



Rizzetta & Company

# Lakeside Community Development District

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**Board of Supervisors' Regular  
Meeting  
February 4, 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

<b>Board of Supervisors</b>	Linda Ramlot Christina Brooks Gordon Dexter Charles Wood Barbara Callahan	Chair Vice-Chair Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Daryl Adams	Rizzetta & Company, Inc.
<b>District Counsel</b>	Grace Rinaldi	Kilinski Van Wyk
<b>District Engineer</b>	Amy Palmer	Lighthouse Engineering, Inc.

**All cellular phones must be placed on mute while in the meeting room.**

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

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

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

**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 28, 2026

**AGENDA**

Dear Board Members:

The regular meeting and closed shade session of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, February 4, 2026, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669. The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held first. The closed shade session will commence immediately thereafter at the same location. 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 following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
  - A. District Engineer**
    1. Consideration of Scope of Work for Erosion Remediation Project .... Tab 1
  - B. AWC Waterway Inspection Report** ..... Tab 2
  - C. Landscape Inspection Report**..... Tab 3
  - D. Pine Lake Landscape/Irrigation Inspection Report**
  - E. Maintenance Report** ..... Tab 4
  - F. District Counsel**
  - G. District Manager**
    1. Presentation of District Managers' Report and Monthly Financials ..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Discussion of 2026-2027 Budget**
  - B. Discussion of Holiday Decorations**
  - C. Discussion Regarding Towing Policies and Procedures** ..... Tab 6
  - D. Consideration of Resolution 2026-05 - Approving RFP Notice and Evaluation Criteria for Erosion Repair Project** ..... Tab 7
  - E. Consideration of Resolution 2026-06; Authorizing Spending Authority** . Tab 8
  - F. Consideration of Resolution 2026-07; Adopting Bonus Policy** ..... Tab 9
  - G. Consideration of MBS Capital Markets Underwriting Services Agreement** ..... Tab 10
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor Shade Session January 7, 2026**..... Tab 11
  - B. Consideration of Minutes of the Board of Supervisor Meeting January 7, 2026** ..... Tab 12
  - C. Consideration of Operation & Maintenance Expenditures for December 2025**..... Tab 13
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Closed Shade Session

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

# **Scope of Work**

## **Pond Bank Erosion Repair for Pond #4, Pond #6, Pond #8, Pond #9, and Pier**

### **1. Project Description**

The Lakeside Community Development District (CDD) is seeking proposals from qualified contractors to repair erosion along the banks of ponds 4, 6, 8, 9, and the pier. The objective of this project is to stabilize eroded areas, prevent further deterioration, and restore the pond banks to a safe and stable condition.

### **2. General Scope**

The contractor shall provide cost estimates to furnish all labor, materials, equipment, and supervision necessary to complete the pond bank erosion repairs. Work shall include, but is not limited to, the items described herein.

### **3. Work Tasks**

#### **A. Site Review**

- Visit the project site prior to submitting a proposal to become familiar with existing conditions.
- Refer to exhibits provided by the District Engineer to identify erosion areas and remediation needs.

#### **B. Pond Bank Stabilization**

- Repair and stabilize eroded pond banks using appropriate methods, which may include grading, placement of riprap, erosion control materials, or other approved stabilization techniques based on the District Engineer recommendations.
- Shape pond slopes to provide stable and uniform conditions consistent with existing grades.

#### **C. Vegetation Restoration**

- Restore disturbed areas with sod, seed, or other approved vegetation to promote long-term stabilization.
- Replace vegetation damaged because of construction activities.

#### **D. Erosion and Sediment Control**

- Provide temporary erosion and sediment control measures during construction to prevent sediment from entering the pond.
- Maintain erosion control measures until construction is complete and disturbed areas are stabilized.

## **E. Cleanup**

- Remove and properly dispose of excess materials, debris, and unsuitable soils.
- Leave the site in a clean, safe, and stable condition.

## **4. Locations of Eroded Areas**

Locations below identify the areas of erosion in need of repairs (see Appendix B). Quantities reflect limited field review and Engineer's estimates. The contractor is encouraged to visit the project site to provide more accurate quantities and cost estimates for the repairs. Work shall include, but is not limited to, the items described herein.

<b>Pond 4</b>	
<b>Location</b>	<b>Quantities</b>
Location Pond 4	Add Rip-Rap (TBD by Contractor)

<b>Pond 6</b>	
<b>Location</b>	<b>Quantities</b>
Location #5	Clean, Fill, Rip-Rap (TBD by Contractor) 420 Square Feet of Filter Fabric 420 Square Feet of Sod
Location #6	Clean, Fill, Rip-Rap (TBD by Contractor) 3 Cubic Yard of Clean, Fill Soil 356 Square Feet of Filter Fabric 356 Square Feet of Sod
Location #8	Clean, Fill, Re-Grade at 1:4 Slope (TBD by Contractor) 2,836 Square Feet of Filter Fabric 2,836 Square Feet of Sod

<b>Pond 8</b>	
<b>Location</b>	<b>Quantities</b>
Location #22	Clean, Fill, Rip-Rap (TBD by Contractor) 65 Square Feet of Filter Fabric 65 Square Feet of Sod
Location #26	120 Square Feet of Filter Fabric 120 Square Feet of Sod
Location Pond 8	Dig a Hole, Repair Exist. Pipe, Fill Hole, and Add Sod (TBD by Contractor)

<b>Pond 9</b>	
<b>Location</b>	<b>Quantities</b>
Location Pond 4	Clean, Fill, Filter Fabric, Sod, Rip-Rap (TBD by Contractor)

<b>Wetland C</b>	
<b>Location</b>	<b>Quantities</b>
Locations #53, and #54 (Pier)	Clean, Fill, Re-Grade at 1:4 (TBD by Contractor) 900 Square Feet of Rip-Rap

## **5. Soil Stabilization of Detected Voids:**

The Contractor shall investigate, stabilize, and remediate any soil voids or subsurface erosion within the project limits as identified in Appendix C. Work may include pressure grouting, controlled low-strength material (CLSM), or other District-approved stabilization methods to fill voids and restore subsurface integrity. All stabilization activities shall be performed in a manner that prevents further soil migration, protects adjacent structures, and restores the affected area to a stable condition capable of supporting existing and proposed surface features.

## **6. Permits and Regulations**

The contractor shall comply with all applicable local, state, and federal regulations. The contractor shall obtain any required permits unless otherwise directed by the CDD.

## **7. Schedule**

Proposals shall include an estimated schedule for completion of the work.

## **8. Contractor Qualifications**

Contractors shall demonstrate experience with pond bank stabilization or similar erosion control projects. The contractors shall provide references to similar projects that they have worked on.

## **9. District Engineer Review and Acceptance**

All work performed under this contract shall be subject to review and acceptance by the District Engineer or the Engineer's authorized representative. The contractor shall first notify the District Engineer for any tasks needing to be completed outside of the Scope of Work.

The District Engineer shall have the authority to:

- Review proposed methods, materials, and construction approaches for conformance with the intent of the Scope of Work.
- Observe construction activities at any time to verify compliance with contract requirements.
- Require correction of work that is found to be deficient, improperly performed, or not in accordance with this Scope of Work.

Substantial completion shall be determined by the District Engineer following a final site inspection. Acceptance of the work shall be contingent upon:

- Completion of all pond bank stabilization and restoration activities,
- Proper installation and functioning of erosion control measures,
- Stabilization of disturbed areas through vegetation or other approved means, and
- Completion of site cleanup.

Final acceptance shall not relieve the contractor of responsibility for defective work or materials discovered within any applicable warranty or correction period.

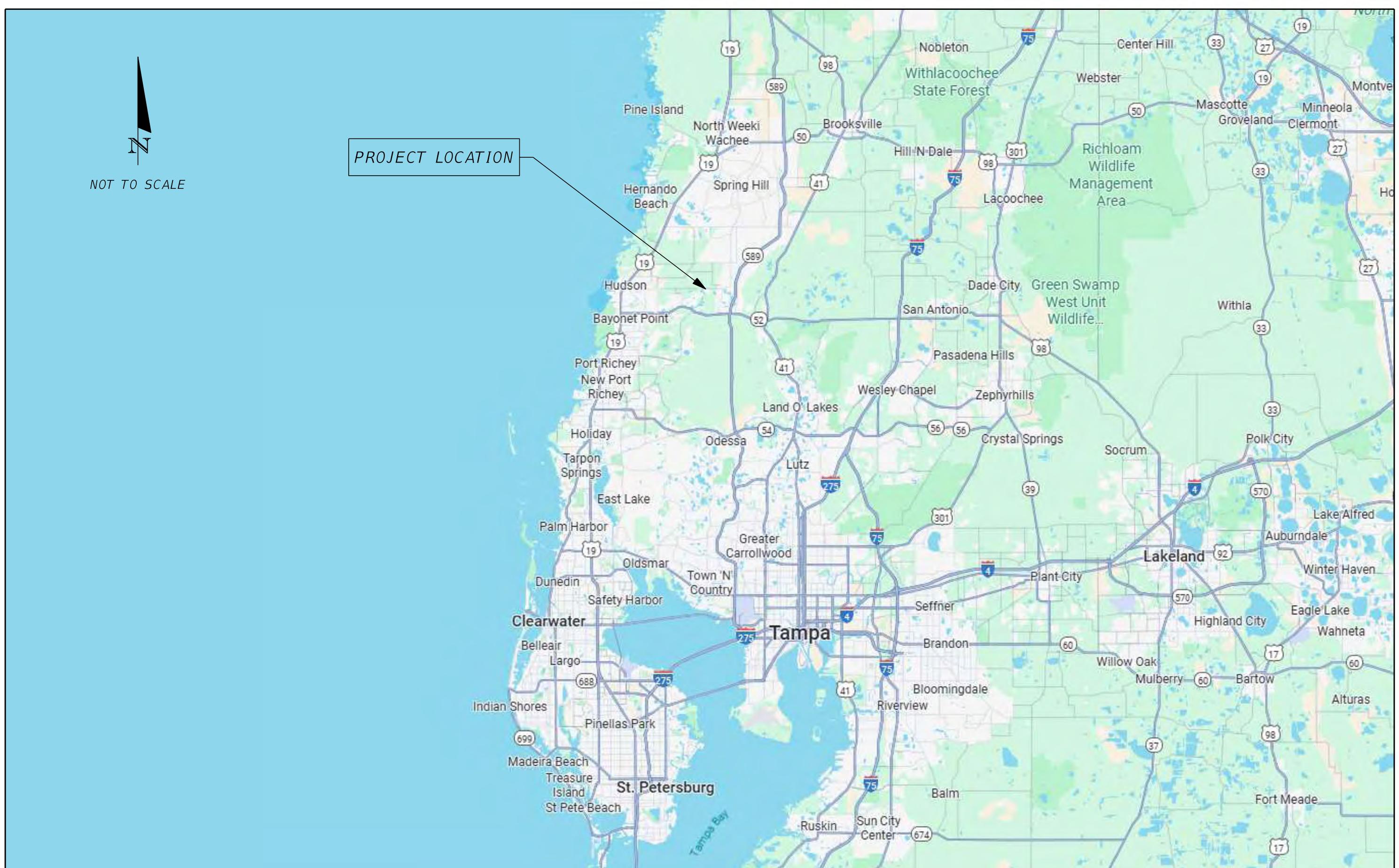
## **Appendix A**

### **Project Locations**



NOT TO SCALE

PROJECT LOCATION



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

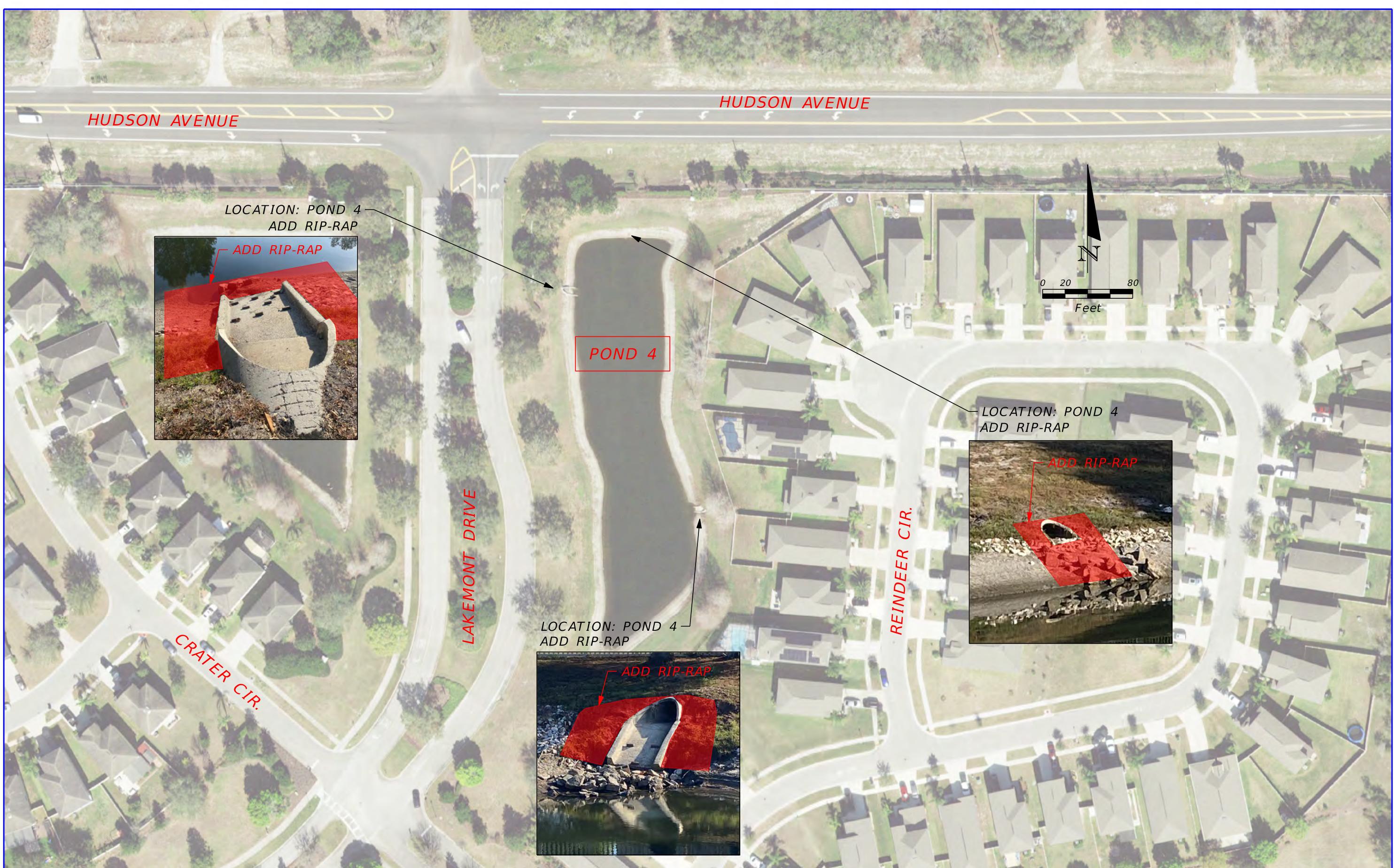
LAKESIDE CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	PASCO	N/A

PROJECT LOCATION MAP

SHEET  
NO.

## **Appendix B**

### **Exhibits**



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

LAKESIDE CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	PASCO	N/A

EXHIBIT  
(POND 4)

SHEET  
NO.



REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695

LAKESIDE CDD		
ROAD NO.	COUNTY	FINANCIAL PROJECT ID
N/A	PASCO	N/A

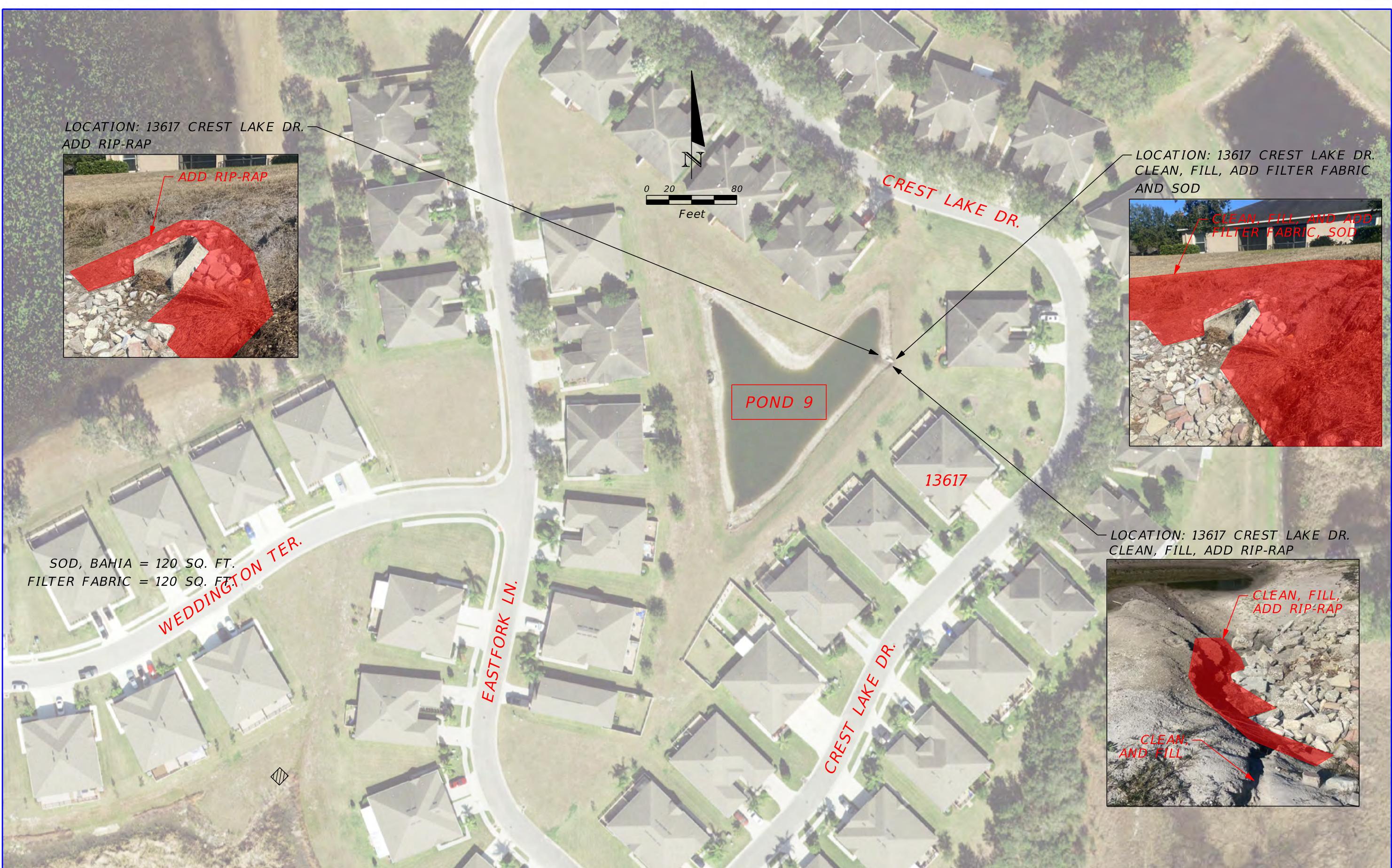
**EXHIBIT**  
**(POND 6)**

SHEET NO.



