



Rizzetta & Company

# Lakeside Community Development District

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**Board of Supervisors' Regular  
Meeting  
June 3, 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 Charles Wood Barbara Callahan	Chair Vice-Chair 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.

**Board of Supervisors  
Lakeside Community  
Development District**

May 27, 2026

**AGENDA**

Dear Board Members:

The public hearing, closed shade session, and regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, June 3, 2026, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669. The regular and public hearing 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.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Discussion of FY 2026-2027 Budget
  - B. Consideration of Vacant Seat Resume ..... Tab 1
  - C. Consideration of Resolution 2026:15 - Electing Officers ..... Tab 2
  - D. Discussion Regarding the Shed ..... Tab 3
  - E. Consideration of the Sign Proposal ..... Tab 4
  - F. Consideration of Meadow Oaks Agreement regarding Pasco County Utilities and Brightland Homes ..... Tab 5
  - A. Public Hearing on Rulemaking and Rule Development for the Amended Towing Rules
    1. Consideration of Resolution 2026-16 - Towing Policies  
*(Under Separate Cover)*
- 4. STAFF REPORTS**
  - A. District Engineer
  - B. AWC Waterway Inspection Report ..... Tab 6
  - C. Community Asset Management Report ..... Tab 7
  - D. Pine Lake Landscape/Irrigation Inspection Report *(Under Separate Cover)*
  - E. Maintenance Report ..... Tab 8
  - F. District Counsel
  - G. District Manager
    1. Presentation of District Managers' Report and Monthly Financials . Tab 9
- 5. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor Meeting May 6, 2026 ..... Tab 10
  - B. Consideration of Minutes of the Board of Supervisor Special Meeting Bid Openings for Pond and Wetland Projects April 15, 2026 *(Under Separate Cover)*
  - C. Consideration of Operation & Maintenance Expenditures for April 2026 ..... Tab 11
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Closed Shade Session

- 1. CALL TO ORDER / ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. BUSINESS ITEMS**

A. Discussion of District's Security System Plan

- 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*

Darryl Adams  
District Manager

# Tab 1

**DAVID SAAD**

[dsaad7@comcast.net](mailto:dsaad7@comcast.net) |

Accomplished property manager with a proven track record of sustaining and increasing property values. Committed to resident satisfaction and exceeding management goals. Highly driven and enthusiastic, with strong time management and leadership skills. Experienced in developing strategic marketing plans to maximize income potential.

**Community Association Manager (CAM) Licensed – Florida License #62478**

## **PROFESSIONAL EXPERIENCE**

### **Property Manager • RI Seekonk Holdings, LLC & Charda Properties, LLC — 2016 – 2023**

Oversaw operations at two residential communities (Greenbrier – MA and Boulder Farms – RI), ensuring efficient property management and resident satisfaction.

Managed all aspects of rentals and sales of condos and apartments

Supervised business office and maintenance staff

Negotiated vendor contracts and oversaw service agreements

Developed and executed successful marketing strategies for tenant acquisition

Handled leasing documentation and approvals

Managed service budgets and capital improvement plans

Implemented electronic rent collection and streamlined payment processing

Communicated with 660+ residents regarding leases, rent, and maintenance

Coordinated maintenance and renovations with minimal tenant disruption

### **David Saad Design, Owner & Principal • East Providence, RI — 1995 – 2016**

Founded and managed a full-service marketing communications agency serving a diverse client base. Developed brand strategies and integrated marketing campaigns

Led creative direction, project management, and SEO strategy

Designed social media and digital marketing programs to enhance engagement

Measured campaign effectiveness using performance metrics

**Notable Clients:** Johnson & Johnson, Codman, DePuy, ES Products, Tyco, DASKO Label, Omni, Hurd Automall, Elmwood Dodge, Leageez, American Legion, Northeastern University, Harvard University

## **CIVIC & BOARD SERVICE**

Lakeside Community HOA Board -

Seekonk Planning Board – Elected Member, 8 years (Chair for 8 years)

Seekonk Finance Committee – Appointed Member, 6 years

TV9 Seekonk Board of Directors – Elected Member, 9 years (President for 5 years)

## **EDUCATION**

New England School of Art & Design - Bachelor of Science, Marketing Communications Design

Rhode Island College - Bachelor of Science, Art

Rhode Island School of Design - Master's Degree, Video/Film Production

## HAYDIE MOLINA

### PROFESSIONAL SUMMARY

Dedicated and results-driven professional with over 20 years of experience in law enforcement, operations management, and public service. Proven leadership in supervisory roles, with a strong focus on safety, compliance, and customer service excellence. Skilled in conflict resolution, team coordination, and policy enforcement. Bilingual in English and Spanish, with a commitment to serving diverse communities with integrity and professionalism.

### WORK EXPERIENCE

2015 – Retired                      Pasco County Tax Collector's Office, Gulf Harbors, FL  
Customer Service Supervisor I

- Assist front-line clerks and the public in delivering excellent customer service
- Resolve complex customer issues and provide guidance to staff
- Establish work schedules and assign employees to tasks
- Coordinate workflow to ensure efficiency and timely operations
- Prepare weekly, monthly, and annual reports and audits
- Assist with translation of procedures for Spanish-speaking customers
- Enforce security policies, procedures, applicable laws, and local regulations

2012 – 2015                      Integrity Staffing / Amazon AVP2 Branch, Gouldsboro, PA  
Operations Manager and Safety Specialist

- Managed multiple shifts and salaried managers at client locations
- Ensured performance expectations were met, including accountability and training
- Scheduled staff and coordinated with HR and safety teams for coverage
- Performed HR generalist and safety manager duties during investigations
- Conducted safety training for new associates
- Oversaw safety policies and ensured safe working conditions
- Facilitated incident investigations in partnership with internal teams and client departments

1981 – 2002                      New York City Police Department, Brooklyn, NY  
Homicide Detective 2

Conducted investigations into homicides, shootings, and violent assaults  
Investigated cold cases and special projects, including extraditions and gang-related cases  
Developed investigative leads and ensured thorough case follow-up  
Collaborated with detectives, specialized units, and the District Attorney's Office  
Prepared evidence and case files for court proceedings



**MIKE FASANO**  
**TAX COLLECTOR**  
PASCO COUNTY FLORIDA

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

July 11, 2025

Haydie Molina



Dear Haydie

*Haydie*

Thank you very much for your many years of excellent service to the Pasco Tax Collector's Office. Throughout your work on the front line, as a supervisor and finally as a safety agent/ road tester, you have been an invaluable part of our team. You will truly be missed as you move on to the next chapter of your life.

