thank you for your business.

Withlacoochee River Electric Cooperative, Inc.  
for Lakeside CDD  
Electric Summary 09/25 AutoPay  
Service Dates: 09/04/25-10/06/25

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	10/09/25	\$264.92	10/31/2025	13815 Crestlake Dr. Well	53100	4301
1544100	10/09/25	\$64.70	10/31/2025	13633 Lakemont Dr. Well	53100	4301
1544101	10/09/25	\$55.98	10/31/2025	13324 Hudson Ave -LIGHTS Six F	53100	4307
1544102	10/09/25	\$154.10	10/31/2025	13324 Hudson Ave B	53100	4301
1544103	10/09/25	\$42.42	10/31/2025	13324 Hudson Ave C	53100	4301
1544104	10/09/25	\$43.07	10/31/2025	13324 Hudson Ave D	53100	4301
1544105	10/09/25	\$41.24	10/31/2025	13647 Eastfork Lane Irrig	53100	4301
1544106	10/09/25	\$42.21	10/31/2025	13324 Hudson Ave F	53100	4301
1544107	10/09/25	\$40.38	10/31/2025	13624 Eastfork Lane Irrig	53100	4301
1544108	10/09/25	\$40.16	10/31/2025	13324 Hudson Ave A	53100	4301
1544109	10/09/25	\$40.16	10/31/2025	13510 Crest Lake Dr. Irrig	53100	4301
Total		<u>\$829.34</u>				
				001-53100-4301	\$773.36	
Grand Total		<u>\$829.34</u>		001-53100-4307	\$55.98	

RECEIVED  
10-10-2025





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 **10/09/2025**  
Amount Due **264.92**  
Current Charges Due **10/31/2025**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR  
Service Description WELL  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/04	12738	10/06	14827				2089

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Oct 2025	32	65
Sep 2025	30	51
Oct 2024	29	41

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 205.10  
Payment 205.10CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 2,089 KWH @ 0.06090 127.22  
Fuel Adjustment 2,089 KWH @ 0.04400 91.92  
FL Gross Receipts Tax 6.62

Total Current Charges 264.92  
Total Due E.F.T. 264.92

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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 10/24/2025  
TOTAL CHARGES DUE 264.92  
DO NOT PAY

000154409900002649200002649203



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 **10/09/2025**  
Amount Due **64.70**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	7
Sep 2025	31	8
Oct 2024	29	12

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



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
09/05	32592	10/06	32820				228

Previous Balance 66.74  
Payment 66.74CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 228 KWH @ 0.06090 13.89  
Fuel Adjustment 228 KWH @ 0.04400 10.03  
FL Gross Receipts Tax 1.62

Total Current Charges 64.70  
Total Due E.F.T. 64.70

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	64.70
DO NOT PAY	

000154410000000647000000647002



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 **10/09/2025**  
Amount Due **55.98**  
Current Charges Due **10/31/2025**

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
Oct 2025	32	5
Sep 2025	30	3
Oct 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

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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				
09/04	12643	10/06	12790				147

Previous Balance 49.63  
Payment 49.63CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 147 KWH @ 0.06090 8.95  
Fuel Adjustment 147 KWH @ 0.04400 6.47  
FL Gross Receipts Tax 1.40

Total Current Charges 55.98  
Total Due E.F.T. 55.98

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025**

District: BP06

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

Electronic Funds Transfer on or after	10/24/2025
<b>TOTAL CHARGES DUE</b>	<b>55.98</b>
<b>DO NOT PAY</b>	

000154410100000559800000559809



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

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

Bill Date **10/09/2025**  
Amount Due **154.10**  
Current Charges Due **10/31/2025**

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
Oct 2025	32	33
Sep 2025	30	27
Oct 2024	29	24

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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
09/04	28149	10/06	29208				1059