REVISIONS				LAKESIDE CDD			EXHIBIT (POND 8)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
				N/A	PASCO	N/A		

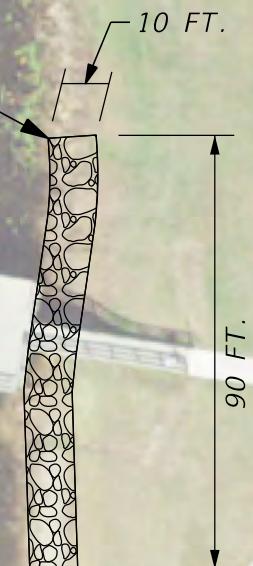
BRADLEY S. FORAN, P.E.  
P.E. NO.: 52634  
LIGHTHOUSE ENGINEERING INC.  
701 ENTERPRISE ROAD EAST, SUITE 410  
SAFETY HARBOR, FL 34695



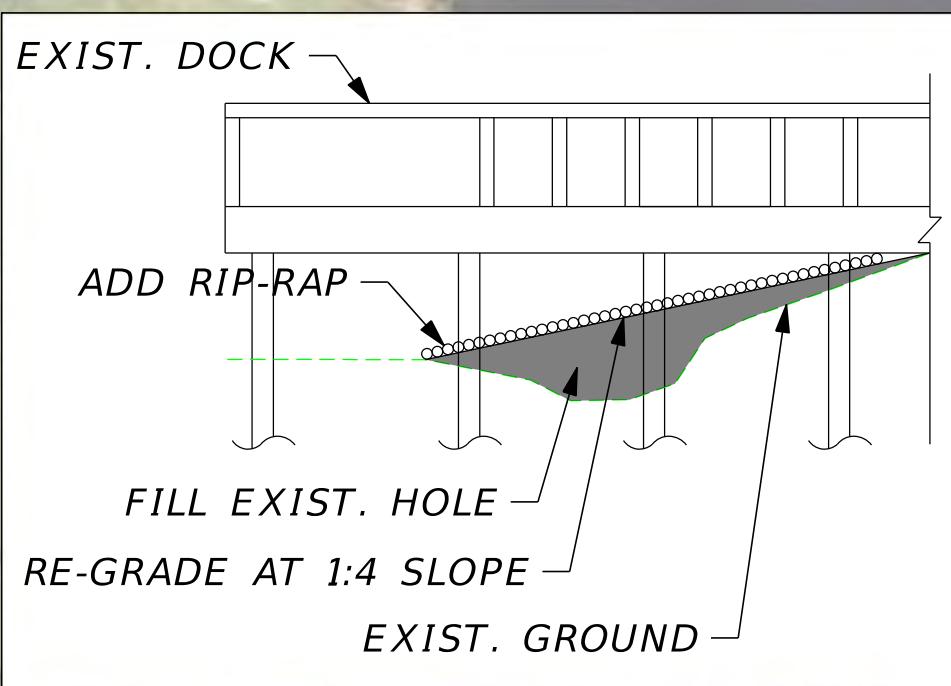
REVISIONS				BRADLEY S. FORAN, P.E. P.E. NO.: 52634 LIGHTHOUSE ENGINEERING INC. 701 ENTERPRISE ROAD EAST, SUITE 410 SAFETY HARBOR, FL 34695	LAKESIDE CDD			EXHIBIT (POND 9)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD NO.	COUNTY	FINANCIAL PROJECT ID		
					N/A	PASCO	N/A		

LOCATIONS #53 & #54  
RIP RAP (ROCKS) = 900 SQ. FT.  
CLEAN, FILL, RE-GRADE 1:4

0 10 40  
Feet



TYPICAL SECTION



REVISIONS				LAKESIDE CDD			WETLAND C (EXIST. DOCK)		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD NO.	COUNTY	FINANCIAL PROJECT ID	N/A	N/A	
				N/A	PASCO	N/A			

# **Appendix C**

## **Soil Void Detection Report**



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

# Lakeside CDD Void Detection

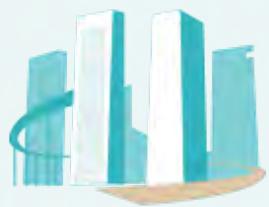
PREPARED BY  
Michael Krester

CREATED DATE  
09 Jun 2025

ASSET NAME  
Lakeside CDD Void detection

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

INSPECTION DATE  
06 Jun 2025 - 06 Jun 2025



## OBJECTIVE:

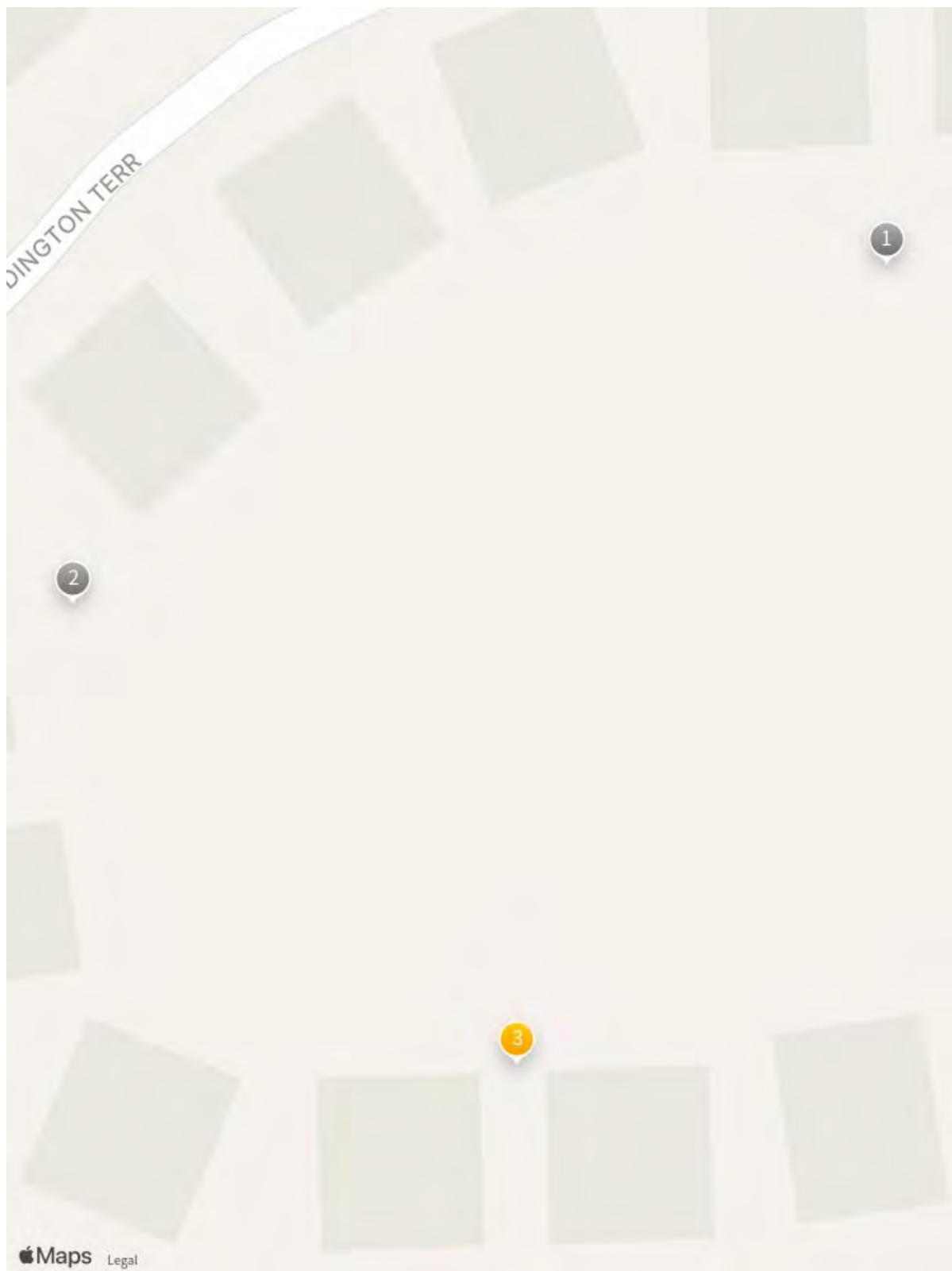
The purpose of the scan is to identify areas of voiding and potential pipes in the area where irregular erosion is occurring.

# Map

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TOTAL SPOTS IN VIEW

3 Spots



• Maps Legal

## Spot 3

SEVERITY

Area has do not hit elements and clear space

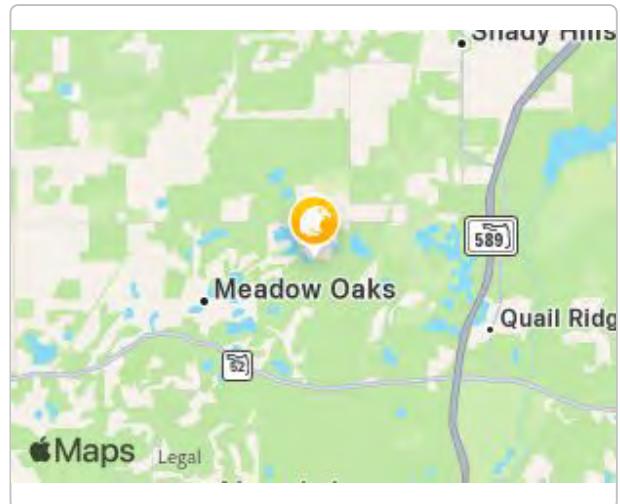
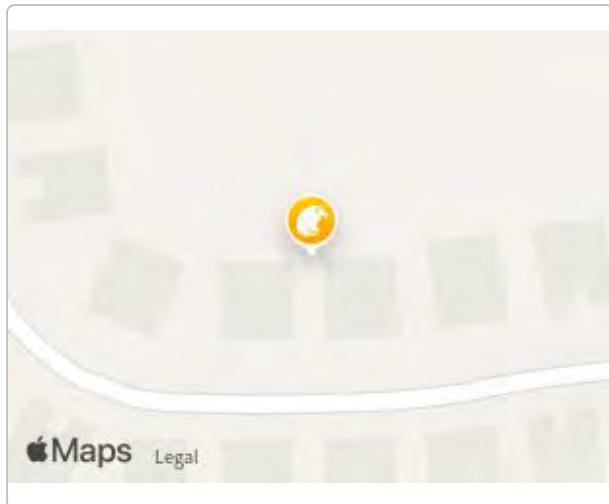
REPORTER

Michael Krester

STRUCTURE SCANNED

Ground

### Location



### Photos and Sketches



09 Jun 2025, 5:42 PM / Michael Krester



09 Jun 2025, 5:42 PM / Michael Krester

## Spot 3



09 Jun 2025, 5:42 PM / Michael Krester



09 Jun 2025, 5:53 PM / Michael Krester

## Spot 2

SEVERITY  
N/A

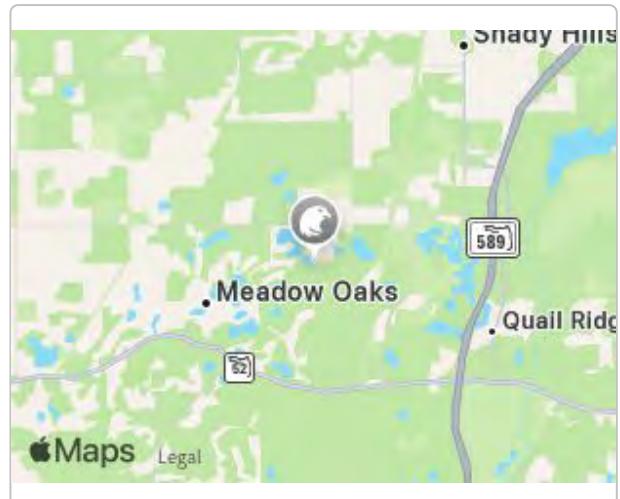
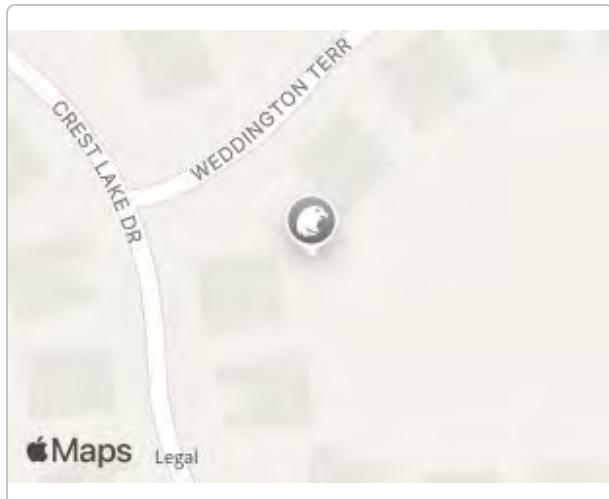
REPORTER  
Michael Krester

STRUCTURE SCANNED  
Ground

### REMARKS

(1) pipe detected in area  
Voiding highlighted in red

### Location



### Photos and Sketches



09 Jun 2025, 5:36 PM / Michael Krester



09 Jun 2025, 5:36 PM / Michael Krester

## Spot 2



09 Jun 2025, 5:36 PM / Michael Krester

## Spot 1

SEVERITY  
N/A

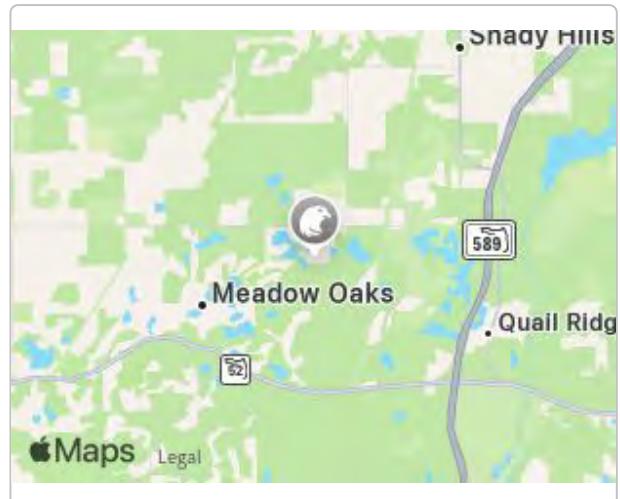
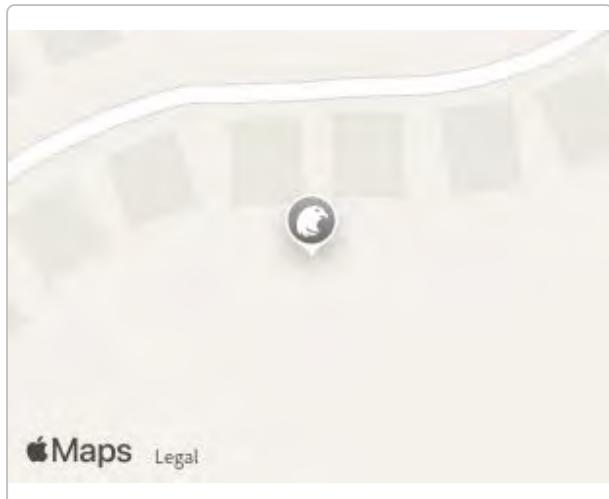
REPORTER  
Michael Krester

STRUCTURE SCANNED  
Ground

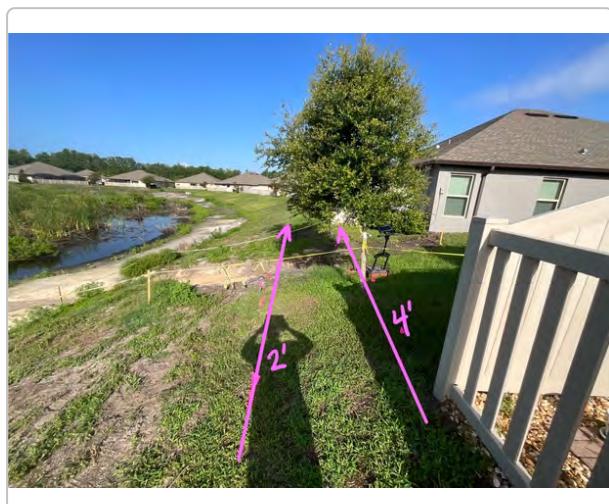
REMARKS

(2) pipes found within area  
Voiding marked in red

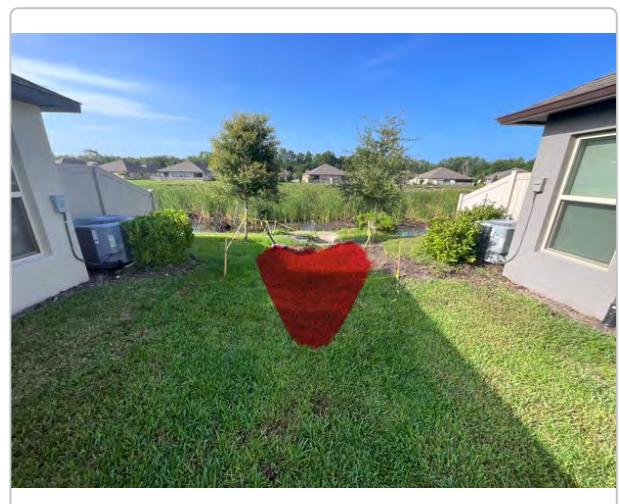
### Location



### Photos and Sketches



09 Jun 2025, 5:35 PM / Michael Krester



09 Jun 2025, 5:35 PM / Michael Krester

## Spot 1

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09 Jun 2025, 5:35 PM / Michael Krester

## Closing

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

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



Signature

NAME  
Marvin Gil

JOB TITLE  
Operator

## **Tab 2**



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992

407-859-2020 or 800-543-6694

[www.aquaticweedcontrol.net](http://www.aquaticweedcontrol.net)

Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

January 2026

## The “411” on Ponds

Ponds—They each have their own personality.