There are few people who have the calmness and patience of personality that has made you a standout in our organization. I have no doubt your years of law enforcement are reflected in your daily demeanor which you demonstrated equally to our customers and your colleagues. I for one will miss you greatly as I know most all who worked with you shall as well.

While we as an organization are losing a wonderful employee and even more wonderful person, we know that you deserve this opportunity to move on and enjoy life to the fullest. Please know that even though you may no longer be a part of our staff, you will always be welcome here. Please do not hesitate to reach out if there is anything I or anyone can ever do to assist you.

Yours truly,

Mike Fasano  
Tax Collector

MF/gg

*I thank you for all the best!  
God bless,*

FOR YOUR CONVENIENCE:

EAST PASCO GOVERNMENT CENTER  
DADE CITY  
TELEPHONE 352.521.4360

WEST PASCO GOVERNMENT CENTER  
NEW PORT RICHEY  
TELEPHONE 727.847.8165

TAX COLLECTOR BUILDING  
GULF HARBORS  
TELEPHONE 727.847.8165

CENTRAL PASCO GOVERNMENT CENTER  
LAND O'LAKES  
TELEPHONE 813.235.6020

COMPARK 75 BUSINESS PARK  
WESLEY CHAPEL  
TELEPHONE 813.235.6020

**Sandra Dixon**  
**Tampa Florida**  
**813-410-1016**  
**dixonfla@gmail.com**

### **Professional Summary**

Comprehensive experience in client service and banking skills for banks and financial institutions with top commercial clients.

Outstanding communication with written and verbal skills.

High anticipation for a position and opportunity to serve my community.

### **Skills**

Attentive listener

Self-motivated

Proficient in investigation and resolution

Creative problem solver with follow through abilities

### **Work Experience**

Citibank, Tampa Fl 2007- 2025

Senior Client Service Officer

Client facing for complex securities clients and ensuring top quality service

Credit Suisse (now known as UBS) N.Y. NY 1997- 2007

International file administrator

Train new junior administrators, support portfolio managers

Fiduciary Trust (now known as Templeton Trust) N.Y. NY 1988- 1997

Direct interface with clients regarding their accounts

Balanced client assets and cash discrepancies

### **Education**

B.A majoring in journalism-Baruch College NYC NY, 1986

Successfully completed intensive proofreading workshop

### **Certifications**

Official Florida Notary valid until 2027 and will be renewed

## **Tab 2**

**RESOLUTION 2026-15**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

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

**PASSED AND ADOPTED** this 3rd day of June 2026.

ATTEST:

**LAKESIDE  
COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson/Vice Chairperson,  
Board of Supervisors

## **Tab 3**

**CODE-26-003050 - Permitted Use Violation**

Menu Help

**File Date:** [04/29/2026](#)

**Case Detail:** [Detail](#)

**Application Status:** [Warning Issued](#)

**Case Type:** [Code Compliance Complaint](#)

**Address:** [13609 LAKEMONT DRIVE, HUDSON, FL 34669](#)

**Custom Fields: LOCATION DETAILS**

**Address**  
[13609 LAKEMONT DRIVE](#)  
**Commission District**  
[DISTRICT 5](#)  
**Taxing Authority**  
[UF](#)

**Parcel ID**  
[34 24 17 0080 QE210 0000](#)  
**Public Record Exemption**  
[N](#)

**Zoning**  
[MPUD-100](#)  
**Code Compliance Zone**  
[3](#)

**REQUEST DETAILS**

**Request Type**  
[Permitted Use Violation](#)

**Detailed Description**  
[Unpermitted use of a property outside the limitations of the property's permit, DC Ch. 500, red, conditional, and special exception uses determined from the property's zoning as defined in the Pasco County Land Development Code.](#)

**Section**

**Class**  
[VI](#)  
**Type of Submittal**

**Assigned to Staff**  
[Heather Goodman](#)  
**Owner Details**

**Source**

**Notification Letter Attached**

**Sign Ordinance Violation**

[Community Association Complaint](#)

**# of Non-Political Signs Removed**

[No](#)  
**Active Lis Pendens**  
[No](#)

[No](#)  
**# of Political Signs Removed**

**INSPECTION DETAILS**

**Proactive Record**  
[No](#)  
**Law Enforcement Assistance Required**  
[No](#)  
**DOV Issuance Date**  
 ---  
**Lien Resolution**  
 ---  
**Invoice Amount**  
 ---  
**Arraignment Hearing Date**  
 ---

**Case Status**  
[Warning Issued](#)  
**Warning Issuance Date**  
[05/14/2026](#)  
**Lien Applied Date**

**Initial Site Inspection Date**  
[05/05/2026](#)  
**DOV Required?**  
[No](#)  
**Date Sent to Contractor**

**Invoice Date**

**Invoice #**

**Citation Issuance Date**

**Compliance Order Expiration Date**

**Final Hearing Date**

**MULTIPLE VIOLATIONS DETAILS**

**Multiple Violations Present?**  
[No](#)  
**Boats, Trailers, and RVs**  
[N/A](#)  
**Commercial Vehicle/Equipment**  
[N/A](#)  
**Fence Violations**  
[N/A](#)  
**Illegal Dumping of Trash or Debris**  
[N/A](#)  
**Inoperable Vehicle**  
[N/A](#)  
**Open Burn Violation**  
[N/A](#)  
**Outdoor Lighting Illumination Violation**  
[N/A](#)  
**Right-of-way Use Violation**