Previous Balance 127.84  
Payment 127.84CR  
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 1,059 KWH @ 0.06090	64.49
Fuel Adjustment 1,059 KWH @ 0.04400	46.60
FL Gross Receipts Tax	3.85

Total Current Charges	154.10
Total Due	E.F.T. 154.10

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

District: BP06

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	154.10
DO NOT PAY	

000154410200001541000001541007



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

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

Bill Date **10/09/2025**  
Amount Due **42.42**  
Current Charges Due **10/31/2025**

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
Oct 2025	32	1
Sep 2025	30	1
Oct 2024	29	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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
09/04	6545	10/06	6566				21

Previous Balance 42.32  
Payment 42.32CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 21 KWH @ 0.06090 1.28  
Fuel Adjustment 21 KWH @ 0.04400 0.92  
FL Gross Receipts Tax 1.06

Total Current Charges 42.42  
Total Due E.F.T. 42.42

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

District: BP06

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

Electronic Funds Transfer on or after **10/24/2025**  
**TOTAL CHARGES DUE 42.42**  
**DO NOT PAY**

000154410300000424200000424209



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

Account Number **1544104** Cycle **06**  
Meter Number 24309316  
Customer Number 10345022  
Customer Name **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **10/09/2025**  
Amount Due **43.07**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	1
Sep 2025	31	1
Oct 2024	29	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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
09/05	7130	10/06	7157				27

Previous Balance 43.07  
Payment 43.07CR  
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 10/24/2025.



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: 10/09/2025

District: BP06

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

Electronic Funds Transfer on or after	10/24/2025
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 **10/09/2025**  
Amount Due **41.24**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	0
Sep 2025	31	0
Oct 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](http://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				
09/05	4991	10/06	5001				10

Previous Balance 41.24  
Payment 41.24CR  
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 10/24/2025.



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: 10/09/2025

District: BP06

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

Electronic Funds Transfer on or after 10/24/2025  
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 **10/09/2025**  
Amount Due **42.21**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	1
Sep 2025	31	1
Oct 2024	29	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://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
09/05	5570	10/06	5589				19

Previous Balance 42.32  
Payment 42.32CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 19 KWH @ 0.06090 1.16  
Fuel Adjustment 19 KWH @ 0.04400 0.84  
FL Gross Receipts Tax 1.05

Total Current Charges 42.21  
Total Due E.F.T. 42.21

DO NOT PAY

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	42.21
DO NOT PAY	

000154410600000422100000422102



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 **10/09/2025**  
Amount Due **40.38**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	0
Sep 2025	31	0
Oct 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
09/05	660	10/06	662				2

Previous Balance 40.27  
Payment 40.27CR  
Balance Forward 0.00

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

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

**DO NOT PAY**  
Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025

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	10/24/2025
TOTAL CHARGES DUE	40.38
DO NOT PAY	

000154410700000403800000403809



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

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

Bill Date **10/09/2025**  
Amount Due **40.16**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	0
Sep 2025	31	0
Oct 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
09/05	47	10/06	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 10/24/2025.



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: 10/09/2025

District: BP06

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

Electronic Funds Transfer on or after	10/24/2025
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000154410800000401600000401605



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

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

Bill Date **10/09/2025**  
Amount Due **40.16**  
Current Charges Due **10/31/2025**

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
Oct 2025	31	0
Sep 2025	31	0
Oct 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
09/05	509	10/06	509				0

Previous Balance 40.27  
Payment 40.27CR  
Balance Forward 0.00

Customer Charge 39.16  
FL Gross Receipts Tax 1.00

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

**DO NOT PAY**

Total amount will be electronically transferred on or after 10/24/2025.