They are deep, shallow, round, narrow, clear and some are murky. Some are well behaved and some are not.

Deep ponds maintain themselves well. Their deep cool waters keep weeds and algae at bay. However, shallow ponds are more prone to algae and quick weed growth. They get warm quickly and seeds don't have far to fall before they hit soil and take root.



Deep  
and  
Shallow

During the dry season, water levels can drop and the ponds become shallow. This leaves exposed banks that reveal a surplus of untapped nutrients. When seeds get into the exposed dirt they can take off. To prevent this from happening, our technicians do a preventive spray on the exposed banks. When the rain returns the seeds and weeds will not be there to sprout.



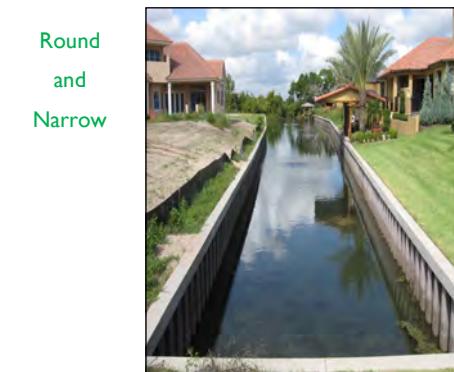
Ponds can be murky. New pond bottoms are either sand or clay. Until they settle in, clay ponds can look like chocolate milk.



Round  
and  
Narrow

The majority of ponds are designed for storm water run off. You can have two ponds side by side and they can behave differently. What nutrients run into these ponds from yards, streets and neighboring canals will determine if they behave well or not.

Whichever personality your ponds reflect, Aquatic Weed Control will be there to service them!



### Save A Tree

We are trying to go **Green**.

If you would prefer to receive your invoices via email, please let us know.

Email us at—DBertakis @Aquaticweedcontrol.net or Phone: 407-859-2020

Just give us 3 things...

1. The name on the account
2. Where to email the invoice
3. Contact person or Dept.

We will begin emailing your invoices.

**Thank You**

***Customers are the heart of our business and we appreciate you each and every day!***

***Happy New Year!***



## AQUATIC WEED CONTROL, Inc.

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1456

Customer: LAKESIDE CDD

Technician: CJAY

Date: 01/13/2026

Time: 02:52 PM

Customer Signature:

Homeowner on pond 10 complaining of overgrown cattails and grasses and wants something done with them per Homeowner

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

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## FISH and WILDLIFE OBSERVATIONS

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

## NATIVE WETLAND HABITAT MAINTENANCE

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

### Beneficial Vegetation Notes:

- Naiad
- Pickerelweed
- Soft Rush









# AQUATIC WEED CONTROL, Inc.

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

## Lake & Wetland Customer Service Report

Job Name:

Customer Number: 1456

Customer: LAKESIDE CDD

Technician: CJAY

Date: 01/13/2026

Time: 01:11 PM

Customer Signature:

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

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## **FISH and WILDLIFE OBSERVATIONS**

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

## NATIVE WETLAND HABITAT MAINTENANCE

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

### **Beneficial Vegetation Notes:**

- Naiad  \_\_\_\_\_
- Pickerelweed
- Soft Rush







## **Tab 3**

# LAKESIDE

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## LANDSCAPE INSPECTION REPORT



January 14, 2026  
Rizzetta & Company  
Amiee Brodeen – Landscape Specialist  
Landscape Inspection Services



Rizzetta & Company  
Professionals in Community Management

# Summary, Crater Cir, 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.

- Crater & Lakemont (West Side):** Jasmine is growing through the viburnum shrubs at this corner. On the next visit, please have the crew remove the jasmine by cutting it out completely or removing it at the base— whichever method will prevent the vine from reestablishing and impacting the viburnum. (Pic 1)



**(Cont.)**.... the loropetalum losses at this corner? Please advise on the prognosis for the remaining plants and outline Pine Lake's plan for replacement. (Pic 3)



- Crater & Lakemont (West Side):** In the same area noted above, a dead plant (believed to be a schefflera) remains in the bed. Please have the crew remove all dead material, clean out the bed, and take an inventory of how many replacement plants will be needed for spring installation to properly fill in this area. (Pic 2>)



- Crater & Lakemont (West Side):** Has the horticulture team determined the cause of....

# Lakemont Dr, Crater Cir

4. **Crater & Lakemont (West Side):** This may be seasonal, but additional dieback is being observed in the hawthorns. Please evaluate fertilization needs, plan to prune out dead material once temperatures rise, and continue monitoring the plants in the interim. (Pic 4)



(Cont.).... immediately to prevent further decline and expansion. (Pic 6a, 6b)



5. **Crater & Lakemont (West Side – Large Field):** Turf loss is still occurred in this area, resulting in exposed soil. While adjacent sections are growing well, this portion continues to decline and appears unruly. Please advise on the plan to restore this turf to a healthy, uniform condition. (Pic 5a, 5b>)



6. **Lakemont (ROWS):** Brown spots are present in the turf along the rights-of-way and appear to be spreading. Please confirm whether this has already been diagnosed and treated. If not, this needs to be addressed....



7. **Lakemont Median:** The blue daze is showing signs of decline and will need dead material pruned out once temperatures rise....(Nxt pg)



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# Lakemont Dr, Higgins Ln

(Cont.).... Additionally, tree saplings are emerging within the planting bed and among the plants, and the turf is also browning and becoming patchy. Please have the crew fully detail the bed and evaluate, diagnose, and treat the turf and blue daze accordingly. (Pic 7)



7

(Cont.).... start of the warm season to encourage healthy growth and maximize flowering potential. (Pic 9a, 9b)



9a

9b

8. **Lakemont Median:** Drip lines in this area were previously flagged. Please confirm whether the repairs have been completed and advise on current operational status.
9. **Lakemont & Higgins (SW Side):** A few items to note: there is a hole in the ground that needs to be filled to prevent potential damage to mowing equipment or a trip hazard for pedestrians. Additionally, if the Bahia turf continues to thin in certain areas, I recommend overseeding with a cool-season turf grass as a temporary measure to help thicken and stabilize the turf. The blue daze will need to be dead-headed prior to the....

**10. Lakemont & Higgins (SW Side):** During my inspection, I observed two (2) dripline irrigation breaks within the planting beds. I notified the AM while onsite—please confirm whether these have been repaired.

**11. Drain Structure (Lakemont/Higgins):** I will continue to monitor this area; however, we may need either Pine Lake or the District engineer to evaluate it. With the turf dying off, it appears there could be an underlying issue that requires further investigation. (Pic 11>)

**12. Large Field (Lakemont/Higgins):** As shown in the photo, there is an issue with the turf. While some Bahia is going dormant... (Nxt pg)



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# Lakemont Dr

**(Cont.)** .... a large patch is turning brown and appears unhealthy. Please diagnose and treat the area as needed. Fertilization may also be required to restore vigor and overall turf health. (Pic 12)



**(Cont.)**.... showing signs of stress, with browning and patchiness developing. Please treat and fertilize as needed to restore turf health.

**15. Large Field (Across from Clubhouse):** The turf in this large field is showing stress, with patchiness and browning evident. Please investigate potential causes (irrigation, pests, or other factors), diagnose the issue, and treat and fertilize the area as needed. (See Map)



**13. Lakemont (Across from Clubhouse):** The median planting bed requires detailing. Elm tree saplings are present, drip lines are exposed (potentially broken, as they were not running at the time of inspection), and there are several brown patches in the St. Augustine turf. Please identify and address the issues, detail the bed accordingly, and repair or properly bury the drip lines under the mulch. (Pic 13a>, 13b>)



**14. Lakemont (Across from Clubhouse – ROWs):** The rights-of-way in this area are....



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# Lakemont Dr, Crest Lake Dr, Hudson Ave, Opopka St

**16. Lakemont (Utility Fence):** The turf around the utility fence is largely composed of weeds. Please confirm whether irrigation is present in this area and, if so, whether it is functioning properly. Exposed soil should be addressed to prevent erosion during heavy rainfall. Develop a plan to overseed the turf for now and in spring explore planting options to help screen and improve the appearance of the pump station. (Pic 16a, 16b>)



**17. Lakemont (Utility Fence):** There is a flagged irrigation box with very green weeds in the area, indicating a possible break. Please confirm whether this has been repaired. (See above photo for reference)

**18. Crest Lake/Lakemont:** Under the streetlight on the corner and in the field, there are small bare patches of turf. To prevent further decline, please propose installing a few strips of St. Augustine sod to fill the areas. With adequate irrigation in place, the sod should establish successfully. (Pic 18a>, 18b>)

**19. Opopka Entrance:** The jasmine minima in the median are declining. Several plants appear recently installed, as their root balls are visible—please confirm how long these have been in the ground. Regardless, these plants will need to be replaced, and the soil should be evaluated and amended as necessary prior to replanting.



**20. Hudson/Opopka (East Side):** The jasmine minima at the outer entrance appears sparse. Please keep this area in mind as we approach spring and plan for new plantings to help fill in and enhance the bed. (Pic 20>)



# Lakemont Dr, Opopka St, Newport Shores Dr

**21. Near Utility Fence:** I was able to capture a clearer photo of the previously noted irrigation box. It is located approximately 150 feet north of the fence and is circled in the attached image for reference. (Pic 21)



**22. Opopka Entrance:** The annuals are still appearing dry. Please confirm whether the irrigation system is functioning properly. It is possible that animals have disturbed the beds—have the crew replant any affected areas as needed. (Pic 22>)

**23. Newport Shores/Lakemont:** The turf along the edge of the concrete walkway is thinning and browning. Please have a horticulture team member investigate to determine the cause and treat the area as needed. (Pic 23>)

**24. Newport Shores/Lakemont:** One of the rotors appears to have been run over. I checked by shaking it, and it did not seem broken. Please have an irrigation tech verify its condition and perform a wet check. (Pic 24)



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# Newport Shore Dr, Lakemont Dr, Higgins Ln, Crest Lake Dr

**25. Newport Shores/Lakemont:** The planting bed along the resident property line requires detailing. The bed currently lacks a defined edge, the mulch is sparse, and there is dead wood from the viburnums present. Please identify the issues and fully detail the bed. (Pic 25)



**26. Higgins (Median):** At the entrance of Higgins, please provide the prognosis for the turf decline in the bed. The browning has spread slightly since the last inspection, and we need an assessment of the situation. (Pic 26)



**27. Higgins/Crest Lake:** The turf in this area is showing stress, turning brown, and looking sparse. Please confirm whether the team is fertilizing the area. Consider evaluating the need for aeration and overseeding for the cooler months. Also, verify that the irrigation system is functioning properly. (Pic 27a, 27b)



## **Tab 4**

## **Lakeside CDD weekly report**

January 5th, 2026: Empty dog waste stations and trash were picked up on Hudson Avenue.

January 6th, 2026: A mattress was collected on Hudson Avenue, and the progress of installing streetlights on Higgins was checked.

January 7th, 2026: Trash was picked up along Hudson Avenue, Seabridge Drive, and Newport Shores Drive.

January 8th, 2026: Trash was collected along wetlands A and B.

January 9th, 2026: The dog waste stations were collected, and trash was picked up. Photographs were also taken of the CDD property where a resident is installing a pool.

## **Lakeside Cdd weekly report**

### **January 12, 2026**

- \* Collected trash along Hudson Avenue.
- \* Verified the status of lights at the entranceway of Lakemont.

### **January 13, 2026**

- \* Updated message boards.
- \* Assisted the fertilizer delivery person in retrieving their vehicle from Pond Two.
- \* Checked dog waste stations.

### **January 14, 2026**

- \* Collected trash in the Pond 14 area.

### **January 15, 2026**

- \* Checked the Porta potty located on our property on Hudson Avenue.
- \* Collected trash in the wetland area.

### **January 16, 2026**

- \* Repaired the stop sign on Lakemont Drive.
- \* Checked dog waste stations.

## **Tab 5**



#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** March 4, 2026, at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 1-Charles Wood); Term 11/22-11/26 (Seat 2-Linda Ramlot); Term 11/22 – 11/26 (Seat 5-Barbara Callahan)

## District Manager's Report

April 1

# 2026

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<u>FINANCIAL SUMMARY</u>	<u>12/31/2025</u>
General Fund Cash & Investment Balance:	\$538,525
Reserve Fund Cash & Investment Balance:	\$839,259
Debt Service Fund Investment Balance:	<u>\$1,267,524</u>
<b>Total Cash and Investment Balances:</b>	<b>\$2,645,308</b>
<b>General Fund Expense Variance:</b> \$17,748	<b>Under Budget</b>



Rizzetta & Company

# Lakeside Community Development District

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**Financial Statements  
(Unaudited)**

**December 31, 2025**

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

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

**Lakeside Community Development District**

Balance Sheet

As of 12/31/2025

(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	522,717	278,881	43,077	844,675	0	0
Investments	15,808	560,378	1,224,447	1,800,633	0	0
Accounts Receivable	48,968	0	37,252	86,220	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	1,304,776
Amount To Be Provided Debt Service	0	0	0	0	0	7,905,224
<b>Total Assets</b>	<b>588,245</b>	<b>839,259</b>	<b>1,304,776</b>	<b>2,732,280</b>	<b>13,264,471</b>	<b>9,210,000</b>
<b>Liabilities</b>						
Accounts Payable	13,142	0	0	13,142	0	0
Accrued Expenses	5,871	0	0	5,871	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
<b>Total Liabilities</b>	<b>19,013</b>	<b>0</b>	<b>0</b>	<b>19,013</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	480,306	281,785	495,425	1,257,515	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>569,233</b>	<b>839,259</b>	<b>1,304,776</b>	<b>2,713,267</b>	<b>13,264,471</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>588,245</b>	<b>839,259</b>	<b>1,304,776</b>	<b>2,732,280</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 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	270	270
Special Assessments				
Tax Roll	658,887	658,887	662,947	4,060
<b>Total Revenues</b>	<b>658,887</b>	<b>658,887</b>	<b>663,217</b>	<b>4,330</b>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	3,000	3,000	0
<b>Total Legislative</b>	<b>12,000</b>	<b>3,000</b>	<b>3,000</b>	<b>0</b>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	17,897	4,474	4,474	0
Administrative Services	5,370	1,343	1,343	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	1,500	1,500	0
District Engineer	20,000	5,000	1,530	3,470
District Management	18,157	4,539	4,539	0
Dues, Licenses & Fees	275	200	175	25
Financial & Revenue Collections	5,965	1,491	1,491	0
Legal Advertising	3,700	925	179	746
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	600	600	0
<b>Total Financial &amp; Administrative</b>	<b>103,387</b>	<b>39,280</b>	<b>33,357</b>	<b>5,923</b>
Legal Counsel				
District Counsel	30,000	7,500	7,772	(272)
<b>Total Legal Counsel</b>	<b>30,000</b>	<b>7,500</b>	<b>7,772</b>	<b>(272)</b>
Electric Utility Services				
Utility - Street Lights	2,000	500	194	306
Utility Services	7,400	1,850	1,985	(135)
<b>Total Electric Utility Services</b>	<b>9,400</b>	<b>2,350</b>	<b>2,179</b>	<b>171</b>
Stormwater Control				
Aquatic Maintenance	28,092	7,023	7,023	0
<b>Total Stormwater Control</b>	<b>28,092</b>	<b>7,023</b>	<b>7,023</b>	<b>0</b>
Other Physical Environment				
Amenity Management Service Contracts	37,693	9,423	6,891	2,532
Entry & Walls Maintenance & Repair	2,000	501	0	500
Entry Monument Light Maintenance	1,000	249	0	250
Facility Supplies	10,000	2,500	0	2,500