**Abandoned Sign**  
[N/A](#)  
**Clear Sight Triangle Violation**  
[N/A](#)  
**Dangerous Use of Right-of-way**  
[N/A](#)  
**Hazard Tree in Right-of-way**  
[N/A](#)  
**Illegal Fill Violation**  
[N/A](#)  
**Noise Ordinance Violation**  
[N/A](#)  
**Operating without a B.T.R.**  
[N/A](#)  
**Overgrown Conditions**  
[N/A](#)  
**Sign Ordinance Violation**

**Blighted Commercial Property**  
[N/A](#)  
**Commercial Landscaping Violation**  
[N/A](#)  
**Digital Billboard Inspection**  
[N/A](#)  
**Homeless Encampment**  
[N/A](#)  
**Illicit Discharge Violation**  
[N/A](#)  
**Obstructed Roadway**  
[N/A](#)  
**Other**  
[N/A](#)  
**Permitted Use Violation**  
[N/A](#)  
**Sign Permit Inspection**

[N/A](#)  
 Site Development Violation  
[N/A](#)  
 Towing Violation  
[N/A](#)  
 Tree Removal without Permit  
[N/A](#)  
 Unsecured Swimming Pool  
[N/A](#)  
 Waterway Issues  
[N/A](#)

[N/A](#)  
 Stinging Insects  
[N/A](#)  
 Trash, Junk, and Debris  
[N/A](#)  
 Unmaintained Swimming Pool  
[N/A](#)  
 Violation of Foreclosure Registry  
[N/A](#)  
 Rental Registration Violation  
[N/A](#)

[N/A](#)  
 Street Numbers Complaint  
[N/A](#)  
 Tree Permit Inspection  
[N/A](#)  
 Unsecured Appliances  
[N/A](#)  
 Violation of Site Plan  
[N/A](#)

**Owner Name:** [LAKESIDE COMMUNITY DEVELOPMENT](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Contact Primary Address	Status	Contact Start Date	Contact
	MIN. STANDARDS		Complainant		4111 LAND O LAK...		Active	04/29/2026	

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	<a href="#">Code Compliance</a>	Tammy Briggs	Warning Issued	05/14/2026	Heather Goodman

**Job Value:** [\\$0.00](#)

**Total Fee Assessed:** [\\$0.00](#)

**Total Fee Invoiced:** [\\$0.00](#)

**Balance:** [\\$0.00](#)

Documents:	File Name	Document Group	Category	Description	Type	Document Status	Document Status Date
	<a href="#">measurement of shed</a>	ENF_GEN			application/pdf	Uploaded	05/14/2026

[Show all](#)

Condition Status:	Name	Short Comments	Status	Apply Date	Severity	Action By
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Scheduled/Pending Inspections:	Inspection Type	Scheduled Date	Inspector	Status	Comments
--------------------------------	-----------------	----------------	-----------	--------	----------

Resulted Inspections:	Inspection Type	Inspection Date	Inspector	Status	Comments
	<a href="#">#01 Code Admin Entry</a>	05/14/2026	Heather Goodman	Warning Issued	After speaking with Supervisor A.V...
	<a href="#">802 Code Inspection</a>	05/05/2026	Heather Goodman	In Research	I am putting this in research afte...



CODE-26-003050

CODE-26-00...

Permitted Use Vi...  
shed on a vacant...

STATUS

> Warning Issued  
05/14/2026 b...

LOCATION

> 13609 LAKEM...  
HUDSON, FL ...

CONTACT

> Inspector Rhe...

WORKFLOW

> 1 total Task  
●...

## CODE-26-003050 - Permitted Use Violation

Save    Reset    Cancel    Help

First Name

Inspector

Middle Name

Last Name

Rheyne

Home Phone

Primary

Yes ▾

Full Name

MIN. STANDARDS

Work Phone

Type \*

Complainant ▾

Organization Name

Cell Phone \*

000-000-0000

Preferred Channel

--Select-- ▾

Address Line 1

4111 LAND O LAKES BLVD

Reference Contact ID

Address Line 2

City

LAND O LAKES

State

FL

Zip Code

E-mail

### Contact Address

New    Look Up    Remove    Deactivate

CODE-26-003050

<input type="checkbox"/> Contact Address ID	Address Line 1	City	State	Zip	Country/Region
---	----------------	------	-------	-----	----------------