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: 10/09/2025**

District: BP06

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

Electronic Funds Transfer on or after	10/24/2025
<b>TOTAL CHARGES DUE</b>	<b>40.16</b>
<b>DO NOT PAY</b>	

000154410900000401600000401603

## Tab 9



# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

[www.lakesidecdd.org](http://www.lakesidecdd.org)

## **Operation and Maintenance Expenditures November 2025 For Board Approval**

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

The total items being presented:     **\$12,566.01**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Aquatic Weed Control, Inc.	300156	114556	Aquatic Maintenance 10/25	\$ 2,341.00
Barbara A. Callahan	20251126-2	BC110525-235	Board of Supervisors Meeting 11/05/25	\$ 200.00
Charles Wood	300158	CW110525-235	Board of Supervisors Meeting 11/05/25	\$ 200.00
Christina Brooks	300159	CB110525-235	Board of Supervisors Meeting 11/05/25	\$ 200.00
Gordon G Dexter	300160	GD110525-235	Board of Supervisors Meeting 11/05/25	\$ 200.00
High Trim, LLC	300157	6687	Landscape Replacement 11/25	\$ 650.00
Linda Ramlot	20251126-1	LR110525-235	Board of Supervisors Meeting 11/05/25	\$ 200.00
Rizzetta & Company, Inc.	300153	INV0000104466	District Management Fees 11/25	\$ 5,724.08
Rizzetta & Company, Inc.	300155	INV0000104603	Personnel Reimbursement, Amenity Management & Oversight 11/25	\$ 1,861.77
The Observer Group, Inc.	300154	25-02283P	Legal Advertising 10/25	\$ 70.00
The Observer Group, Inc.	300154	25-02364P	Legal Advertising 10/25	\$ 109.38
Withlacoochee River Electric Cooperative, Inc.	20251121-4	111025-1544099 ACH	Electric Services 10/25	\$ 260.63
Withlacoochee River Electric Cooperative, Inc.	20251121-8	111025-1544100 ACH	Electric Services 10/25	\$ 68.98

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2025 Through November 30, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	20251121-6	111025-1544101	Electric Services 10/25 ACH	\$ 50.40
Withlacoochee River Electric Cooperative, Inc.	20251121-9	111025-1544102	Electric Services 10/25 ACH	\$ 140.10
Withlacoochee River Electric Cooperative, Inc.	20251121-11	111025-1544103	Electric Services 10/25 ACH	\$ 42.17
Withlacoochee River Electric Cooperative, Inc.	20251121-7	111025-1544104	Electric Services 10/25 ACH	\$ 43.00
Withlacoochee River Electric Cooperative, Inc.	20251121-1	111025-1544105	Electric Services 10/25 ACH	\$ 41.32
Withlacoochee River Electric Cooperative, Inc.	20251121-3	111025-1544106	Electric Services 10/25 ACH	\$ 42.28
Withlacoochee River Electric Cooperative, Inc.	20251121-5	111025-1544107	Electric Services 10/25 ACH	\$ 40.37
Withlacoochee River Electric Cooperative, Inc.	20251121-10	111025-1544108	Electric Services 10/25 ACH	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20251121-2	111025-1544109	Electric Services 10/25 ACH	<u>\$ 40.37</u>
<b>Report Totals</b>				<u><u>\$ 12,566.01</u></u>



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
10/1/2025	114556

**Bill To**

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	10/31/2025

Description	Amount
Monthly waterway service for 15 ponds, cabbage slough pond and 3 sump areas.	2,341.00

Thank you for your business.

**RECEIVED**  
10-14-2025

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

**Lakeside CDD**  
**Meeting Date: November 5, 2025**  
**SUPERVISOR PAY REQUEST**

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

(\*) Does not get paid

**NOTE: Supervisors are only paid if checked.**

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	6:00pm
Meeting End Time:	7:33pm
Total Meeting Time:	1.33

Time Over (3) Hours:

Total at \$400 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$400 per Hour:	\$0.00

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

DM Signature: \_\_\_\_\_





# INVOICE #6687

ISSUED:

11/05/2025

DUE:

11/05/2025

RECIPIENT:

**Lakeside CDD**

13704 Crest Lake Drive  
Hudson, Florida 34669

SENDER:

**High Trim LLC**

6717 U.S. Hwy 19  
New Port Richey, Florida 34652

Phone: 727-514-3889

Email: [manager@hightrimtreeservice.com](mailto:manager@hightrimtreeservice.com)

Website: [www.hightrimtreeservice.com](http://www.hightrimtreeservice.com)

**For Services Rendered**

Product/Service	Description	Qty.	Unit Price	Total
11/05/2025				
Tree Removal	Cut down dead 14" dbh pine tree behind home. No hauloff of debris and no stump grinding	1	\$650.00	\$650.00*

\* Non-taxable

**Total**

**\$650.00**

Thank you for your business. Please contact us with any questions regarding this invoice.  
Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

**Pay Now**

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

# Invoice

Date	Invoice #
11/2/2025	INV0000104466

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00235

[illegible]



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

# Invoice

Date	Invoice #
11/7/2025	INV0000104603

**Bill To:**

Lakeside CDD  
3434 Colwell Aveue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00064

[illegible]

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02283P

Date 10/24/2025

**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 # 25-02283P

\$70.00

### Notice of Rule Development

**RE:** Lakeside CDD Notice of Rule Development

**Published:** 10/24/2025

### 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**

**\$70.00**

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

**RECEIVED**  
10-23-2025

**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

#### NOTICE OF RULE DEVELOPMENT BY LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Lakeside Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Darryl Adams at the District Manager's Office by mail at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, by telephone at (813) 994-1001, or by email at [darryla@rizzetta.com](mailto:darryla@rizzetta.com).

District Manager

Lakeside Community Development District  
October 24, 2025

25-02283P

**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.

Serial Number  
25-02283P

# Business Observer

Published Weekly  
New Port Richey , Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey , Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Rule Development

in the matter of Lakeside CDD Notice of Rule Development

in the Court, was published in said newspaper by print in the

issues of 10/24/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

24th day of October, 2025 A.D.

by Lindsey Padgett who is personally known to me.

## NOTICE OF RULE DEVELOPMENT BY LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Lakeside Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 1, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Darryl Adams at the District Manager's Office by mail at Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, by telephone at (813) 994-1001, or by email at darryla@rizzetta.com.

District Manager

Lakeside Community Development District

October 24, 2025

25-02283P

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 25-02364P

Date 10/31/2025

**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 # 25-02364P <b>Notice of Reulemaking</b> <b>RE:</b> Meeting on December 3, 2025 at 10:00am <b>Published:</b> 10/31/2025	\$109.38
---	----------

### 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**

**\$109.38**

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

**RECEIVED**  
10-30-2025

**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

#### NOTICE OF RULEMAKING REGARDING THE Amended and Restated RULES OF PROCEDURE OF Lakeside COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Lakeside Community Development District ("District") on December 3, 2025, at 10:00 a.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on October 23, 2025.

The Amended and Restated Rules of Procedure may address topics such as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

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Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager

Lakeside Community Development District

October 31, 2025

25-02364P

**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

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Serial Number  
25-02364P

# Business Observer

Published Weekly  
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

STATE OF FLORIDA

Before the undersigned authority personally appeared Lindsey Padgett who on oath says that he/she is Publisher's Representative of the Business Observer a weekly newspaper published at New Port Richey, Pasco County, Florida; that the attached copy of advertisement,

being a Notice of Reulemaking

in the matter of Meeting on December 3, 2025 at 10:00am

in the Court, was published in said newspaper by print in the

issues of 10/31/2025

Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

\*This Notice was placed on the newspaper's website and floridapublicnotices.com on the same day the notice appeared in the newspaper.