See Notes to Unaudited Financial Statements

## Lakeside Community Development District

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026	Through 12/31/2025	Year To Date 12/31/2025	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,405	3,405	3,109	296
Irrigation Maintenance & Repair	50,000	12,500	7,785	4,715
Landscape - Annuals/Flowers	10,481	2,621	0	2,621
Landscape - Mulch	24,000	24,000	30,093	(6,093)
Landscape Inspection Services	12,900	3,225	3,225	0
Landscape Maintenance	180,000	45,000	43,900	1,100
Landscape Replacement Plants,	22,500	5,625	9,697	(4,072)
Shrubs, Tr				
Landscape-Wetlands D & E	14,000	3,500	3,500	0
Mailbox Repair & Maintenance	3,000	750	0	750
Property Insurance	2,600	2,600	3,437	(837)
Rust Prevention	9,120	2,280	2,280	0
Tree Trimming Services	7,500	1,875	0	1,875
Well Maintenance	3,320	830	0	830
<b>Total Other Physical Environment</b>	<b>393,519</b>	<b>120,884</b>	<b>113,917</b>	<b>6,967</b>
<b>Road &amp; Street Facilities</b>				
Roadway Repair & Maintenance	5,000	1,250	2,000	(750)
Sidewalk Maintenance & Repair	10,000	2,500	0	2,500
Street Sign Repair & Replacement	2,000	500	0	500
<b>Total Road &amp; Street Facilities</b>	<b>17,000</b>	<b>4,250</b>	<b>2,000</b>	<b>2,250</b>
<b>Parks &amp; Recreation</b>				
Telephone, Internet, Cable	0	0	299	(299)
<b>Total Parks &amp; Recreation</b>	<b>0</b>	<b>0</b>	<b>299</b>	<b>(299)</b>
<b>Contingency</b>				
Capital Improvements	26,489	6,622	0	6,622
Miscellaneous Contingency	39,000	9,750	13,364	(3,614)
<b>Total Contingency</b>	<b>65,489</b>	<b>16,372</b>	<b>13,364</b>	<b>3,008</b>
<b>Total Expenditures</b>	<b>658,887</b>	<b>200,659</b>	<b>182,911</b>	<b>17,748</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>458,228</b>	<b>480,306</b>	<b>22,078</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>88,927</b>	<b>88,927</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>458,228</b>	<b>569,233</b>	<b>111,005</b>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	2,904	2,904
Special Assessments				
Tax Roll	302,526	302,526	302,526	0
<b>Total Revenues</b>	<b>302,526</b>	<b>302,526</b>	<b>305,430</b>	<b>2,904</b>
<b>Expenditures</b>				
Contingency				
Capital Reserve	302,526	302,526	23,645	278,881
<b>Total Contingency</b>	<b>302,526</b>	<b>302,526</b>	<b>23,645</b>	<b>278,881</b>
<b>Total Expenditures</b>	<b>302,526</b>	<b>302,526</b>	<b>23,645</b>	<b>278,881</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>281,785</b>	<b>281,785</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>557,474</b>	<b>557,474</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>839,259</b>	<b>839,259</b>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,921	3,921
Special Assessments				
Tax Roll	389,999	389,999	391,644	1,646
<b>Total Revenues</b>	<b>389,999</b>	<b>389,999</b>	<b>395,565</b>	<b>5,567</b>
<b>Expenditures</b>				
Debt Service				
Interest	259,999	259,999	130,450	129,548
Principal	130,000	130,000	0	130,000
<b>Total Debt Service</b>	<b>389,999</b>	<b>389,999</b>	<b>130,450</b>	<b>259,548</b>
<b>Total Expenditures</b>	<b>389,999</b>	<b>389,999</b>	<b>130,450</b>	<b>259,548</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>265,115</b>	<b>265,115</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>435,315</b>	<b>435,315</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>700,430</b>	<b>700,430</b>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 12/31/2025

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 12/31/2025 YTD Budget	Year To Date 12/31/2025 YTD Actual	YTD Variance
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	3,139	3,139
Special Assessments				
Tax Roll	341,369	341,369	342,810	1,441
<b>Total Revenues</b>	<b>341,369</b>	<b>341,369</b>	<b>345,949</b>	<b>4,580</b>
<b>Expenditures</b>				
Debt Service				
Interest	231,369	231,369	115,640	115,729
Principal	110,000	110,000	0	110,000
<b>Total Debt Service</b>	<b>341,369</b>	<b>341,369</b>	<b>115,640</b>	<b>225,729</b>
<b>Total Expenditures</b>	<b>341,369</b>	<b>341,369</b>	<b>115,640</b>	<b>225,729</b>
<b>Total Excess of Revenues Over(Under) Expenditures</b>	<b>0</b>	<b>0</b>	<b>230,309</b>	<b>230,309</b>
<b>Fund Balance, Beginning of Period</b>	<b>0</b>	<b>0</b>	<b>374,036</b>	<b>374,036</b>
<b>Total Fund Balance, End of Period</b>	<b>0</b>	<b>0</b>	<b>604,345</b>	<b>604,345</b>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>December 31, 2025</u>
Valley Bank	Governmental Checking	\$ 15,808
	<b>Total General Fund Investments</b>	<b>\$ 15,808</b>
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	310,378
	<b>Total Reserve Fund Investments</b>	<b>\$ 560,378</b>
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	462,862
US Bank Series 2015 Prepayment	US Bank GCTS 0490	52
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	393,945
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>\$ 1,224,447</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 12/01/2025 to 12/30/2025**

<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>	
235, 2258	235-001	235 General Fund	Pasco County Tax Collector	AR00003006	12110	10/01/2025	48,968.76
<b>Sum for 235, 2258</b>							<b>48,968.76</b>
235, 2260	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00003006	12110	10/01/2025	19,864.21
<b>Sum for 235, 2260</b>							<b>19,864.21</b>
235, 2261	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00003006	12110	10/01/2025	17,387.32
<b>Sum for 235, 2261</b>							<b>17,387.32</b>
<b>Sum for 235</b>							<b>86,220.29</b>
<b>Sum Total</b>							<b>86,220.29</b>

**See Notes to Unaudited Financial Statements**

**Lakeside Community Development District**  
**Summary A/P Ledger**  
**From 12/01/2025 to 12/31/2025**

<b>Fund Name</b>	<b>GL posting date</b>	<b>Vendor name</b>	<b>Document number</b>	<b>Description</b>	<b>Balance Due</b>
<b>235, 2258</b>					
235 General Fund	12/01/2025	Blue Works, LLC	1583	Miscellaneous Expense 10/25	4,800.00
235 General Fund	12/01/2025	Blue Works, LLC	1623	Miscellaneous Expense 11/25	4,800.00
235 General Fund	12/19/2025	Ewire Solutions, LLC	INV-000093	Internet Services 12/25	749.94
235 General Fund	12/19/2025	Kilinski   Van Wyk, PLLC	13823	Legal Services 11/25	118.00
235 General Fund	12/19/2025	Kilinski   Van Wyk, PLLC	13822	Legal Services 11/25	2,673.80
<b>Sum for 235, 2258</b>					<b>13,141.74</b>
<b>Sum for 235</b>					<b>13,141.74</b>
<b>Sum Total</b>					<b>13,141.74</b>

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

**Balance Sheet**

1. Trust statement activity has been recorded through 12/31/25.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

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

4. Payment terms for landowner assessments are (a) defined in the 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.

## **Tab 6**

# RV & Commercial Vehicle Parking Rules

## RV & Commercial Vehicle Parking Rules

Pasco County is committed to maintaining **safe, attractive and well-kept communities**. To improve visibility on neighborhood streets and enhance community appeal, Pasco's **Land Development Code** now has expanded parking restrictions:

### No RV parking or storage in the right-of-way (ROW) anywhere in Pasco County.

- This includes streets, sidewalks, grassy or paved areas adjacent to roads and designated on-street parking spaces.

### No commercial vehicle and no commercially related equipment parking in Master Planned Unit Developments (MPUDs) unless:

- The vehicle and equipment are part of a business lawfully operating within the MPUD.
- The vehicle and equipment are parked inside an enclosed structure (like a garage).

**Enforcement Timeline:** To give everyone time to comply with the new laws, warning notices and tickets with fines up to \$500 per day will be issued *after* this educational period, which ends on **February 27, 2026**.

## RV Parking Rules

- **RVs:** Includes motorhomes, camping trailers, fifth-wheel trailers, boats, jet-skis and utility/boat trailers.
- **Temporary Use:** Loading or unloading is allowed briefly, but overnight or long-term parking in the ROW is prohibited.

## Commercial Vehicle & Equipment Rules

- **Commercial Vehicles:** Includes vehicles designed or equipped for business use (e.g., taxis, box trucks, tow trucks, service vans, etc.). Personal vehicles with business wraps are not considered commercial if used solely for private transportation.
- **Commercial Equipment:** Includes tools/machinery such as ladders, cement mixers, generators, lawn equipment, scaffolding, etc.
- **Exemptions:**
  - Contractors, landscapers and service providers actively working or delivering in residential areas are exempt while conducting business.
  - Commercial vehicles/equipment may be stored inside enclosed structures without violating the ordinance.

This information is for educational purposes. To see the complete ordinance, please refer to the [Pasco County Land Development Code here](#).

## ▼ FAQ's

### **Can I park my RV in front of my house?**

No, not if it's in the right-of-way (street, sidewalk, or adjacent areas).



### **Where can I store my RV?**



### **Can I load/unload my RV at home?**



### **Can I park my work truck in my driveway?**

Not if you live in an MPUD or restricted residential zone, unless exempt.



### **Are contractors allowed to park while working?**

Yes, vehicles actively performing work or deliveries are exempt.



### **store my commercial vehicle in my garage?**



## **Tab 7**

## **RESOLUTION 2026-05**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR THE STORMWATER SYSTEM REPAIR PROJECT AND 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 Stormwater System Repair Project (“**Stormwater System Repair Project**”) and Erosion Repair Project and other related improvements within the District (the “**Erosion Repair Project**”); and

**WHEREAS**, the Board desires to authorize the distribution and issuance of the RFP for the Stormwater System Repair 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 distribution and issuance of the RFP for the Erosion Repair Project, and desires to approve the RFP Notice and Evaluation Criteria to be included therein in substantially the form attached hereto as **Composite Exhibit B**; 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 Manuals, including the documents attached as **Composite Exhibit A** and **Composite Exhibit B** 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 Stormwater System Repair 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 for the Stormwater System Repair Project and authorizes issuance of the publication of the RFP Notice as finally approved.

**SECTION 3.** The Board hereby approves the distribution and issuance of the RFP for the Erosion Repair Project and approves in substantial form the RFP Notice and Evaluation Criteria as attached hereto as **Composite Exhibit B**, 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 for the Erosion Repair Project and authorizes issuance of the publication of the RFP Notice as finally approved.

**SECTION 4.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** 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

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Chairperson, Board of Supervisors

**Composite Exhibit A:** RFP Notice for Stormwater System Repair Project  
Evaluation Criteria for Stormwater System Repair Project  
**Composite Exhibit B:** RFP Notice for Erosion Repair Project  
Evaluation Criteria for Erosion Repair Project

**COMPOSITE EXHIBIT A**  
**NOTICE**  
**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
**REQUEST FOR PROPOSALS FOR STORMWATER SYSTEM 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 the stormwater management system 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 [REDACTED], 2026, at [REDACTED] a./p.m., by e-mailing the District Manager at darryla@rizzetta.com, with the subject line “RFP for Stormwater System Repair Project.” Plans will be distributed electronically. There will be a non-mandatory pre-bid proposal conference on [REDACTED], 2026, at [REDACTED] 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 system 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 [REDACTED] a./p.m. on [REDACTED], 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 – STORMWATER SYSTEM 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. 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. 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@cddlawyers.com](mailto:meredith@cddlawyers.com) and K. Grace Rinaldi, Esq., at [grace@cddlawyers.com](mailto:grace@cddlawyers.com). No phone inquiries please.

Lakeside Community Development District  
District Manager

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

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
EVALUATION CRITERIA – STORMWATER SYSTEM REPAIR PROJECT**

<b>MINIMUM QUALIFICATIONS</b>	<b>(PASS / FAIL)</b>
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 stormwater system 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.	
<b>PERSONNEL &amp; EQUIPMENT</b>	<b>(15 POINTS)</b>
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.	
<b>EXPERIENCE</b>	<b>(25 POINTS)</b>
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.	
<b>FINANCIAL CAPABILITY</b>	<b>(10 POINTS)</b>
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.	
<b>SCHEDULE</b>	<b>(25 POINTS)</b>
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.	
<b>PRICE</b>	<b>(25 POINTS)</b>
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.	
<b>TOTAL POINTS</b>	<b>(100 POINTS)</b>

**COMPOSITE EXHIBIT B**  
**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 [REDACTED], 2026, at [REDACTED] a./p.m., by e-mailing the District Manager at 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 [REDACTED], 2026, at [REDACTED] 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 [REDACTED] a./p.m. on [REDACTED], 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. 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. 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@cddlawyers.com](mailto:meredith@cddlawyers.com) and K. Grace Rinaldi, Esq., at [grace@cddlawyers.com](mailto:grace@cddlawyers.com). No phone inquiries please.

Lakeside Community Development District  
District Manager

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

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

<b>MINIMUM QUALIFICATIONS</b>	<b>(PASS / FAIL)</b>
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.	
<b>PERSONNEL &amp; EQUIPMENT</b>	<b>(15 POINTS)</b>
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.	
<b>EXPERIENCE</b>	<b>(25 POINTS)</b>
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.	
<b>FINANCIAL CAPABILITY</b>	<b>(10 POINTS)</b>
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.	
<b>SCHEDULE</b>	<b>(25 POINTS)</b>
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.	
<b>PRICE</b>	<b>(25 POINTS)</b>
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.	
	<b>TOTAL POINTS</b>
	<b>(100 POINTS)</b>

## **Tab 8**

## **RESOLUTION 2026-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO TIME SENSITIVE AND EMERGENCY CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Section 190.011(5), *Florida Statutes*, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) typically meets on an as needed basis, and in no event more than monthly, to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses; and

**WHEREAS**, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions; and

**WHEREAS**, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment; and

**WHEREAS**, the Board recognizes that certain time sensitive or emergency issues may arise from time to time that require approval outside of regular monthly meetings; and

**WHEREAS**, to conduct the business of the District in an efficient manner, recurring, non-recurring, and other disbursements for goods and services must be processed and paid in a timely manner; and

**WHEREAS**, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets and facilities, to authorize limited spending authority to the Chair (or Vice Chair, if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings, for work and services that are time sensitive and/or emergency in nature.

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

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into time sensitive and emergency contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses (1) that are required to provide for the health, safety, and welfare of the residents within the District; (2) for the maintenance, repair, or replacement of a District asset; or (3) to remedy an unforeseen disruption in services relating to the District's facilities or assets, if such disruption would result in significantly higher expenses unless the contract is entered into immediately.
  - a. The District Manager may individually authorize such expense up to \$2,500.00 per proposal and/or event.
  - b. The Chair (or Vice Chair, if the Chair is unavailable) may individually authorize such expenses up to \$10,000.00 per proposal and/or event.
  - c. The District Manager and Chair (or Vice Chair, if the Chair is unavailable) may jointly authorize such expenses up to \$25,000.00 per proposal and/or event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made or contract entered into pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 4TH DAY OF FEBRUARY 2026.**

ATTEST:

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chair, Board of Supervisors

## **Tab 9**

## **RESOLUTION 2026-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BONUS AND COMPENSATION POLICY; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the District wishes to set forth procedures governing bonuses for independent contractors providing field operations and maintenance services of District assets; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) accordingly finds that it is in the best interest of the District to establish by resolution the *Bonus & Compensation Policy* (“Policies”), as may be amended or updated from time to time, for immediate use and application.

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

**SECTION 1.** The Policies attached hereto as **Exhibit A** are hereby adopted pursuant to this Resolution as necessary for the conduct of District business. The Policies shall remain in full force and effect until such time as the Board may amend or replace them.

**SECTION 2.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 4th day of February 2026.

ATTEST:

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Bonus & Compensation Policy

## **EXHIBIT A**

### **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT BONUS & COMPENSATION POLICY**

*Adopted:* \_\_\_\_\_

#### **I. GENERAL GUIDELINES**

- A. Eligibility:** The bonus program is intended to apply to Lakeside Community Development District (“CDD”) independent contractors providing field operations and maintenance services of District assets.
- B. Discretionary Nature:** The bonus program payout is not guaranteed pay. It is subject to funding, performance, CDD Board of Supervisors’ discretion, and may be discontinued at any time. The provisions, application, and rewards of this bonus program are not subject to any grievance or dispute procedure.
- C. Evaluation:** The CDD Board of Supervisors may conduct evaluations on the independent contractor(s) providing field operations and maintenance services. The District Manager may conduct evaluations to the extent there are other contractors identified in the bonus and compensation pool. The District Manager may present a recommended bonus to the Board of Supervisors for approval.
- D. Amount of Bonus:** If awarded, bonuses will be awarded based on work performed at the end of the bonus term. The amount is expected to range from \$0 to up to \$ [REDACTED] for a bonus year.
- E. Evaluation Period:** For 2026, the bonus evaluation period will run from March 1, 2026, to November 30, 2026. Starting in 2027 and for each calendar year thereafter, the bonus evaluation period will run from January 1 through November 30.
- F. Evaluation Form:** See **Exhibit A** for evaluation forms, as may be amended from time to time.