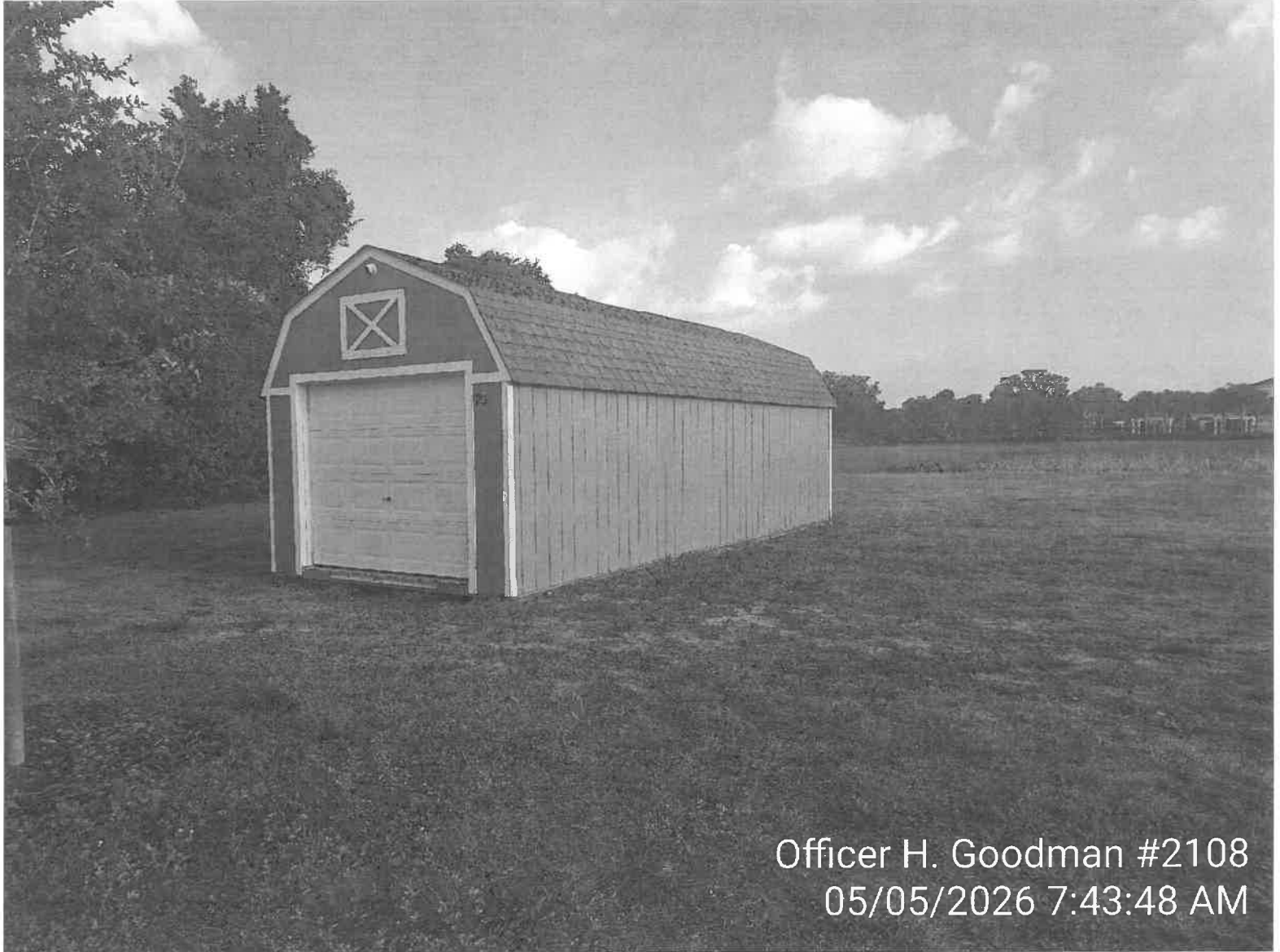
0 record(s) found.



## Update Results



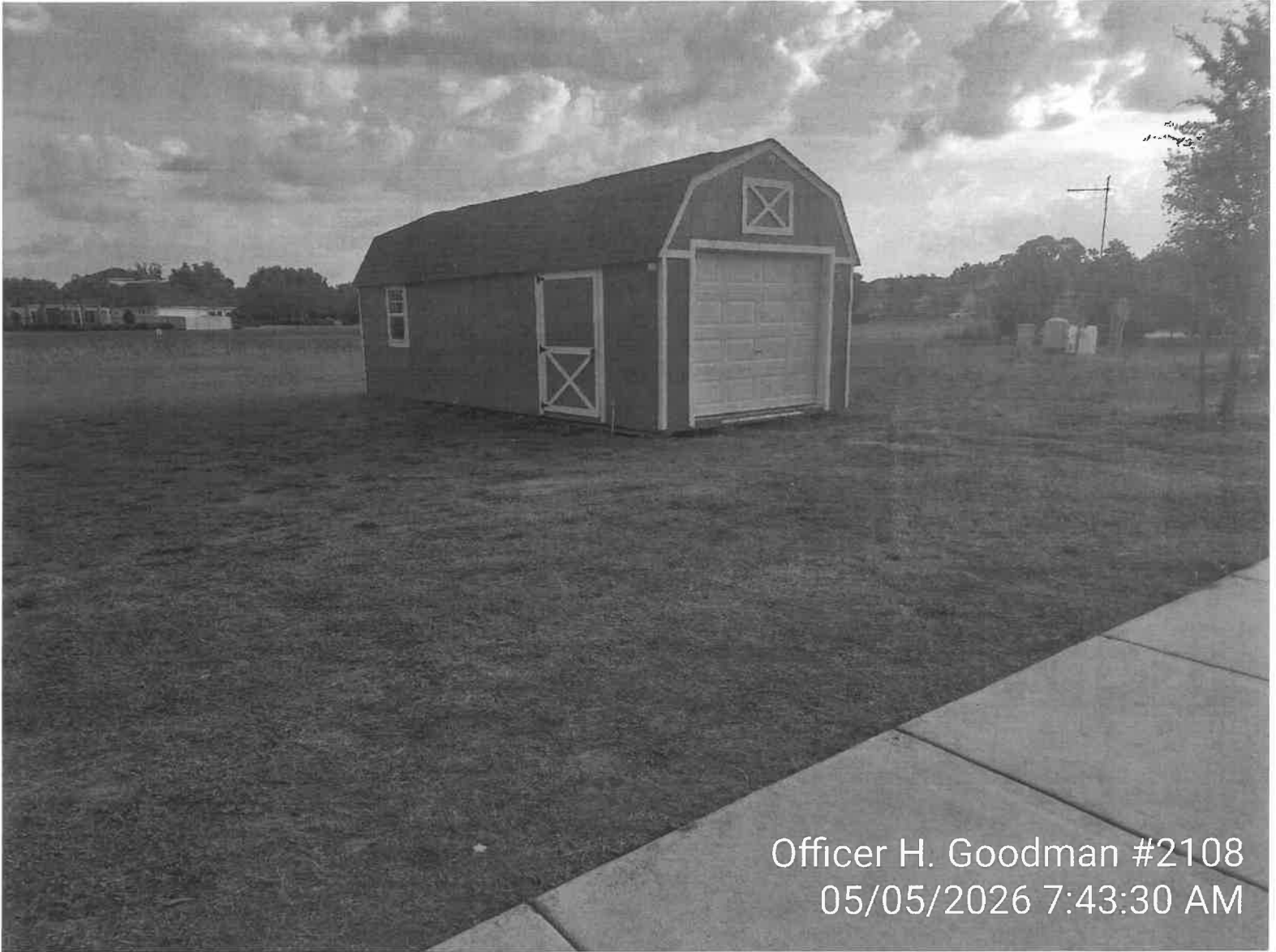
Record Number	Address	Inspection Type	Date of Inspection	Time of Inspection	Inspection Notes	Inspector
<a href="#">CODE-26-003050</a>	13609 LAKEMONT DRIVE, HUDSON, FL 34669	802 Code Inspection	5/5/2026	8:30AM	I am putting this in research after discussing first with JR, then A. Vera and sending them my photos of shed. I will await a determination on how to proceed. Please see attached photos	Heather Goodman
<a href="#">CODE-26-003050</a>	13609 LAKEMONT DRIVE, HUDSON, FL 34669	801 Code Admin Entry	5/14/2026	10:30AM	After speaking with Supervisor A.Vera and Operations Manager Tomow I will issue the warning under 530.3 Construction of Accessory Buildings and Structures Measurements were done at the request of Manger Tomow and the shed measures 10x28 attached are those photos No accessory building or structure, except fencing, shall be constructed upon a lot until the construction of the principal building has been actually commenced. Since there is no principle structure I will mail the 14 day warning to the responsible party.	Heather Goodman