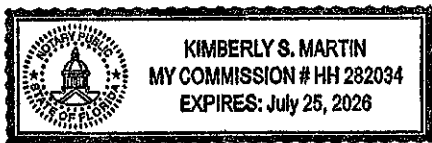
  
Lindsey Padgett

Sworn to and subscribed, and personally appeared by physical presence before me,

31st day of October, 2025 A.D.

by Lindsey Padgett who is personally known to me.

  
Notary Public, State of Florida  
(SEAL)



## NOTICE OF RULEMAKING REGARDING THE Amended and Restated RULES OF PROCEDURE OF Lakeside COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Lakeside Community Development District ("District") on December 3, 2025, at 10:00 a.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669.

In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 1. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on October 23, 2025.

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Specific legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)15., 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

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This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

District Manager  
Lakeside Community Development District  
October 31, 2025

25-02364P





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 **11/10/2025**  
Amount Due **260.63**  
Current Charges Due **12/03/2025**

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

ELECTRIC SERVICE

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	14827	11/03	16916				2089

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	75
Oct 2025	32	65
Nov 2024	32	42

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 264.92  
Payment 264.92CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 2,089 KWH @ 0.06090 127.22  
Fuel Adjustment 2,089 KWH @ 0.04200 87.74  
FL Gross Receipts Tax 6.51

Total Current Charges 260.63  
Total Due E.F.T. 260.63

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	11/21/2025
TOTAL CHARGES DUE	260.63
DO NOT PAY	

000154409900002606300002606301



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 **11/10/2025**  
Amount Due **68.98**  
Current Charges Due **12/03/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	32820	11/03	33093				273

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	10
Oct 2025	31	7
Nov 2024	32	13

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](http://www.wrec.net). If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **64.70**  
Payment **64.70CR**  
Balance Forward **0.00**

Customer Charge **39.16**  
Energy Charge 273 KWH @ 0.06090 **16.63**  
Fuel Adjustment 273 KWH @ 0.04200 **11.47**  
FL Gross Receipts Tax **1.72**

Total Current Charges **68.98**  
Total Due **E.F.T. 68.98**

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 68.98</b>
<b>DO NOT PAY</b>

000154410000000689800000689804



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 **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **11/10/2025**  
Amount Due **50.40**  
Current Charges Due **12/03/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	12790	11/03	12887				97

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	3
Oct 2025	32	5
Nov 2024	32	5

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



1 0 3 4 5 0 2 2

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Previous Balance 55.98  
Payment 55.98CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 97 KWH @ 0.06090 5.91  
Fuel Adjustment 97 KWH @ 0.04200 4.07  
FL Gross Receipts Tax 1.26

Total Current Charges 50.40  
Total Due **E.F.T.** 50.40

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>	
<b>TOTAL CHARGES DUE</b>	<b>50.40</b>
<b>DO NOT PAY</b>	

000154410100000504000000504005



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 **11/10/2025**  
Amount Due **140.10**  
Current Charges Due **12/03/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	29208	11/03	30155				947

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	34
Oct 2025	32	33
Nov 2024	32	28

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



1 0 3 4 5 0 2 2

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Previous Balance 154.10  
Payment 154.10CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 947 KWH @ 0.06090 57.67  
Fuel Adjustment 947 KWH @ 0.04200 39.77  
FL Gross Receipts Tax 3.50

Total Current Charges 140.10  
Total Due **E.F.T.** 140.10

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	<b>11/21/2025</b>
<b>TOTAL CHARGES DUE</b>	<b>140.10</b>
<b>DO NOT PAY</b>	

000154410200001401000001401003



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 **11/10/2025**  
Amount Due **42.17**  
Current Charges Due **12/03/2025**

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
Nov 2025	28	1
Oct 2025	32	1
Nov 2024	32	1

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



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
10/06	6566	11/03	6585				19

Previous Balance 42.42  
Payment 42.42CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 19 KWH @ 0.06090 1.16  
Fuel Adjustment 19 KWH @ 0.04200 0.80  
FL Gross Receipts Tax 1.05