#### **II. EVALUATION CRITERIA**

- A. Basis:** All evaluations shall be based on work performance during the Evaluation Period.
- B. Criteria:** Specific evaluation criteria may include, as applicable:
  - (i) Quality work – Demonstrates attention to detail and consistency, proper use of materials and maintenance of CDD equipment and assets, etc.
  - (ii) Cost consciousness – Identifies opportunities to reduce costs and create efficiencies by suggesting expense savings ideas, uses resources efficiently and responsibility, etc.
  - (iii) Dependability – Demonstrates strong work ethic through regular punctual attendance, completing tasks in a timely manner, availability to assist outside of regular schedule as needed, etc.
  - (iv) Interpersonal Relationships – Communicates effectively and collaborates well with the Board of Supervisors, CDD staff, and residents, etc.

- (v) Initiative – Demonstrates willingness to take proactive action, identify issues or opportunities to improve processes or outcomes without prompting, uses good judgment to make job related decisions, etc.
- (vi) Ability to Accept Direction – Receives guidance, feedback, and instructions openly and constructively, and demonstrates flexibility and responsiveness to the same, etc.

## **Exhibit A**

### **Lakeside Community Development District Evaluation Form**

Name of Maintenance Provider: \_\_\_\_\_  
Date of Review: \_\_\_\_\_

#### **Rating System**

**U = Unsatisfactory**

**S = Satisfactory**

**ME = Meets Expectations**

**EE = Exceeds Expectation**

1. Quality of Work: \_\_\_\_\_

---

---

2. Cost Consciousness: \_\_\_\_\_

---

---

3. Dependability: \_\_\_\_\_

---

---

4. Interpersonal Relationships: \_\_\_\_\_

---

---

5. Initiative: \_\_\_\_\_

---

---

6. Ability to adjust to change in the work environment: \_\_\_\_\_

---

---

7. Ability to accept direction: \_\_\_\_\_

---

---

8. Overall Performance Rating: \_\_\_\_\_

---

---

Bonus Amount: \$\_\_\_\_\_

## **Tab 10**



## AGREEMENT FOR UNDERWRITING SERVICES LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

February 4, 2026

Board of Supervisors  
Lakeside Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this agreement (the “Agreement”) with the Lakeside Community Development District (the “District”) which, upon your acceptance of this offer, will be binding on the District and the Underwriter. This agreement relates to the proposed issuance of the District’s Series 2026 Bonds (the “Bonds”) in regards to the stormwater restoration project and the refunding of the District’s outstanding Series 2015 (the “Prior Bonds”). This Agreement will cover the engagement for the Bonds and will be supplemented for future bond issuances as may be applicable.

- 1. Scope of Services:** MBS intends to serve as the underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- To the extent applicable, all fees, costs, and expenses incurred in connection with the procurement of credit ratings for the bonds.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the Final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.
- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.

Member: FINRA/SIPC

Tampa, FL Winter Park, FL Kingston, TN Nashville, TN



- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

2. **Fees:** The Underwriter will be responsible for its own out-of-pocket expenses other than the fees and disbursements of underwriter's or disclosure counsel which fees shall be paid from the proceeds of the Bonds. Any fees payable to the Underwriter will be contingent upon the successful sale and delivery or placement of the Bonds. The underwriting fee for the sale or placement of the Bonds will be the greater of \$50,000 or 1.50% of the total par amount of Bonds issued.

The Underwriter shall also bear the cost of obtaining an investment grade rating with the actual cost of the rating to be paid from the proceeds of the Bonds only to the extent Bonds are issued.

3. **Termination:** Both the District and the Underwriter will have the right to terminate this Agreement without cause upon written notice to the non-terminating party.

4. **Purchase Contract:** At or before such time as the District gives its final authorization for the Bonds, the Underwriter and its counsel will deliver to the District a purchase or placement contract (the "Purchase Contract") detailing the terms of the Bonds.

5. **Notice of Meetings:** The District shall provide timely notice to the Underwriter for all regular and special meetings of the District. The District will provide, in writing, to the Underwriter, at least one week prior to any meeting, except in the case of an emergency meeting for which the notice time shall be the same as that required by law for the meeting itself, of matters and items for which it desires the Underwriter's input.

6. **Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17.** The Municipal Securities Rulemaking Board's Rule G-17 requires underwriters to make certain disclosures to issuers in connection with the issuance of municipal securities. Those disclosures are attached hereto as "Exhibit A." By execution of this Agreement, you are acknowledging receipt of the same. If you or any other Issuer officials have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, you should consult with the Issuer's own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.



This Agreement shall be effective upon your acceptance hereof and shall remain effective until such time as the Agreement has been terminated in accordance with Section 3 hereof.

We are required to seek your acknowledgement that you have received the disclosures referenced herein and attached hereto as Exhibit A. By execution of this agreement, you are acknowledging receipt of the same.

Sincerely,  
**MBS Capital Markets, LLC**

A blue ink signature of the name "Brett Sealy".

---

Brett Sealy  
Managing Partner

Approved and Accepted By: \_\_\_\_\_

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

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



## EXHIBIT A

### **Disclosures Concerning the Underwriter's Role**

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriter has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

### **Disclosure Concerning the Underwriter's Compensation**

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

### **Conflicts of Interest**

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

**Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate



directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.

**Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

**Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

**Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

**Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

### **Disclosures Concerning Complex Municipal Securities Financing**

Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

## **Tab 11**

**MINUTES OF MEETING  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The shade session of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, January 7, 2026, at 6:00 p.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**  
**Grace Rinaldi**  
**Audience** **District Manager, Rizzetta & Company**  
**District Counsel, Kilinski Van Wyk**  
**Present**

## **FIRST ORDER OF BUSINESS**

## Called to Order

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

## **SECOND ORDER OF BUSINESS**

## **Audience Comments on Agenda Items**

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

## THIRD ORDER OF BUSINESS

## BUSINESS ITEMS

## A. Discussion of CDD Video Camera

The Board discussed the CDD Video Camera for the District.

## FOURTH ORDER OF BUSINESS

## Adjournment

Mr. Adams stated that if there were no more business to come before the Board of Supervisors.

### Secretary/Assistant Secretary

## Chair/Vice Chairman

## **Tab 12**

**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, January 7, 2026, at 6:00 p.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>District Engineer, Lighthouse</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>
Nick Federspiel	<b>Project Manager, Blue Works, via phone</b>
Erin Dunham	<b>Project Manager, Blue Works, via phone</b>
Audience	<b>Present</b>

## **FIRST ORDER OF BUSINESS**

## Called to Order

Mr. Adams called the meeting to order at 6:33 p.m. and confirmed a quorum for the meeting.

## SECOND ORDER OF BUSINESS

## Audience Comments on Agenda Items

Ms. Rinaldi provided feedback regarding the Shade Session.

### THIRD ORDER OF BUSINESS

## STAFF REPORTS

## A. District Engineer

Ms. Palmer discussed the pipes. Blue Works Management discussed the storm systems report. The Board requested that Buddy serve as the liaison for the pipe project; if he agrees, the Board will move forward with the RFQ. The Board requested Mr. Adams to reach out to Meadow Oaks, or alternatively have District Counsel send a notice.

50  
51 **B. AWC Waterway Inspection Report**

52 Mr. Solano reviewed his report.

53  
54 **C. Landscape Inspection Report**

55 The Board requested District Counsel to send a letter to the residents directing them to  
56 stop dumping on District property. Mr. Brodeen reviewed his report.

57  
58 **D. Pine Lake Landscape/Irrigation Inspection Report**

59 Mr. King provided feedback on the Landscape Inspection Report.

60  
61 **E. Maintenance Report**

62 There were no reports presented.

63  
64 **F. District Counsel**

65 Ms. Rinaldi discussed County traffic matters. The Board requested a draft bonus policy.  
66 The Board discussed dirt bikes and RVs in the community areas.

67  
68 **G. District Manager**

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

70 Mr. Adams reminded the Board that the next meeting was scheduled for February  
71 4, 2026 at 6:00 p.m. at the Lakeside Amenity Center.

72  
73 **FOURTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

74 **A. Discussion regarding HOA and CDD Workshop**

75 The Board discussed the HOA/CDD Workshop and requested Mr. Adams seek  
76 reimbursement from the HOA. The workshop is scheduled for March 25, 2026, at 6:00 p.m.

77  
78 **B. Consideration of the Audit Award Letter**

79 The District Counsel requested a revision.

80 On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of  
81 Supervisors approved the Audit Award Letter, for the Lakeside Community  
Development District.

82  
83 **C. Consideration of the Kilinski, Van Wyk District Counsel Contract**

84 On a Motion by Ms. Ramlot, seconded by Mr. Dexter, with all in favor, the Board of  
85 Supervisors approved the Kilinski, Van Wyk District Counsel Contract, for the Lakeside  
Community Development District.

86  
87 **D. Consideration of Resolution 2026-05; Approving RFP Notice  
and Evaluation Criteria for Erosion Repair Project**

88 On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of  
89 Supervisors approved Resolution 2026-05; Approving RFP Notice and Evaluation  
90 Criteria for Erosion Repair Project, for the Lakeside Community Development District.

---

87 **FIFTH ORDER OF BUSINESS****BUSINESS ADMINISTRATION**88  
89 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on**  
90 **November 5, 2025**

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

94 **B. Consideration of Operation & Maintenance Expenditures for October 2025**95 The District Engineer is to provide more detailed information and ensure that Meadow  
96 Oaks is not billed.

97 On a Motion by Mr. Wood, and seconded by Mr. Dexter, with all in favor, the Board of  
98 Supervisors ratified October 2025 (\$38,917.66) Operation and Maintenance Expenditures, as  
99 discussed, for the Lakeside Community Development District.

100 **C. Consideration of Operation & Maintenance Expenditures for November 2025**

101 On a Motion by Ms. Ramlot, and seconded by Mr. Wood, with all in favor, the Board of  
102 Supervisors ratified November 2025 (\$12,566.01) Operation and Maintenance Expenditures,  
103 as discussed, for the Lakeside Community Development District.

---

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

105 The Board requested Holiday Decoration purchases on the agenda.  
106 The Board requested another shade session.

---

107 **SEVENTH ORDER OF BUSINESS Adjournment**

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

110 On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of  
111 Supervisors adjourned the meeting at 8:54 p.m., for the Lakeside Community  
112 Development District.

113  
114  
115  
116  
117  
118  
119  
120

---

Secretary/Assistant Secretary

Chair/Vice Chairman

## **Tab 13**

# 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  
December 2025  
For Board Approval**

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

The total items being presented: **\$135,173.92**

Approval of Expenditures:

---

Chairperson  
 Vice Chairperson  
 Assistant Secretary

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alarm Engineers, Inc.	300172	79170 Balance	Video Surveillance System Installation 12/25	\$ 11,822.50
Aquatic Weed Control, Inc.	300161	115656	Aquatic Maintenance 11/25	\$ 2,341.00
Barbara A. Callahan	20251211-2	BC120325-235	Board of Supervisors Meeting 12/03/25	\$ 200.00
Charles Wood	300173	CW120325-235	Board of Supervisors Meeting 12/03/25	\$ 200.00
Christina Brooks	300174	CB120325-235	Board of Supervisors Meeting 12/03/25	\$ 200.00
Egis Insurance Advisors, LLC	300162	30984	Insurance Endorsement 10/01/25-10/01/26	\$ 1,491.00
Ewire Solutions, LLC	300181	INV-000090	Internet Services 12/25	\$ 301.96
Gordon G Dexter	300175	GD120325-235	Board of Supervisors Meeting 12/03/25	\$ 200.00
Kazars Electric, Inc.	300163	S16900A	Service Call 11/25	\$ 170.00
Kilinski   Van Wyk, PLLC	300164	13421	Legal Services 09/25	\$ 2,868.70
Kilinski   Van Wyk, PLLC	300164	13592	Legal Services 10/25	\$ 2,980.30
Lighthouse Engineering Inc., dba LHE	300165	2	Engineering Services 10/25	\$ 4,650.00
Lighthouse Engineering Inc., dba LHE	300165	3	Engineering Services 11/25	\$ 1,020.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Lighthouse Engineering Inc., dba LHE Linda Ramlot	300176 20251211-1	4 LR120325-235	Engineering Services 12/25 Board of Supervisors Meeting 12/03/25	\$ 510.00 \$ 200.00
Pine Lake Services, LLC	300166	8289	Monthly Landscape Services 10/25	\$ 14,633.35
Pine Lake Services, LLC	300166	8463	Landscape Replacement 10/25	\$ 1,233.41
Pine Lake Services, LLC	300166	8464	Landscape Replacement 10/25	\$ 900.00
Pine Lake Services, LLC	300166	8465	Landscape Replacement 10/25	\$ 3,770.19
Pine Lake Services, LLC	300166	8534	Irrigation Services 11/25	\$ 1,166.65
Pine Lake Services, LLC	300166	8535	Landscape Maintenance 11/25	\$ 14,633.35
Pine Lake Services, LLC	300166	8536	Irrigation Services 11/25	\$ 1,700.00
Pine Lake Services, LLC	300166	8666	Landscape Replacement 10/25	\$ 3,143.80
Pine Lake Services, LLC	300177	8677	Landscape Mulch 11/25	\$ 30,092.50
Pine Lake Services, LLC	300177	8730	Irrigation Maintenance 12/25	\$ 1,166.66
Pine Lake Services, LLC	300177	8731	Landscape Maintenance 12/25	\$ 14,633.34

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Pine Lake Services, LLC	300177	8732	Irrigation Maintenance 12/25	\$ 1,700.00
Pine Lake Services, LLC	300182	8841	Irrigation Repair 12/25	\$ 2,685.06
Rizzetta & Company, Inc.	300168	INV0000104796	EE Recruiting 10/25	\$ 67.33
Rizzetta & Company, Inc.	300169	INV0000105096	Personnel Reimbursement 11/25	\$ 1,070.10
Rizzetta & Company, Inc.	300170	INV0000105281	Accounting Services 12/25	\$ 5,724.08
Rizzetta & Company, Inc.	300171	INV0000105411	Personnel Reimbursement, General Management & Oversight 12/25	\$ 1,651.20
Rizzetta & Company, Inc.	300180	INV0000105865	Personnel Reimbursement 12/25	\$ 1,070.10
Spectrum	20251208-1	1740653102825 ACH	Internet Services 11/25	\$ 145.00
Spectrum	20251208-2	1740653112825 ACH	Internet Services 12/25	\$ 153.95
Suncoast Rust Control, Inc.	300167	08700	Rust Control 10/25	\$ 760.00
Suncoast Rust Control, Inc.	300178	08727	Rust Control 11/25	\$ 760.00
Tampa Topdressing	300179	088	Asphalt Repair 11/25	\$ 2,000.00
Valley National Bank	20251226-12	CC113025-235 ACH	Credit Card Expenses 11/25	\$ 204.10

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2025 Through December 31, 2025

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Withlacoochee River Electric Cooperative, Inc.	20251226-6	1544099-120925 ACH	Electric Services 11/25	\$ 399.31
Withlacoochee River Electric Cooperative, Inc.	20251226-9	1544100-120925 ACH	Electric Services 11/25	\$ 78.26
Withlacoochee River Electric Cooperative, Inc.	20251226-8	1544101-120925 ACH	Electric Services 11/25	\$ 73.09
Withlacoochee River Electric Cooperative, Inc.	20251226-10	1544102-120925 ACH	Electric Services 11/25	\$ 112.67
Withlacoochee River Electric Cooperative, Inc.	20251226-5	1544103-120925 ACH	Electric Services 11/25	\$ 42.38
Withlacoochee River Electric Cooperative, Inc.	20251226-7	1544104-120925 ACH	Electric Services 11/25	\$ 43.44
Withlacoochee River Electric Cooperative, Inc.	20251226-4	1544105-120925 ACH	Electric Services 11/25	\$ 41.43
Withlacoochee River Electric Cooperative, Inc.	20251226-11	1544106-120925 ACH	Electric Services 11/25	\$ 42.70
Withlacoochee River Electric Cooperative, Inc.	20251226-2	1544107-120925 ACH	Electric Services 11/25	\$ 40.37
Withlacoochee River Electric Cooperative, Inc.	20251226-1	1544108-120925 ACH	Electric Services 11/25	\$ 40.16
Withlacoochee River Electric Cooperative, Inc.	20251226-3	1544109-120925 ACH	Electric Services 11/25	\$ 40.48
<b>Report Totals</b>				<b>\$ 135,173.92</b>

**ALARM ENGINEERS, INC.**

P.O. BOX 305  
 CLAY, AL 35048-0305  
 (205) 836-8131  
 ALABAMA LICENSE 068  
 FLORIDA LICENSE EF20001471

**Invoice**

DATE

INVOICE #

12/1/2025

79170

**BILL TO:**

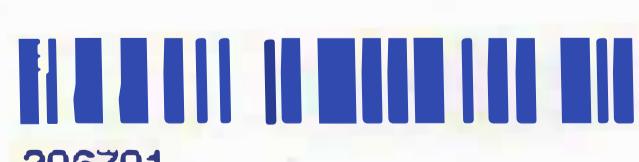
Lakeside CDD  
 13739 Lakemont Dr  
 Hudson, FL 34669

**SHIP TO:**

P.O. NUMBER	TERMS	REP	SHIP	VIA	F.O.B.	PROJECT
SYSTEM	Due on receipt					

QUANTITY	ITEM CODE Description	DESCRIPTION	Qty	PRICE EACH Rate	AMOUNT Amount
2ND BILLING FOR TURING SYSTEM INSTALLATION AS PER ENCLOSED WORK ORDER #78825:					
(1ST BILLING ON INVOICE 79170 PAID 11/10/25)					
TOTAL				11,822.50	11,822.50

<b>Total</b>	\$11,822.50
<b>Payments/Credits</b>	\$0.00
<b>TOTAL</b>	
<b>Balance Due</b>	\$11,822.50



# Work Order #78825



## Service Address

Lakeside CDD - Rizzetta  
13739 Lakemont Drive  
Hudson FL 34669 United  
States  
darryla@rizzetta.com  
+1 813 994 1001

**Contact:** Daryl Adams  
+18139941001

## Send Payment To

Alarm Engineers Inc.  
PO Box 305  
Clay Alabama 35048  
+18002342327  
service@alarmengineersinc.com

Invoice Date	12/01/25
<b>Total</b>	\$23,645.00
<b>Payments</b>	\$11,822.50
<b>Balance</b>	\$11,822.50

## Install

Turing Remote Camera System Installation Location: Lakemont Entry, Opoka St, and Shed

## Schedule

Date	Event	Technician(s)
Mon Oct 27 2025 9:00 AM - 5:00 PM	<input checked="" type="checkbox"/> <b>Work</b> Start Install! <i>Completed Nov 3 8:18 AM</i>	<b>Assigned to</b> Ronald Mosley Sean Mosley William Guenther
Tue Nov 4 2025 8:30 AM - Wed Nov 5 2025 4:30 PM	<input checked="" type="checkbox"/> <b>Work</b> Install Camera System <i>Completed Dec 1 3:03 PM</i>	<b>Assigned to</b> Sean Mosley William Guenther

## Scope of Work

**Objective:** Install and configure the Turing remote camera system for enhanced surveillance and monitoring at designated locations.