Officer H. Goodman #2108  
05/05/2026 7:43:48 AM



Officer H. Goodman #2108  
05/05/2026 7:43:40 AM



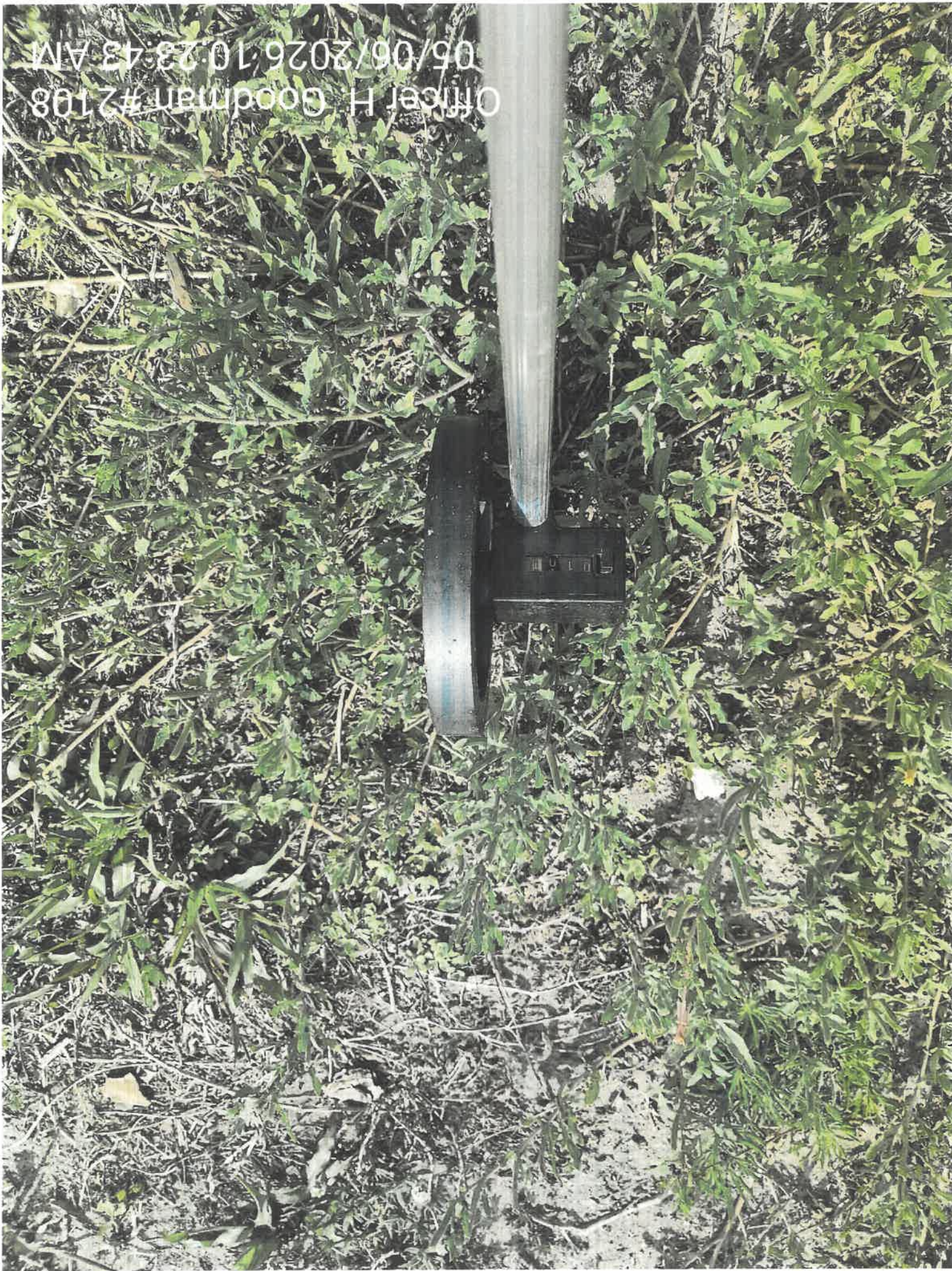
Officer H. Goodman #2108  
05/05/2026 7:43:30 AM