Total Current Charges 42.17  
Total Due E.F.T. 42.17

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
TOTAL CHARGES DUE 42.17
DO NOT PAY

000154410300000421700000421705



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 **LAKE SIDE CDD**  
**F P WILLIAMS**

Bill Date **11/10/2025**  
Amount Due **43.00**  
Current Charges Due **12/03/2025**

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
Nov 2025	28	1
Oct 2025	31	1
Nov 2024	32	1

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



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
10/06	7157	11/03	7184				27

Previous Balance 43.07  
Payment 43.07CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 27 KWH @ 0.06090 1.64  
Fuel Adjustment 27 KWH @ 0.04200 1.13  
FL Gross Receipts Tax 1.07

Total Current Charges 43.00  
Total Due E.F.T. 43.00

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 11/10/2025

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
<b>TOTAL CHARGES DUE 43.00</b>
<b>DO NOT PAY</b>

000154410400000430000000430002



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

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

Bill Date **11/10/2025**  
Amount Due **41.32**  
Current Charges Due **12/03/2025**

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
Nov 2025	28	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	5001	11/03	5012				11

Previous Balance 41.24  
Payment 41.24CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 11 KWH @ 0.06090 0.67  
Fuel Adjustment 11 KWH @ 0.04200 0.46  
FL Gross Receipts Tax 1.03

Total Current Charges 41.32  
Total Due E.F.T. 41.32

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after 11/21/2025
<b>TOTAL CHARGES DUE 41.32</b>
<b>DO NOT PAY</b>

000154410500000413200000413204





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 **11/10/2025**  
Amount Due **42.28**  
Current Charges Due **12/03/2025**

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
Nov 2025	28	1
Oct 2025	31	1
Nov 2024	32	1

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



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
10/06	5589	11/03	5609				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 @ 0.04200 0.84  
FL Gross Receipts Tax 1.06

Total Current Charges 42.28  
Total Due E.F.T. 42.28

DO NOT PAY

Total amount will be electronically transferred on or after 11/21/2025.



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

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See Reverse Side For Mailing Instructions

Bill Date: 11/10/2025

Use above space for address change ONLY.

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 11/21/2025  
**TOTAL CHARGES DUE 42.28**  
**DO NOT PAY**

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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 **11/10/2025**  
Amount Due **40.37**  
Current Charges Due **12/03/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	662	11/03	664				2

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 3 4 5 0 2 2

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Previous Balance 40.38  
Payment 40.38CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 2 KWH @ 0.06090 0.12  
Fuel Adjustment 2 KWH @ 0.04200 0.08  
FL Gross Receipts Tax 1.01

Total Current Charges 40.37  
Total Due **E.F.T.** 40.37

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 40.37</b>
<b>DO NOT PAY</b>

000154410700000403700000403703



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

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

Bill Date **11/10/2025**  
Amount Due **40.16**  
Current Charges Due **12/03/2025**

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
Nov 2025	28	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	47	11/03	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 11/21/2025.



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

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**Bill Date: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 40.16</b>
<b>DO NOT PAY</b>

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 **11/10/2025**  
Amount Due **40.37**  
Current Charges Due **12/03/2025**

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

**ELECTRIC SERVICE**

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/06	509	11/03	511				2

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2025	28	0
Oct 2025	31	0
Nov 2024	32	0

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



1 0 3 4 5 0 2 2

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Previous Balance 40.16  
Payment 40.16CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 2 KWH @ 0.06090 0.12  
Fuel Adjustment 2 KWH @ 0.04200 0.08  
FL Gross Receipts Tax 1.01

Total Current Charges 40.37  
Total Due **E.F.T.** 40.37

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/21/2025.



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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

**Bill Date: 11/10/2025**

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after <b>11/21/2025</b>
<b>TOTAL CHARGES DUE 40.37</b>
<b>DO NOT PAY</b>

000154410900000403700000403709