### Scope:

- Equipment Installation:** Mount and position cameras at Lakemont Entry, Opoka St, and Shed.
- Network Integration:** Connect cameras to the remote monitoring system.
- Configuration & Testing:** Ensure proper setup, adjust viewing angles, and verify connectivity.
- Client Training:** Provide basic guidance on accessing and managing the system.

## Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Opoka St - NVR and WiFi Mesh</b> <ul style="list-style-type: none"> <li><b>(1) NEMA Enclosure</b> 19.7"x23.6"x11.8" Outdoor Electrical Box with Galvanized Plate, Removable Mounting Plate, Muffin Fan Vent</li> <li><b>(1) Technology Pole</b> 15' Tech Pole (Dark Bronze), 4x4x15', with 12' AFG • 3' concrete base included • Supports cameras and NEMA enclosures –</li> <li><b>(1) Turing Video TR-MRP082G2-B</b> SMART Series 8-Channel IP NVR Bundle, 8-POE, 2 SATA Bays, with 2TB HDD</li> <li><b>(1) Mobile Router Industrial UMR-Industrial</b> - Compact, ruggedized, and carrier unlocked LTE Cat 4 mobile WiFi router designed for indoor/outdoor IoT applications.</li> <li><b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> </ul>	\$9,550.0		1.0	\$9,550.00
<b>Cameras</b>					
<ul style="list-style-type: none"> <li><b>(1) TP-X2B8MPR-1Y</b> - Turing SMART Series 8MP Panoramic Dual-</li> </ul>					

Sensor Camera (Entry/Exit overview)

- **(2) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)

#### Licensing & Services

- **(1) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Power Infrastructure** - Provided by Ewire Solutions via Alarm Engineers Inc. (*Included in quote*)
- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: Lakemont - NVR and WiFi Mesh</b>	\$10,800.0	×	1.0	\$10,800.00
<ul style="list-style-type: none"> <li>• <b>(1) NEMA Enclosure</b> 19.7"x23.6"x11.8" Outdoor Electrical Box with Galvanized Plate, Removable Mounting Plate, Muffin Fan Vent</li> <li>• <b>(2) Technology Pole</b> 15' Tech Pole (Dark Bronze), 4x4x15', with 12' AFG • 3' concrete base included • Supports cameras and NEMA enclosures</li> <li>• <b>(1) Turing Video TR-MRP082G2-B</b> SMART Series 8-Channel IP NVR Bundle, 8-POE, 2 SATA Bays, with 2TB HDD</li> <li>• <b>(1) Mobile Router Industrial UMR-Industrial</b> - Compact, ruggedized, and carrier unlocked LTE Cat 4 mobile WiFi router designed for indoor/outdoor IoT applications.</li> <li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> <li>• <b>(2) UK-Ultra</b> Compact Indoor/Outdoor AP with Long-Range External Antenna Support</li> <li>• <b>(2) U6 Flex Switch with Utility Power</b> 5-Port Layer 2 PoE Switch for Indoor/Outdoor Use</li> </ul>					

#### Cameras

- **(2) TP-X2B8MPR-1Y** - Turing SMART Series 8MP Panoramic Dual-Sensor Camera (Entry/Exit overview)
- **(2) TP-MMB4AV8L** - Turing SMART Series 5MP Smart Bullet Camera, 8-32mm Lens (LPR Entry & Exit)

#### Licensing & Services

- **(2) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*
- **(2) LPR CORE License (per LPR camera)** - *First year included in initial camera price* • Required for LPR tag analytics via Turing Vision • *Annual renewal: \$240 per tag camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Power Infrastructure** - Provided by Ewire Solutions via Alarm Engineers Inc. (*Included in quote*)
- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.

Turing AI Base NVR with Remote Stations	<b>Equipment List &amp; Scope: SHED - NVR and WiFi Mesh</b>	\$3,295.0	×	1.0	\$3,295.00
<ul style="list-style-type: none"> <li>• <b>(1) Compact Cloud Gateway Ultra</b> - 30+ UniFi device / 300+ client support, 1 Gbps IPS routing, and multi-WAN load balancing.</li> <li>• <b>(1) Turing Video TR-MRP042G2-B</b> - SMART Series 4-Channel NVR Bundle with Turing Bridge, 2TB HDD</li> <li>• <b>(1) UPS Battery Backup and Surge</b></li> </ul>					

#### Cameras

- **(3) TP-MFD8M28-1Y** - Turing 8MP Low Light Dome IP Camera, 2.8mm Fixed Lens, White

#### Licensing & Services

- **(3) TV-CORE1Y License (per camera)** - *First year included in initial camera price* • Turing Vision VMS Cloud License • Enables event search, custom alerts, offsite clip storage, and dashboard access • *Annual renewal: \$120 per camera, billed upfront each year until canceled*

#### Labor, Infrastructure & Services

- **Power Infrastructure** - Provided by Ewire Solutions via Alarm Engineers Inc. (*Included in quote*)
- **Turnkey Installation** - Includes full labor, materials, system programming, and remote viewing setup.

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Subtotal	\$23,645.00
Tax	\$0.00
<b>Total</b>	<b>\$23,645.00</b>

## Payments

Date	Type	Amount
10/21/25	Check	\$11,822.50
		\$11,822.50

IMPORTANT: Alarm Engineers Inc. must serve as the primary technical support liaison between AEI and its IT tech partners. Before reaching out to any Partner IT Department, all technical support inquiries must first be directed to the Alarm Engineers Help Desk.

Additionally, all technicians are required to check in and check out by contacting the Alarm Engineers Help Desk upon arrival and departure at the job site.

Help Desk Contact Information:

Ron Mosley - (813) 293-2460

Eric White, Service Coordinator - (656) 238-0579

Return of Unused Parts:

All contractors must send back any unused parts to the following address:

Alarm Engineers Inc. 4259 Praytor Way Trussville, Alabama 35173

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## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

## Invoice

Date	Invoice #
11/1/2025	115656

### 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	12/1/2025

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

Thank you for your business.

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

**Lakeside CDD**  
**SUPERVISOR PAY REQUEST**  
Meeting Date: December 3, 2025

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

(\*) Does not get paid

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

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:00am
Meeting End Time:	11:50
Total Meeting Time:	1:50

Time Over	(3) Hours:	
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Total at \$400 per Hour:	
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**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:

*DJL*

# INVOICE



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

Customer	Lakeside Community Development District
Acct #	496
Date	11/11/2025
Customer Service	Brendan Callen
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,491.00
Payment Amount	
Payment for:	Invoice#30984 100125631

Thank You

Please detach and return with payment



Customer: Lakeside Community Development District

Invoice	Effective	Transaction	Description	Amount
30984	11/06/2025	Policy change	Policy #100125631 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Added Mailboxes Due Date: 11/11/2025	1,491.00

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

Total
\$ 1,491.00

Thank You

Remit Payment To: Egis Insurance Advisors

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

(321)233-9939

accounting@egisadvisors.com

Date

11/11/2025



# Invoice

# INV-000090

Balance Due  
**\$301.96**

## Ewire Solutions

Tax ID : 81-3655190  
6471 S Eastern Ave  
Homosassa Florida 34446  
U.S.A  
8136672003  
Billing@ewiresolutions.net  
<https://ewiresolutions.com/>

## Bill To

**Lakeside CDD**  
3434 Colwell Ave  
Suite 200  
Tampa  
33614 Florida  
U.S.A

Service Address  
3434 Colwell Ave  
Suite 200  
Tampa  
33614 Florida  
U.S.A

Invoice Date : 09 Dec 2025

Terms : Due on Receipt

Due Date : 09 Dec 2025

Project name : Lakeside CDD

#	Item & Description	Qty	Rate	Amount
1	5G Internet 5G/4G Internet service with static IP.	2.00 Each	124.99	249.98
2	Setup Fee	2.00 Each	25.99	51.98
Sub Total				301.96
Total				<b>\$301.96</b>
Balance Due				<b>\$301.96</b>

## Notes

Thanks for your business.

Payment Options 

## Terms & Conditions

Due on the 1st of every month. Do a pond received.



**Kazars Electric Inc**

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

Invoice Submitted To:

**Lakeside CDD C/O Rizetta and Co.**

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



INVOICE	
Invoice #	S16900A
Invoice Date	11-Nov-2025
Terms	COD

Job Code	Job Address
S16900	Lakeside Community, 13470 Newport Shores Dr, Hudson, Florida, 34669, United States

**Job Notes :** The sign light on the left side at the Hudson Ave and Lakemont Dr is not working. Troubleshoot and repair.

While you are here gather information for an estimate to add the string lights that you installed on your last trip to the wall on the other side of the entrance.

Checked light on sign at entrance to neighborhood. Moved wires to circuit with other flood lights so they turn on and off together. light was wired to circuit with rope lights. Now working correctly, all walls at entrances of neighborhood have rope lights installed, there is no other wall than the 3 that we did already.

Description	Qty.	Unit Price (\$)	Tax (\$)	Sub Total (\$)
First hour rate	1.00	170.00	0.00	170.00
			Total:	\$ 170.00
			(+) Tax:	\$ 0.00
			<b>Grand Total:</b>	<b>\$ 170.00</b>
			Amount Paid:	\$ 0.00
			<b>Amount Due:</b>	<b>\$ 170.00</b>

**Invoice Notes :**

**PAYMENT STUB**

Kazars Electric Inc  
 10600 Land O Lakes Blvd  
 Land O Lakes, Florida 34638-6014  
 United States  
 P.: 8139299500  
 E.: [rhode@kazarselectric.com](mailto:rhode@kazarselectric.com)

Client	Lakeside CDD C/O Rizetta and Co.
Client Phone	813-994-1001
Invoice #	S16900A
Invoice Date	11-Nov-2025
Amount Paid	0.00
Amount Due	\$ 170.00
Amount Enclosed	



**KILINSKI | VAN WYK**

## **Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314

## **INVOICE**

Invoice # 13421

Date: 10/09/2025

Due On: 11/08/2025

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

### **Statement of Account**

Outstanding Balance (	\$0.00	New Charges +	\$2,868.70	) - (	\$0.00	) =	<b>\$2,868.70</b>
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### **LSCDD-01**

#### **Lakeside CDD - General**

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GK	09/02/2025	Review agenda materials, including staff reports, vendor proposals, August meeting minutes; review status of ongoing projects.	0.70	\$295.00	-	\$206.50
Service	GK	09/03/2025	Attend Board meeting; update letter to resident regarding damage to trees on District property, payment for removal of the same; update letter to resident on Newport Shores regarding continued fence encroachment.	3.40	\$295.00	-	\$1,003.00
Expense	KB	09/03/2025	Travel: Mileage - GR.	11.00	\$0.70	-	\$7.70
Service	MH	09/04/2025	Confer with District staff regarding status of engineer's review of erosion issue, required revisions to procurement documents in accordance	0.20	\$325.00	100.0%	\$0.00

				with Florida law, and status of communications with the HOA regarding same.			
Service	GK	09/04/2025	Confer with District Manager regarding proposal for security services; update RFP for Erosion Repair Project Services.	0.40	\$295.00	-	\$118.00
Service	GK	09/17/2025	Confer with District Manager regarding status of ongoing projects; review tentative agenda; revise amended Rules of Procedure, resolution setting public hearing on the same, confer with District Manager regarding the same; finalize agreement for security services.	1.90	\$295.00	-	\$560.50
Service	JK	09/22/2025	Research and prepare memorandum regarding Florida open carry law changes and impact to District operations and transmit same.	0.20	\$365.00	-	\$73.00
Service	GK	09/23/2025	Review revised Pine Lake invoice regarding erosion work, confer with District Manager regarding the same.	0.30	\$295.00	-	\$88.50
Service	MH	09/29/2025	Review and revise security agreement.	0.50	\$325.00	-	\$162.50
Service	GK	09/29/2025	Review agenda materials, including staff and vendor reports, September meeting minutes; finalize agreement for security services, confer with District Manager regarding the same.	1.30	\$295.00	-	\$383.50
Service	MH	09/30/2025	Review agenda and confer with District staff regarding meeting matters.	0.60	\$325.00	100.0%	\$0.00
Service	GK	09/30/2025	Analyze agreement with Pine Lake regarding	0.90	\$295.00	-	\$265.50

erosion repair services,  
District options regarding  
vendor request for  
providing credit; review  
Rules of Procedure  
regarding requirements  
for Request for Proposals,  
evaluation criteria and  
bond requirements for the  
same.

Line Item	Discount	Subtotal
		<b>-\$260.00</b>
<b>Total</b>		<b>\$2,868.70</b>

**RECEIVED**  
10-09-2025

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

Please pay within 30 days.



**KILINSKI | VAN WYK**

## **Kilinski | Van Wyk PLLC**

P.O. Box 6386  
Tallahassee, Florida 32314

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

## **INVOICE**

Invoice # 13592  
Date: 11/13/2025  
Due On: 12/13/2025

### **Statement of Account**

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
( \$2,868.70	+ \$2,980.30	) - ( \$0.00	) = <b>\$5,849.00</b>

### **LSCDD-01**

#### **Lakeside CDD - General**

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	10/01/2025	Prepare for and attend conference call with District Manager regarding erosion matter.	0.30	\$325.00	\$97.50
Service	GR	10/01/2025	Update project manual for erosion repair project; confer with A. Palmer regarding review of erosion, plans for repair of the same; confer with District Manager regarding proposed revised Pine Lake invoice for erosion repair work; attend Board meeting.	4.70	\$295.00	\$1,386.50
Expense	KB	10/01/2025	Travel: Mileage - GR.	54.00	\$0.70	\$37.80
Service	MH	10/02/2025	Review options for erosion RFP, phased approached, and legal requirements for public bidding as related to same.	0.20	\$325.00	\$65.00
Service	GR	10/02/2025	Prepare agreement for stormwater inspection services with Blue Works, confer with District Manager and A. Palmer regarding the same.	0.80	\$295.00	\$236.00
Service	GR	10/06/2025	Confer with A. Palmer regarding	0.20	\$295.00	\$59.00

agreement with Blue Works, status of the same.						
Service	GR	10/07/2025	Prepare email regarding ethics training requirement, materials for the same to Board.	0.10	\$295.00	\$29.50
Service	GR	10/09/2025	Confer with District Management regarding notices for Amended Rules of Procedure; review C. Brooks request for guidance on Florida's open carry at the November meeting.	0.50	\$295.00	\$147.50
Service	GR	10/10/2025	Confer with District Manager regarding approved Pine Lake mulch proposal; review and revise Blue Work proposed waiver for additional insureds.	0.90	\$295.00	\$265.50
Service	GR	10/13/2025	Finalize revisions to proposed waiver from Blue Works for stormwater camera inspection services, confer with A. Palmer regarding the same.	0.40	\$295.00	\$118.00
Service	LG	10/14/2025	Prepare guidance memo regarding best practices for responding to public records requests.	0.10	\$350.00	\$35.00
Service	GR	10/17/2025	Finalize revisions to Blue Works' waiver, confer with L. Ramlot regarding the same.	0.40	\$295.00	\$118.00
Service	JK	10/17/2025	Monitor and report on bills affecting special districts.	0.20	\$365.00	\$73.00
Service	GR	10/27/2025	Review status of agreement with Blue Works for stormwater camera inspection.	0.10	\$295.00	\$29.50
Service	GR	10/28/2025	Prepare resolution amending Fiscal Year 2025 budget, transmit the same; confer with District Manager regarding November agenda items.	0.40	\$295.00	\$118.00
Service	GR	10/29/2025	Review executed agreement with Blue Works, confer with District Manager regarding the same.	0.20	\$295.00	\$59.00
Service	MH	10/29/2025	Confer with District staff regarding Pasco County Notice - 2026 General Election Resolutions.	0.10	\$325.00	\$32.50
Service	JK	10/31/2025	Analyze updates to impacts of open carry law and enforcement changes under Florida law; begin research on regulation changes to hunting and fishing laws on general CDD property.	0.20	\$365.00	\$73.00

**Total      \$2,980.30**

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

Please pay within 30 days.