05/06/2026 10:25:34 AM  
Officer H. Goodman #2108

Officer H. Goodman #2108  
05/06/2026 10:24:33 AM





05/06/2026 10:23:43 AM  
Officer H. Goodman #2108



Officer H. Goodman #2108  
05/06/2026 10:23:20 AM

**CODE-26-001473 - Permitted Use Violation**

Menu Help

**File Date:** [03/04/2026](#)

**Case Detail:** [Detail](#)

**Application Status:** [Closed - Entered in Error](#)

**Case Type:** [Code Compliance Complaint](#)

**Address:** [13609 LAKEMONT DRIVE, HUDSON, FL 34669](#)

**Custom Fields: LOCATION DETAILS**

**Address**  
[13609 LAKEMONT DRIVE](#)  
**Commission District**  
[DISTRICT 5](#)  
**Taxing Authority**  
[UF](#)

**Parcel ID**  
[34 24 17 0080 0E210 0000](#)  
**Public Record Exemption**  
[N](#)

**Zoning**  
[MPUD-100](#)  
**Code Compliance Zone**  
[3](#)

**REQUEST DETAILS**

**Request Type**  
[Permitted Use Violation](#)

**Detailed Description**  
[Unpermitted use of a property outside the limitations of the property's permitted, conditional, and special exception uses determined from the property's zoning as defined in the Pasco County Land Development Code.](#)

**Section**  
[LDC Ch. 500](#)

**Class**  
[VI](#)  
**Type of Submittal**  
[Online](#)  
**Notification Letter Attached**  
[-](#)

**Assigned to Staff**  
[Tammy Briggs](#)  
**Owner Details**  
[-](#)  
**Sign Ordinance Violation**  
[-](#)

**Source**  
[Citizen](#)  
**Community Association Complaint**  
[-](#)  
**# of Political Signs Removed**  
[-](#)

**# of Non-Political Signs Removed**  
[-](#)

**Active Lis Pends**  
[-](#)

**INSPECTION DETAILS**

**Proactive Record**  
[No](#)  
**Law Enforcement Assistance Required**  
[-](#)  
**DOV Issuance Date**  
[-](#)  
**Lien Resolution**  
[-](#)  
**Invoice Amount**  
[-](#)  
**Arraignment Hearing Date**  
[-](#)

**Case Status**  
[Closed - Entered in Error](#)  
**Warning Issuance Date**  
[-](#)  
**Lien Applied Date**  
[-](#)  
**Invoice Date**  
[-](#)  
**Citation Issuance Date**  
[-](#)  
**Final Hearing Date**  
[-](#)

**Initial Site Inspection Date**  
[-](#)  
**DOV Required?**  
[-](#)  
**Date Sent to Contractor**  
[-](#)  
**Invoice #**  
[-](#)  
**Compliance Order Expiration Date**  
[-](#)

**MULTIPLE VIOLATIONS DETAILS**

**Multiple Violations Present?**  
[-](#)  
**Boats, Trailers, and RVs**  
[N/A](#)  
**Commercial Vehicle/Equipment**  
[N/A](#)  
**Fence Violations**  
[N/A](#)  
**Illegal Dumping of Trash or Debris**  
[N/A](#)  
**Inoperable Vehicle**  
[N/A](#)  
**Open Burn Violation**  
[N/A](#)  
**Outdoor Lighting Illumination Violation**  
[N/A](#)  
**Right-of-way Use Violation**  
[-](#)

**Abandoned Sign**  
[N/A](#)  
**Clear Sight Triangle Violation**  
[N/A](#)  
**Dangerous Use of Right-of-way**  
[N/A](#)  
**Hazard Tree in Right-of-way**  
[N/A](#)  
**Illegal Fill Violation**  
[N/A](#)  
**Noise Ordinance Violation**  
[N/A](#)  
**Operating without a B.T.R.**  
[N/A](#)  
**Overgrown Conditions**  
[N/A](#)  
**Sign Ordinance Violation**  
[-](#)

**Blighted Commercial Property**  
[N/A](#)  
**Commercial Landscaping Violation**  
[N/A](#)  
**Digital Billboard Inspection**  
[N/A](#)  
**Homeless Encampment**  
[N/A](#)  
**Illicit Discharge Violation**  
[N/A](#)  
**Obstructed Roadway**  
[N/A](#)  
**Other**  
[N/A](#)  
**Permitted Use Violation**  
[N/A](#)  
**Sign Permit Inspection**  
[-](#)

N/A  
 Site Development Violation  
N/A  
 Towing Violation  
N/A  
 Tree Removal without Permit  
N/A  
 Unsecured Swimming Pool  
N/A  
 Waterway Issues  
N/A

N/A  
 Stinging Insects  
N/A  
 Trash, Junk, and Debris  
N/A  
 Unmaintained Swimming Pool  
N/A  
 Violation of Foreclosure Registry  
N/A

N/A  
 Street Numbers Complaint  
N/A  
 Tree Permit Inspection  
N/A  
 Unsecured Appliances  
N/A  
 Violation of Site Plan  
N/A

**Owner Name:** LAKESIDE COMMUNITY DEVELOPMENT

<b>Contact Info:</b>	<b>Name</b>	<b>Organization Name</b>	<b>Contact Type</b>	<b>Relationship</b>	<b>Address</b>	<b>Contact Primary Address</b>	<b>Status</b>	<b>Contact Start Date</b>	<b>Contact</b>
	Randall Le Blanc		Complainant		13838 loosened ..		Active	03/04/2026	

<b>Workflow Status:</b>	<b>Task</b>	<b>Assigned To</b>	<b>Status</b>	<b>Status Date</b>	<b>Action By</b>
	Code Compliance		Closed - Ent...	03/04/2026	Tammy Briggs

**Job Value:** \$0.00

**Total Fee Assessed:** \$0.00

**Total Fee Invoiced:** \$0.00

**Balance:** \$0.00

<b>Documents:</b>	<b>File Name</b>	<b>Document Group</b>	<b>Category</b>	<b>Description</b>	<b>Type</b>	<b>Document Status</b>	<b>Document Status Date</b>
	Show all						

<b>Condition Status:</b>	<b>Name</b>	<b>Short Comments</b>	<b>Status</b>	<b>Apply Date</b>	<b>Severity</b>	<b>Action By</b>
--------------------------	-------------	-----------------------	---------------	-------------------	-----------------	------------------

<b>Scheduled/Pending Inspections:</b>	<b>Inspection Type</b>	<b>Scheduled Date</b>	<b>Inspector</b>	<b>Status</b>	<b>Comments</b>
---------------------------------------	------------------------	-----------------------	------------------	---------------	-----------------

<b>Resulted Inspections:</b>	<b>Inspection Type</b>	<b>Inspection Date</b>	<b>Inspector</b>	<b>Status</b>	<b>Comments</b>
	801 Code Admin Entry	03/04/2026	Tammy Briggs	Closed - Entere...	Closing as entered in error. Custo...



CODE-26-00...

Permitted Use Vi...  
PER CATALIS 129...

STATUS

> Closed - Enter...  
03/04/2026 b...

LOCATION

> 13609 LAKEM...  
HUDSON, FL ...

CONTACT

> Randall Le Bla...

WORKFLOW

> 1 total Task  
●...

## CODE-26-001473 - Permitted Use Violation

Save    Reset    Cancel    Help

<b>First Name</b> Randall	<b>Middle Name</b> 	<b>Last Name</b> Le Blanc	<b>Home Phone</b> 7273896650	<b>Primary</b> Yes ▾
<b>Full Name</b> 			<b>Work Phone</b> 7273896650	<b>Type *</b> Complainant ▾
<b>Organization Name</b> 			<b>Cell Phone *</b> 727-389-6650	<b>Preferred Channel</b> Phone ▾
<b>Address Line 1</b> 13838 loosened dr			<b>Reference Contact ID</b> 371513	
<b>Address Line 2</b> 				
<b>City</b> Hudson	<b>State</b> FL	<b>Zip Code</b> 34669		
<b>E-mail</b> spacheco5363@yahoo.com				

### Contact Address

New    Look Up    Remove    Deactivate

CODE-26-001473

<input type="checkbox"/>	Contact Address ID	Address Line 1	City	State	Zip	Country/Region
--------------------------	--------------------	----------------	------	-------	-----	----------------

0 record(s) found.

# Tab 4

# Estimate

**AramSCO Inc**  
**14521 60th St N**  
**Clearwater, FL 33760**

Date	Estimate #
5/26/2026	39980

<b>Name / Address</b>
Lakeside CDD C/O Rizzetta Company 3434 Colwell Ave, Suite 200 Tampa, Fl 33614 Phone: 813.994.1001 ext. 7068

<b>Ship To</b>
Lakeside CDD 5844 Old Pasco Road, Suite 100 Wesley Chapel, Florida 33755

Terms	P.O. No.	Rep	Tax Exempt Info:		
Net 30		CA	85-801344116c-6 08/24		
Item	Description	Qty	Rate	Total	
W11-2-30-Dg3-D...	30x30 Dg3-DgYg (3M 4083 Series) Fluorescent Yellow Green Pedestrian Crossing (Stock:)	25	72.18	1,804.50T	
W16-7pL-30-DgY...	30x18 Dg3 DgYg (3M 4083 Series) Fluorescent Yellow Green Arrow Left (Stock: FDOT Only)	13	43.94	571.22T	
W16-9p-30-DgYg...	30x18 DgYg (3m 4083) Ahead (Stock: FDOT Only)	9	43.94	395.46T	
12galv-U	12'x2# Galvanized U-channel	25	38.95	973.75T	
			<b>Subtotal</b>	\$3,744.93	
<b>Phone #</b>	<b>Fax #</b>	<b>Web Site</b>	<b>Sales Tax (0.0%)</b>	\$0.00	
727-446-7983	727-443-1225	WWW.NTSIGNS.COM	<b>Total</b>	\$3,744.93	

# Tab 5



Christopher W. Hayes

Akerman LLP  
420 South Orange Avenue  
Suite 1200  
Orlando, FL 32801-4904

T: 407 423 4000

F: 407 843 6610

December 12, 2024

VIA E-MAIL (meredith@cddlattorneys.com)

Meredith W. Hammock, Esq.  
Kilinski Van Wyk  
517 E. College Avenue  
Tallahassee, Florida 32301

Re: Lakeside CDD – Meadow Oaks - Letter Agreement regarding Pasco County Utilities and Brightland Homes: (i) Permanent Utility Easement; (ii) Temporary Construction Easement; and Cost Responsibility

Dear Meredith:

This Letter Agreement is being entered into by and between **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose local government established under Chapter 190, Florida Statutes, having a mailing address of c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("**CDD**"), and **BRIGHTLAND HOMES OF FLORIDA, LLC**, a Delaware limited liability company, having a mailing address of 3815 South Capital of Texas Hwy., Suite 210, Austin, Texas 78704 ("**Brightland**") (each a "**Party**" and collectively, the "**Parties**") regarding: (i) the CDD granting a permanent utility easement over portions of Tract WW of the Lakeside Phase 4 Plat owned by the CDD for the connection of sanitary sewer and potable water for the benefit of Pasco County, Florida ( "**Pasco County**") and its permittees for usage by the adjacent development (the "**Meadow Oaks Development**"); (ii) the CDD granting a temporary construction easement in relation to the sanitary sewer line, to Brightland (and/or the then-current owner) to complete the work, as Pasco County does not require it to be in favor of Pasco County for their purposes, (together, the "**Easements**"); and (iii) Brightland's agreement to cover certain costs associated therewith.

Tract WW is designated as a drainage, access and utility easement, wetland conservation area and wetland mitigation conservation area, and upland area tract within the plat entitled *Lakeside Phase 4* recorded in the Official Records of Pasco County, Florida, Plat Book 78, Page 91 et seq. Said tract is owned by the CDD and it includes open space, a stormwater drainage facilities, and is encumbered by a utility easement in favor of Pasco County, which area is inclusive of a 10' potable water pipe, which is currently owned and maintained by Pasco County. The CDD also owns the right-of-way, Sea Bridge Drive, that abuts Tract WW and there is a sanitary sewer

man hole connection point located within said right-of-way, which shall be utilized pursuant to this Letter Agreement.