**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 2  
Date 10/03/2025  
Project Lakeside CDD

Lighthouse Engineering, Inc.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	10,417.00	5,767.00	4,650.00
Total	10,417.00	5,767.00	4,650.00

**RECEIVED**  
10-09-2025

### General Engineering Consultant

#### Professional Fees

		Hours	Rate	Billed Amount
Senior Project Engineer				
Thomas Liu				
Project Chargeable Labor		15.00	174.00	2,610.00
Administrative				
Amy L. Palmer				
Project Chargeable Labor		12.00	170.00	2,040.00
	Phase subtotal			4,650.00
			Invoice total	<b>4,650.00</b>

#### 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				
2	10/03/2025	4,650.00	4,650.00				
	Total	10,417.00	10,417.00	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: 09/30/2025

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

Labor WIP Status: Billable

Senior Project Engineer

Thomas Liu

Project Chargeable Labor 09/02/2025 3.00 174.00 522.00

*Lakeside CDD - Field visit pictures evaluation (work done by contractors)*

Project Chargeable Labor 09/04/2025 4.00 174.00 696.00

*Lakeside CDD - Ponds 6 & 8 (Research exist. plans, create exhibits, loc. map)*

Project Chargeable Labor 09/08/2025 3.00 174.00 522.00

*Lakeside CDD - Create exhibits and quantities at problem areas*

Project Chargeable Labor 09/11/2025 2.00 174.00 348.00

*Lakeside CDD - Exhibits (ponds 6, 8, Wetland C) identifying problem areas from photos*

Project Chargeable Labor 09/12/2025 2.00 174.00 348.00

*Lakeside CDD - Exhibits (ponds 6, 8, Wetland C) identifying problem areas*

Project Chargeable Labor 09/23/2025 1.00 174.00 174.00

*Lakeside CDD - Exhibit at Wetland C (rip-rap underneath exist. dock)*

Subtotal **15.00** **2,610.00**

Administrative

Amy L. Palmer

Project Chargeable Labor 09/02/2025 4.00 170.00 680.00

*Erosion Report*

Project Chargeable Labor 09/09/2025 1.50 170.00 255.00

*asphalt - pothole quote  
email correspondence  
erosion control*

Project Chargeable Labor 09/12/2025 1.00 170.00 170.00

*Exhibits and response to Pine Lake remediation*

Project Chargeable Labor 09/15/2025 0.50 170.00 85.00

*Get Quotes for stormwater inspection - Pond 8*

Project Chargeable Labor 09/16/2025 0.50 170.00 85.00

*Confer with Blue Works LLC re: stormwater inspection*

Project Chargeable Labor 09/22/2025 3.00 170.00 510.00

*Site Visit - Meet with Blue Works for camera inspection of Pond 8 stormwater system*

Project Chargeable Labor 09/23/2025 1.00 170.00 170.00

*Erosion Control Exhibits*

Project Chargeable Labor 09/30/2025 0.50 170.00 85.00

*Meadow Oaks Development correspondence*

Subtotal **12.00** **2,040.00**

Labor total **27.00** **4,650.00**

## Invoice Supporting Detail

### Invoice Summary

	Contract	Billed	%	Remaining	%
<b>Labor</b>		10,417.00		-10,417.00	
<b>Expense</b>					
<b>Consultant</b>					
<b>Total</b>		10,417.00		-10,417.00	

**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 3  
Date 11/03/2025  
Project **Lakeside CDD**

Lighthouse Engineering, Inc.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	11,437.00	10,417.00	1,020.00
Total	11,437.00	10,417.00	1,020.00

### General Engineering Consultant

#### Professional Fees

	Hours	Rate	Billed Amount
Administrative			
Amy L. Palmer			
Project Chargeable Labor	6.00	170.00	1,020.00
Invoice total			<b>1,020.00</b>
			<b>1,020.00</b>

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2	10/03/2025	4,650.00		4,650.00			
3	11/03/2025		1,020.00	1,020.00			
	Total	5,670.00	1,020.00	4,650.00	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: 10/31/2025

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

Labor WIP Status: Billable

Administrative

Amy L. Palmer

Project Chargeable Labor 10/01/2025 4.00 170.00 680.00

*Prep for Lakeside CDD meeting  
Lakeside CDD meeting and travel time*

Project Chargeable Labor 10/02/2025 0.50 170.00 85.00

*Meeting follow up*

Project Chargeable Labor 10/09/2025 1.00 170.00 170.00

*Communication with BlueWorks with regards to the Insurance Waiver*

*Communication with BlackRock asphalt to obtain a quote for patching of potholes instead of full repair*

*Call with District Manager to discuss Pasco County complaint about not maintaining property line at 13678 Sea Bridge Dr.*

*Research 13678 Sea Bridge Drive on property appraisers website and map to obtain aerials of the area.*

Project Chargeable Labor 10/30/2025 0.50 170.00 85.00

*Call with District Manager and Buddy (Board Member): Meadow Oaks Development*

*Organize information received for Meadow Oaks Development*

Subtotal	<b>6.00</b>	<b>1,020.00</b>
Labor total	<b>6.00</b>	<b>1,020.00</b>

## Invoice Summary

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

**Labor** 11,437.00 -11,437.00

**Expense**

**Consultant**

**Total** 11,437.00 -11,437.00

**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 4  
Date 12/01/2025  
Project **Lakeside CDD**

Lighthouse Engineering, Inc.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	11,947.00	11,437.00	510.00
Total	11,947.00	11,437.00	510.00

### General Engineering Consultant

#### Professional Fees

	Hours	Rate	Billed Amount
Administrative			
Amy L. Palmer			
Project Chargeable Labor	3.00	170.00	510.00
Invoice total			<b>510.00</b>
			<b>510.00</b>

#### Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
2	10/03/2025	4,650.00		4,650.00			
3	11/03/2025	1,020.00	1,020.00				
4	12/01/2025	510.00	510.00				
	Total	6,180.00	1,530.00	4,650.00	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: 11/30/2025

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

Labor WIP Status: Billable

Administrative

Amy L. Palmer

Project Chargeable Labor 11/03/2025 1.00 170.00 170.00

*Review and organize information sent from Buddy re: Meadow Oaks Development*

Project Chargeable Labor 11/05/2025 0.50 170.00 85.00

*Lakeside CDD meeting and prep*

Project Chargeable Labor 11/11/2025 0.50 170.00 85.00

*Gather information re: Meadow Oaks Development*

Project Chargeable Labor 11/13/2025 0.50 170.00 85.00

*Meeting with Buddy to discuss Meadow Oaks violations*

Project Chargeable Labor 11/18/2025 0.50 170.00 85.00

*Search plans to try to find sheets on dock to determine weight capacity per square foot.*

Subtotal	<b>3.00</b>	<b>510.00</b>
Labor total	<b>3.00</b>	<b>510.00</b>

---

## Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		11,947.00		-11,947.00	
Expense					
Consultant					
<b>Total</b>		<b>11,947.00</b>		<b>-11,947.00</b>	



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
10/01/25	8289
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
\$14,633.35	

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

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

**RECEIVED**  
09-30-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
10/29/25	8463
Terms	Due Date
Net 30	11/28/25

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
\$1,233.41	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$1,233.41	\$0.00	\$1,233.41

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

**Lakeside: Entrance**  
**Monument Plant**  
**Infills 8.4.25**

**Purpose:**

- With maturity  
and through  
exposure to  
elements some

of the plants at the entrance monuments have failed and been removed by maintenance crews leaving open areas.

Process:

- Remove any remaining plant material in voids, and prep for planting.
- Using tools break up existing soil and add supplemental topsoil.
- Install (25) 3gal Lorapetalum and (3) 3gal. Parsons Juniper in the empty spaces at monuments.
- Check irrigation post installation and make any necessary repairs to help ensure success.

Result:

- High visibility areas at

entrances will no longer have gaps in the hedgerows and appearance will improve.

<i>Plant Material Install</i>	\$954.00	\$0.00	\$954.00
<i>Irrigation Enhancement</i>	\$279.41	\$0.00	\$279.41
<b>Total</b>	<b>\$1,233.41</b>	<b>\$0.00</b>	<b>\$1,233.41</b>

**RECEIVED**  
10-29-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
10/29/25	8464
Terms	Due Date
Net 30	11/28/25

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
\$900.00	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$900.00	\$0.00	\$900.00

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

### Lakeside: Boulevard Dead Juniper Removal

#### Purpose:

- Several sections of juniper along Lakemont have defoliated due to age of plant material leaving

gaps in the  
greenery along  
the boulevard.

Process:

- Remove all the dead sections of Juniper along the boulevard and dispose of material offsite.

Result:

- Brown sections if hedgerow are cleared out leaving room for replanting if the board elects to do so.

<i>Juniper Cleanout</i>	\$900.00	\$0.00	\$900.00
<b>Total</b>	<b>\$900.00</b>	<b>\$0.00</b>	<b>\$900.00</b>

**RECEIVED**  
10-29-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
10/29/25	8465
Terms	Due Date
Net 30	11/28/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$3,770.19	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$3,770.19	\$0.00	\$3,770.19

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

**Lakeside CDD**  
**Higgins Bed**  
**Renovation 10.1.25**

- Removal of all  
Confederate  
jasmine  
throughout the  
median beds on  
Higgins in  
preparation to  
install a mixture

of Central  
Florida native  
perennials.

- Installation to include additional soil as well as work to breakup compaction in these areas as we have in other beds on site.
- Installation of new drip line to help ensure success.
- Top-dress of pine fines in these areas post install.

<i>Plant Material Install</i>	\$3,770.19	\$0.00	\$3,770.19
<b>Total</b>	<b>\$3,770.19</b>	<b>\$0.00</b>	<b>\$3,770.19</b>

**RECEIVED**  
10-29-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
11/01/25	8534
Terms	Due Date
Net 30	12/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.65	

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

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

**RECEIVED**  
10-31-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
11/01/25	8535
Terms	Due Date
Net 30	12/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

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

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

**RECEIVED**  
10-31-2025



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Odessa, FL 33556

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### INVOICE

Date	Invoice No.
11/01/25	8536
Terms	Due Date
Net 30	12/01/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,700.00	

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

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

**RECEIVED**  
10-31-2025



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
11/21/25	8666
Terms	Due Date
Net 30	12/21/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$3,143.80	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$3,143.80	\$0.00	\$3,143.80

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

### Lakeside CDD Higgins Bed Renovation 10.1.25

- Removal of all Confederate jasmine throughout the median beds on Higgins in preparation to install a mixture

of Central  
Florida native  
perennials.

- Installation to include additional soil as well as work to breakup compaction in these areas as we have in other beds on site.
- Installation of new drip line to help ensure success.
- Top-dress of pine fines in these areas post install.

<i>Plant Material Install</i>	\$3,143.80	\$0.00	\$3,143.80
<b>Total</b>	<b>\$3,143.80</b>	<b>\$0.00</b>	<b>\$3,143.80</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
11/24/25	8677
Terms	Due Date
Net 30	12/24/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$30,092.50	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	\$30,092.50		\$0.00	\$30,092.50

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

### Lakeside CDD: Fall Mulch Installation 9.23.25

- Seasonal Mulch installation for all beds on site to include:
  - Pine bark mulch for beds within the community

- o y  
Pinestraw  
for  
frontage  
beds  
along  
Hudson

<i>Mulch Install</i>	\$30,092.50	\$0.00	\$30,092.50
<b>Total</b>	<b>\$30,092.50</b>	<b>\$0.00</b>	<b>\$30,092.50</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
12/01/25	8730
Terms	Due Date
Net 30	12/31/25

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



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
12/01/25	8731
Terms	Due Date
Net 30	12/31/25

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.34	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#6414 - Lakeside Community Development RENEWAL 25- 26 December 2025		\$14,633.34	\$0.00	\$14,633.34
#6414 - Lakeside Community Development RENEWAL 25-26 December 2025		\$14,633.34	\$0.00	\$14,633.34
<b>Total</b>		<b>\$14,633.34</b>	<b>\$0.00</b>	<b>\$14,633.34</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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### INVOICE

Date	Invoice No.
12/01/25	8732
Terms	Due Date
Net 30	12/31/25

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 December 2025		\$1,700.00	\$0.00	\$1,700.00
#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25 -26 December 2025		\$1,700.00	\$0.00	\$1,700.00
<b>Total</b>		<b>\$1,700.00</b>	<b>\$0.00</b>	<b>\$1,700.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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## INVOICE

Date	Invoice No.
12/09/25	8841
Terms	Due Date
Net 30	01/08/26

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
\$2,685.06	

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

QTY ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
		\$2,685.06	\$0.00	\$2,685.06

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

***Repairs found during the  
November Irrigation  
Inspection.***

Controller #1	\$1,489.85	\$0.00	\$1,489.85
Controller #2	\$1,195.21	\$0.00	\$1,195.21
<b>Total</b>	<b>\$2,685.06</b>	<b>\$0.00</b>	<b>\$2,685.06</b>

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

**Invoice**

Date	Invoice #
11/1/2025	INV0000104796

**Bill To:**

Lakeside CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Description	Services for the month of		Client Number
	October	Terms	
EE RECRUITING	67.33	\$1.00	\$67.33
		<b>Subtotal</b>	\$67.33
		<b>Total</b>	\$67.33

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

## Invoice

Date	Invoice #
11/21/2025	INV0000105096

**Bill To:**

Lakeside CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

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

## Invoice

Date	Invoice #
12/2/2025	INV0000105281

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

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

## Invoice

Date	Invoice #
12/5/2025	INV0000105411

**Bill To:**

Lakeside CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Services for the month of		Terms		Client Number
December		Upon Receipt		00064
Description		Qty	Rate	Amount
General Management & Oversight		1.00	\$791.67	\$791.67
Personnel Reimbursement		1.00	\$859.53	\$859.53
		Subtotal		\$1,651.20
		Total		\$1,651.20

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

## Invoice

Date	Invoice #
12/19/2025	INV0000105865

**Bill To:**

Lakeside CDD  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

October 28, 2025  
 Invoice Number: 1740653102825  
 Account Number: **8337 13 063 1740653**  
 Service At: 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669

**NEWS AND INFORMATION**

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 10/28/25 through 11/27/25  
details on following pages*



Previous Balance	0.00
Payments Received	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	0.00
Current Charges	\$145.00
<b>Total Due by 11/14/25</b>	<b>\$145.00</b>

**Welcome to Spectrum Business!** This bill reflects install & service charges from the date of install through your current billing period. If you made a payment at time of install, this bill may not reflect that payment but your next bill will.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 28 10292025 NNNNNYNN 01 002428 0011

LAKESIDE CDD  
 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669



October 28, 2025

**LAKESIDE CDD**

Invoice Number: 1740653102825  
 Account Number: 8337 13 063 1740653  
 Service At: 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669

<b>Total Due by 11/14/25</b>	<b>\$145.00</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833713063174065300145003

LAKESIDE CDD  
 Invoice Number: 1740653102825  
 Account Number: 8337 13 063 1740653



**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 28 10292025 NNNNNYNN 01 002428 0011

## Charge Details

Previous Balance	0.00
<b>Remaining Balance</b>	<b>\$0.00</b>

Payments received after 10/28/25 will appear on your next bill.

Service from 10/28/25 through 11/27/25

### Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-80.00

Your promotional price will expire on 10/27/26

**\$120.00**

**Spectrum Business™ Internet Total** **\$120.00**

### Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 10/27/26

**\$20.00**

**Phone number (727) 233-6225**

**\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** **\$20.00**

## Other Charges

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

## One-Time Charges

Installation	10/28	198.00
Installation Discount	10/28-11/27	-198.00
<b>One-Time Charges Total</b>		<b>\$0.00</b>

<b>Current Charges</b>	<b>\$145.00</b>
<b>Total Due by 11/14/25</b>	<b>\$145.00</b>

## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** – In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.



Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

## Simplify your life with Auto Pay!

Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay**!

Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)  
 (My Account login required)



## Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.



November 28, 2025  
 Invoice Number: 1740653112825  
 Account Number: **8337 13 063 1740653**  
 Service At: 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669

**Contact Us**  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

**Summary** *Service from 11/28/25 through 12/27/25  
details on following pages*

Previous Balance	145.00
Payments Received	0.00
<b>Past Due Balance - Due Now</b>	<b>\$145.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
One-Time Charges	8.95
Current Charges Due By 12/15/25	<b>\$153.95</b>
<b>Total Due</b>	<b>\$298.95</b>

**NOTE.** Taxes, Fees and Charges listed in the Summary only apply to Spectrum Business TV and Spectrum Business Internet and are detailed on the following page. Taxes, Fees and Charges for Spectrum Business Voice are detailed in the Billing Information section.

**NEWS AND INFORMATION**



**ACTION REQUIRED: ACCOUNT STATUS DELINQUENT – 2ND NOTICE**

You are currently past due on your account balance and have been scheduled for disconnection. The total past due amount will need to be paid to avoid further collection activity and final disconnection of services. If you resume service after disconnection, you will be required to pay your full past due amount, first month of service and a reconnection fee.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 28 11292025 NNNNNYNN 01 002457 0015

LAKESIDE CDD  
 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669



November 28, 2025

**LAKESIDE CDD**

Invoice Number: 1740653112825  
 Account Number: 8337 13 063 1740653  
 Service At: 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669

<b>Total Due</b>	<b>\$298.95</b>
Amount you are enclosing	\$

**Please Remit Payment To:**

CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833713063174065300298950

LAKESIDE CDD  
 Invoice Number: 1740653112825  
 Account Number: 8337 13 063 1740653



Contact Us  
 Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at **855-252-0675**

8633 2390 DY RP 28 11292025 NNNNNYNN 01 002457 0015

## Charge Details

Previous Balance	145.00
<b>Past Due Balance - Due Now</b>	<b>\$145.00</b>

Payments received after 11/28/25 will appear on your next bill.

Service from 11/28/25 through 12/27/25

## Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Static IP 1	20.00
Spectrum Business Internet Gig	180.00
Promotional Discount	-80.00

Your promotional price will expire on 10/27/26

**\$120.00**

**Spectrum Business™ Internet Total** **\$120.00**

## Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 10/27/26

**\$20.00**

**Phone number (727) 233-6225**

**\$0.00**

For additional call details,  
 please visit [SpectrumBusiness.net](http://SpectrumBusiness.net)

**Spectrum Business™ Voice Total** **\$20.00**

## Other Charges

Payment Processing	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

## One-Time Charges

Late Fee	11/28	8.95
<b>One-Time Charges Total</b>		<b>\$8.95</b>

**Current Charges Due By 12/15/25** **\$153.95**

**Total Due** **\$298.95**



## Billing Information

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

Continued on the next page....

Local Spectrum Store: 3302 Redeemer Way, New Port Richey FL 34655 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Visit [Spectrum.com/stores](http://Spectrum.com/stores) for store locations. For questions or concerns, visit [Spectrum.net/support](http://Spectrum.net/support)

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Spend less time paying your bill  
 and more time doing what you love.

It's Easy - No more checks, stamps or trips to the post office  
 It's Secure - Powerful technology keeps your information safe  
 It's Flexible - Use your checking, savings, debit or credit card  
 It's **FREE** - And helps save time, postage and the environment

Set up easy, automatic bill payments with **Auto Pay**!

Visit: [spectrumbusiness.net/payment](http://spectrumbusiness.net/payment)  
 (My Account login required)

## Payment Options

**Pay Online** - Visit us at [SpectrumBusiness.net/payment](http://SpectrumBusiness.net/payment) to get started today! Your account number and security code are needed to register.

**Pay by Phone** - Make a payment using our automated payment option at 1-866-519-1263; and authorize payment directly from your bank account or credit card.

For questions or concerns, please call **1-866-519-1263**.





Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	Lakeside CDD cddinvoice@rizzetta.com	<b>Invoice</b>	08700
<b>Ship to</b>	C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	<b>Date</b>	Nov 1, 2025
		<b>Terms</b>	Net 30
		<b>Due date</b>	Dec 1, 2025
		<b>Amount due</b>	\$760.00

<b>Items</b>	<b>Quantity</b>	<b>Price</b>	<b>Amount</b>
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

**Amount due      \$760.00**

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

### Notes

Thank you for your business.



Invoice

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

## Sun Coast Rust Control

<b>Bill to</b>	Lakeside CDD cddinvoice@rizzetta.com	<b>Invoice</b>	08727
<b>Ship to</b>	C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	<b>Date</b>	Dec 1, 2025
		<b>Terms</b>	Net 30
		<b>Due date</b>	Dec 31, 2025
		<b>Amount due</b>	\$760.00

<b>Items</b>	<b>Quantity</b>	<b>Price</b>	<b>Amount</b>
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

**Amount due      \$760.00**

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

### Notes

Thank you for your business.



# INVOICE

#088

Due Upon Receipt

Issued 11/7/2025

FROM

**Tampa Topdressing**

Chris Hill

813-505-2037

tampatopdressing@icloud.com

235 Apollo Beach Blvd. #236

Apollo Beach, FL 33572

BILL TO

**Lakeside CDD**

8139335571

KPena@rizzetta.com

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

**NOTES & PAYMENTS INSTRUCTIONS**

Payment upon completion.

Make check out to Tampa Topdressing LLC. Mail to: 235 Apollo Beach Blvd. #236 Apollo Beach FL 33572

Date of completion 11/6/2025



CC113025-235

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$9,795.00
Statement Closing Date	November 30, 2025
Days in Billing Cycle	30
Previous Balance	\$0.00
Payments & Credits	\$0.04
Purchases & Other Charges	\$204.14
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$0.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$204.10
Questions? Call Customer Service	
Toll Free - 1-844-626-6581	
International Collect - 1-301-665-4442	
TTY 1-301-665-4443	

**PAYMENT INFORMATION**

New Balance	\$204.10
<b>Minimum Payment Due</b>	<b>\$204.10</b>
<b>Payment Due Date</b>	<b>December 25, 2025</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		MICHELLE WHITE		\$0.00
		PETER SCHOBERT		\$204.10
11/04	11/04	55432869L5VAG6TAM	LOWES #00724* NEW PORT RICH FL MCC: 5200 MERCHANT ZIP: 346544919	85.50
11/25	11/25	5543286AA62APAKL5	CIRCLE K # 07523 HUDSON FL MCC: 5542 MERCHANT ZIP:	4.00
11/25	11/25	5543286A9626WSJTE	LOWES #00724* NEW PORT RICH FL MCC: 5200 MERCHANT ZIP: 346544919	114.64
11/27	11/27	0558745AB00000H7X	RBT CIRCLE K # 07523 EASYSAVINGS CREDIT MCC: 6532 MERCHANT ZIP:	0.04-
		RAMON ESLAVA		\$0.00

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank  
Commercial Services  
180 Fountain Parkway N  
St Petersburg FL 33716

**PAYMENT INFORMATION**

Payment Due Date	December 25, 2025
<b>New Balance</b>	<b>\$204.10</b>
Minimum Payment Due	\$204.10
Past Due Amount	\$0.00

Make Check  
Payable to:

Amount Enclosed:

\$

0 0  
LAKESIDE COMMUNITY DEVELOPMENT DIS  
3434 COLWELL AVE SUITE 200  
TAMPA FL 33614

Valley Bank  
PLEASE DO NOT MAIL CHECKS  
St Petersburg FL 33716

## IMPORTANT ACCOUNT INFORMATION

\$0 - \$204.10 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

## REWARDS SUMMARY

Previous Cashback Balance	\$3.11	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.51	\$0-\$500,000 = 0.25%
New Cashback Balance	\$3.62	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Mar 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

## INTEREST CHARGE CALCULATION

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

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	30	\$0.00

(v) = variable (f) = fixed

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

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

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

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

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

## INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

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

### MAKING PAYMENTS

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

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

### BALANCE COMPUTATION METHOD

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

### INTEREST

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

### CREDIT BALANCE

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

### NOTICE TO PAST-DUE CUSTOMERS:

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

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

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

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

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

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

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

### YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

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

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

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-4444.

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

### TELEPHONE MONITORING AND RECORDING.

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

**Lakeside CDD****Credit Card - Peter Schobert**

Limit \$10,000.00

**Closing Date - 11/30/25****Payment Date - 12/25/25***All Expenditures must be supported by receipts in order to be eligible for reimbursement.**Attach all receipts to this form.*

				<b>Misc. Contingency</b>
				<b>001-57900-6409</b>
<b>Date</b>	<b>Vendor Name</b>	<b>Description</b>	<b>Amount</b>	
11/04/25	Lowe's	Water Hose, Gallon Bottle, Slide Bolt Lock, Screws	85.50	85.50
11/25/25	Circle K	Gas	4.00	4.00
11/25/25	Lowe's	Gallon Pump Sprayer, Straps, Garden Hose	114.64	114.64
11/27/25	Circle K	Credit	(0.04)	(0.04)
		<b>TOTAL</b>	204.10	204.10



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: S0724IMG 5195401 TRANS#: 736986371 11-04-25

790508 ZERO-G 25-FT WATER HOSE	31.98
59188 BH HWH SELF DRL 14X1 25-C	7.98
123109 30 SECOND 1-GAL OUTDOOR C	12.48
586758 SLIDE RESIDENTIAL BOLT LO	13.28
224272 42-GAL 24-CT 3ML CONTR CH	19.78

SUBTOTAL:	85.50
TOTAL TAX:	0.00
INVOICE 71398 TOTAL:	85.50
M/C:	85.50

MC: XXXXXXXXXXXX8818 AMOUNT: 85.50 AUTHCD: 004409

CHIP REFID:072406398769 11/04/25 11:28:18

CUSTOMER CODE: Shop

TUR : 0000008000

TSI : E800

STORE: 0724 TERMINAL: 06 11/04/25 11:28:32

\* OF ITEMS PURCHASED:

5

11/25/2025 10:51:5  
Order Number: 2019478  
Circle K 2707523  
9508 State Rd 52  
Hudson FL 34669

(727) 868-8747

Term: 102

APPR : 025210

UHL-REG

PUMP No.

Gallons .02

PRICE/G \$2.969

TOTAL FUEL \$4.00

TOTAL SALE \$4.00

SALE

Master Card

Card Num : (R)

XXXXXXXXXXXX8818

Contactless

USD\$ 4.00

Mastercard

AID: A0000000041610

TUR: 0000008001

IAD:

XXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXX

TSI: E800

ARC: 00

ARQC:

89695D9AF59B17E4



LEARN MORE AT [LOWES.COM/MYLOWESREWARDS](http://LOWES.COM/MYLOWESREWARDS)

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

- SALE -

SALES#: S0724N00 4082715 TRANS#: 846504942 11-25-25

285868 ROUNDUP 1-GAL TANK SPRAY	17.98
146515 10-FT CAMBUCKLE 4-PC GREE	23.68
1036589 ZERO-G PRO 3/4-IN 75 FT H	72.98

SUBTOTAL:	114.64
TOTAL TAX:	0.00
INVOICE 74102 TOTAL:	114.64
M/C:	114.64

MC: XXXXXXXXXXXX8818 AMOUNT: 114.64 AUTHCD: 025521  
TAP REFID:072406102398 11/25/25 10:30:51  
CUSTOMER CODE: 00

Account Number **1544099**  
Meter Number 59783096  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 399.31  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

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

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	16916	20319				3403

**Comparative Usage Information**

Period	Days	Average kWh
Dec 2025	31	110
Nov 2025	28	75
Dec 2024	29	11

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](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.

<b>Previous Balance</b>	<b>260.63</b>
<b>Payment</b>	<b>260.63CR</b>
<b>Balance Forward</b>	<b>0.00</b>
<b>Customer Charge</b>	<b>39.16</b>
<b>Energy Charge</b> 3,403 KWH @ 0.06090	<b>207.24</b>
<b>Fuel Adjustment</b> 3,403 KWH @ 0.04200	<b>142.93</b>
<b>FL Gross Receipts Tax</b>	<b>9.98</b>
<b>Total Current Charges</b>	<b>399.31</b>
<b>Total Due</b>	<b>E.F.T.</b>
	<b>399.31</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

Account Number **1544100**  
Meter Number 54541332  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 78.26  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13633 LAKEMONT DR  
Service Description WELL  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	33093	33454				361

**Comparative Usage Information**

Period	Average kWh	
	Days	Per Day
Dec 2025	31	12
Nov 2025	28	10
Dec 2024	29	7

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.

<b>Previous Balance</b>	<b>68.98CR</b>	<b>68.98</b>
<b>Payment</b>		<b>0.00</b>
<b>Balance Forward</b>		
<b>Customer Charge</b>	<b>39.16</b>	
<b>Energy Charge</b> 361 KWH @ 0.06090	<b>21.98</b>	
<b>Fuel Adjustment</b> 361 KWH @ 0.04200	<b>15.16</b>	
<b>FL Gross Receipts Tax</b>	<b>1.96</b>	
<b>Total Current Charges</b>		<b>78.26</b>
<b>Total Due</b>	<b>E.F.T.</b>	<b>78.26</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC. 

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

Account Number **1544101**  
Meter Number 336835519  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 73.09  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	12887	13199				312

Comparative Usage Information

Period	Days	Average kWh Per Day
Dec 2025	31	10
Nov 2025	28	3
Dec 2024	29	6

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](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	50.40
Payment	50.40CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 312 KWH @ 0.06090	19.00
Fuel Adjustment 312 KWH @ 0.04200	13.10
FL Gross Receipts Tax	1.83
Total Current Charges	73.09
Total Due	73.09
	E.F.T.

**DO NOT PAY**

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WITHLACOOCHEE RIVER ELECTRIC  
COOPERATIVE, INC. 

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: 12/09/2025**

Use above space for address change ONLY.

District: BP06

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

**BP06**

Electronic Funds Transfer on or after 12/26/2025
<b>TOTAL CHARGES DUE 73.09</b>
<b>DO NOT PAY</b>

0001544101000007309000000730903

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

Cycle 06

Bill Date 12/09/2025  
Amount Due 112.67  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description ENTRANCE  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To					
Date	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	30155		30842		687

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Dec 2025	31	22
Nov 2025	28	34
Dec 2024	29	32

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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<b>Previous Balance</b>	<b>140.10</b>
<b>Payment</b>	<b>140.10CR</b>
<b>Balance Forward</b>	<b>0.00</b>
<b>Customer Charge</b>	<b>39.16</b>
<b>Energy Charge</b> 687 KWH @ 0.06090	<b>41.84</b>
<b>Fuel Adjustment</b> 687 KWH @ 0.04200	<b>28.85</b>
<b>FL Gross Receipts Tax</b>	<b>2.82</b>
<b>Total Current Charges</b>	<b>112.67</b>
<b>Total Due</b>	<b>E.F.T.</b>
	<b>112.67</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

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

Cycle 06

Bill Date 12/09/2025  
Amount Due 42.38  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading		Multiplier	Dem. Reading	KW Demand	kWh Used	
11/03	12/04	6585	6606			21	

Comparative Usage Information  
Average kWh  
Period Days Per Day  
Dec 2025 31 1  
Nov 2025 28 1  
Dec 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.

Previous Balance	42.17
Payment	42.17CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 21 KWH @ 0.06090	1.28
Fuel Adjustment 21 KWH @ 0.04200	0.88
FL Gross Receipts Tax	1.06
Total Current Charges	42.38
Total Due	42.38
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

Account Number **1544104**  
Meter Number 24309316  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 43.44  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	7184	7215				31

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Dec 2025	31	1
Nov 2025	28	1
Dec 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.

<b>Previous Balance</b>	<b>43.00</b>
<b>Payment</b>	<b>43.00CR</b>
<b>Balance Forward</b>	<b>0.00</b>
<b>Customer Charge</b>	<b>39.16</b>
<b>Energy Charge</b> 31 KWH @ 0.06090	<b>1.89</b>
<b>Fuel Adjustment</b> 31 KWH @ 0.04200	<b>1.30</b>
<b>FL Gross Receipts Tax</b>	<b>1.09</b>
<b>Total Current Charges</b>	<b>43.44</b>
<b>Total Due</b>	<b>E.F.T.</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

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

Cycle 06

Bill Date 12/09/2025  
Amount Due 41.43  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Date	Reading	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	12/04	5012	5024				12

Comparative Usage Information  
Average kWh  
Period Days Per Day

Dec 2025	31	0
Nov 2025	28	0
Dec 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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Previous Balance	41.32
Payment	41.32CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 12 KWH @ 0.06090	0.73
Fuel Adjustment 12 KWH @ 0.04200	0.50
FL Gross Receipts Tax	1.04
Total Current Charges	41.43
Total Due	41.43
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

Account Number **1544106**  
Meter Number 24309317  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 42.70  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From	To						
Date	Reading		Multiplier	Dem. Reading	KW Demand	kWh Used	
11/03	12/04	5609	5633			24	

Comparative Usage Information  
Average kWh  
Period Days Per Day  
Dec 2025 31 1  
Nov 2025 28 1  
Dec 2024 29 1

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



1 0 3 4 5 0 2 2

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Previous Balance	42.28
Payment	42.28CR
Balance Forward	0.00
Customer Charge	39.16
Energy Charge 24 KWH @ 0.06090	1.46
Fuel Adjustment 24 KWH @ 0.04200	1.01
FL Gross Receipts Tax	1.07
Total Current Charges	42.70
Total Due	42.70
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

Account Number **1544107**  
Meter Number 24309355  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Cycle 06

Bill Date 12/09/2025  
Amount Due 40.37  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13624 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	664	12/04	666				2

Comparative Usage Information  
Average kWh  
Period Days Per Day  
Dec 2025 31 0  
Nov 2025 28 0  
Dec 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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Previous Balance	40.37
Payment	40.37CR
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	40.37
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

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

Cycle 06

Bill Date 12/09/2025  
Amount Due 40.16  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13647 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	47	12/04	47				0

Comparative Usage Information  
Average kWh  
Period Days Per Day

Dec 2025	31	0
Nov 2025	28	0
Dec 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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Previous Balance	40.16
Payment	40.16CR
Balance Forward	0.00
Customer Charge	39.16
FL Gross Receipts Tax	1.00
Total Current Charges	40.16
Total Due	40.16
E.F.T.	

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.

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

Cycle 06

Bill Date 12/09/2025  
Amount Due 40.48  
Current Charges Due 01/02/2026

District Office Serving You  
Bayonet Point

Service Address 13510 CREST LAKE DR  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

See Reverse Side For More Information

**ELECTRIC SERVICE**

From		To					
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	511	12/04	514				3

**Comparative Usage Information**

Period	Days	Average kWh Per Day
Dec 2025	31	0
Nov 2025	28	0
Dec 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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<b>Previous Balance</b>	<b>40.37</b>
<b>Payment</b>	<b>40.37CR</b>
<b>Balance Forward</b>	<b>0.00</b>
<b>Customer Charge</b>	<b>39.16</b>
<b>Energy Charge</b> 3 KWH @ 0.06090	0.18
<b>Fuel Adjustment</b> 3 KWH @ 0.04200	0.13
<b>FL Gross Receipts Tax</b>	1.01
<b>Total Current Charges</b>	<b>40.48</b>
<b>Total Due</b>	<b>E.F.T.</b>

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/26/2025.