Brightland and Pasco County's utility department have determined that it is in their mutual bests interests to connect the Meadow Oaks Development to the 10' potable water pipe as shown on the utility plan attached hereto as **Exhibit "A"** (the "**Utility Plan**") and to install sewer facilities within Tract WW connecting the Meadow Oaks Development to a manhole located within Sea Bridge Drive, a platted right-of-way owned and maintained by the CDD, also as shown on the attached **Exhibit "A"** and the CDD has consented to Brightland and Pasco County's access to and use of the CDD's real property and improvements thereupon in order to assist Brightland and Pasco County's efforts to complete construction as shown in the Utility Plan.

The CDD has agreed to grant the Easements to Pasco County and Brightland (and/or the then-current owner) on the condition that Brightland bear the costs and expenses associated with the following:

(a) CDD Legal Fees associated with this request from September 4, 2024 (the date Brightland's request was first presented to the CDD) through the completion of the utility project described herein and the CDD's final acceptance of the same (final acceptance by the CDD being subject to Brightland restoring and/or repairing the CDD's property to the same or better condition as existed prior to Brightland's use, with any and all restoration and/or repairs to the CDD's property as a result of Brightland and Pasco County's work being completed to the reasonable satisfaction of the CDD, which shall not be unreasonably withheld);

(b) CDD Engineering Fees associated with this request from September 4, 2024 (the date Brightland's request was first presented to the CDD) through the completion of the utility project described herein and the CDD's final acceptance of the same (final acceptance by the CDD being subject to Brightland restoring and/or repairing the CDD's property to the same or better condition as existed prior to Brightland's use, with any and all restoration and/or repairs to the CDD's property as a result of Brightland and Pasco County's work being completed to the reasonable satisfaction of the CDD, which shall not be unreasonably withheld);

(c) CDD costs to install a berm within Tract WW for aesthetics and buffering between the Lakeside and Meadow Oaks Developments in the amount of \$43,000.00 (the "Berm Expense").

The CDD agrees to grant the necessary permanent and temporary easements to Pasco County and temporary easements to Brightland (and/or the then-current owner) using forms substantially similar to the forms attached hereto as **Exhibit "B"** and **Exhibit "C"** respectively.

The CDD and Brightland agree that they wish to mutually rely upon the two (2) estimates for the Berm Expense provided by Lawn Medic Landscaping & Irrigation, LLC and Pine Lake services, LLC as reviewed and approved by both parties as "final". The terms of this Letter Agreement shall be partially satisfied by Brightland's payment in the amount of \$43,000.00, as the

average of the amounts quoted therein, along with the CDD Legal Fees and the CDD Engineering Fees then-owing, within five (5) business days of the CDD's delivery of the original executed Easements to the undersigned, as Brightland's counsel (or as otherwise directed by said counsel), for recording (at Brightland's Expense). Thereafter, the remaining terms of this Letter Agreement shall be satisfied upon Brightland's payment of all CDD Legal Fees and all CDD Engineering Fees associated with this request that are incurred through the completion of the utility project described herein and the CDD's engineer's final acceptance of the same. The undersigned shall not record the Easements without the CDD's counsel's written consent.

The parties agree that the work associated with the Berm Expense shall be performed by and under the CDD's management on the CDD's property and that it shall take place after the utilities are installed and approved by CDD's engineer as contemplated herein. The CDD shall maintain, repair and replace the improvements covered by the Berm Expense thereafter, at the CDD's discretion, but in all events, at the CDD's sole expense. The Parties hereby agree to coordinate communications regarding the Easements, payments, completion and inspection through their respective counsel.

In the event of a default of this Letter Agreement by either Party, the non-defaulting Party shall provide written notification of the default to the defaulting Party (to the agents set forth above) and a five (5) day notification to cure. In the event of a default, the non-defaulting Party shall have all rights and remedies available to it in law or in equity, including the right to specific performance and/or damages; provided, however, in no event shall either Party be held liable for punitive or consequential damages arising from the default of its obligations hereunder. The Parties acknowledge and agree that the pursuit by a Party of any one remedy shall not operate as an election of remedies prohibiting the pursuit of other remedies established by this Agreement. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each Party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida. In the event any Party initiates action to enforce rights hereunder, the prevailing party shall recover from the non-prevailing party his or her or its reasonable expenses, court costs and reasonable attorneys' fees, whether suit be brought or not. Notwithstanding anything to the contrary herein, nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

Brightland certifies, by acceptance of this Agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provision of Section 287.133(2)(a), *Florida Statutes*. Brightland certifies, by acceptance of this Agreement, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism

Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Brightland shall immediately notify the CDD. Brightland shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Brightland shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The CDD may terminate the Agreement immediately for cause if there is a good faith belief that Brightland has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Brightland represents that no public employer has terminated a contract with Brightland under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement. Brightland certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*, and agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*. Brightland acknowledges that this Agreement and all records relating to this Agreement may be public records, and Brightland agrees to comply with Florida law governing public records, including but not limited to Section 119.0701, *Florida Statutes*.

The Parties acknowledge and agree that they have carefully considered and negotiated this provision concerning remedies upon possible breach or default and that in such negotiations each Party has been represented by counsel of its choice.

By its respective signature on the following page, each Party agrees to be bound by the terms of this Letter Agreement, which shall be effective as of the date of the last signature hereto.

Sincerely,

AKERMAN LLP

*Chris W. Hayes*

Christopher W. Hayes

Enclosures

[Additional Signatures on the Following Page.]

**BRIGHTLAND HOMES OF FLORIDA, LLC,**  
a Delaware limited liability company

By: Brightland Homes, Ltd.,  
a Texas limited partnership, sole Member

By: Brightland Homes, I, Inc.,  
a Texas corporation, General Partner

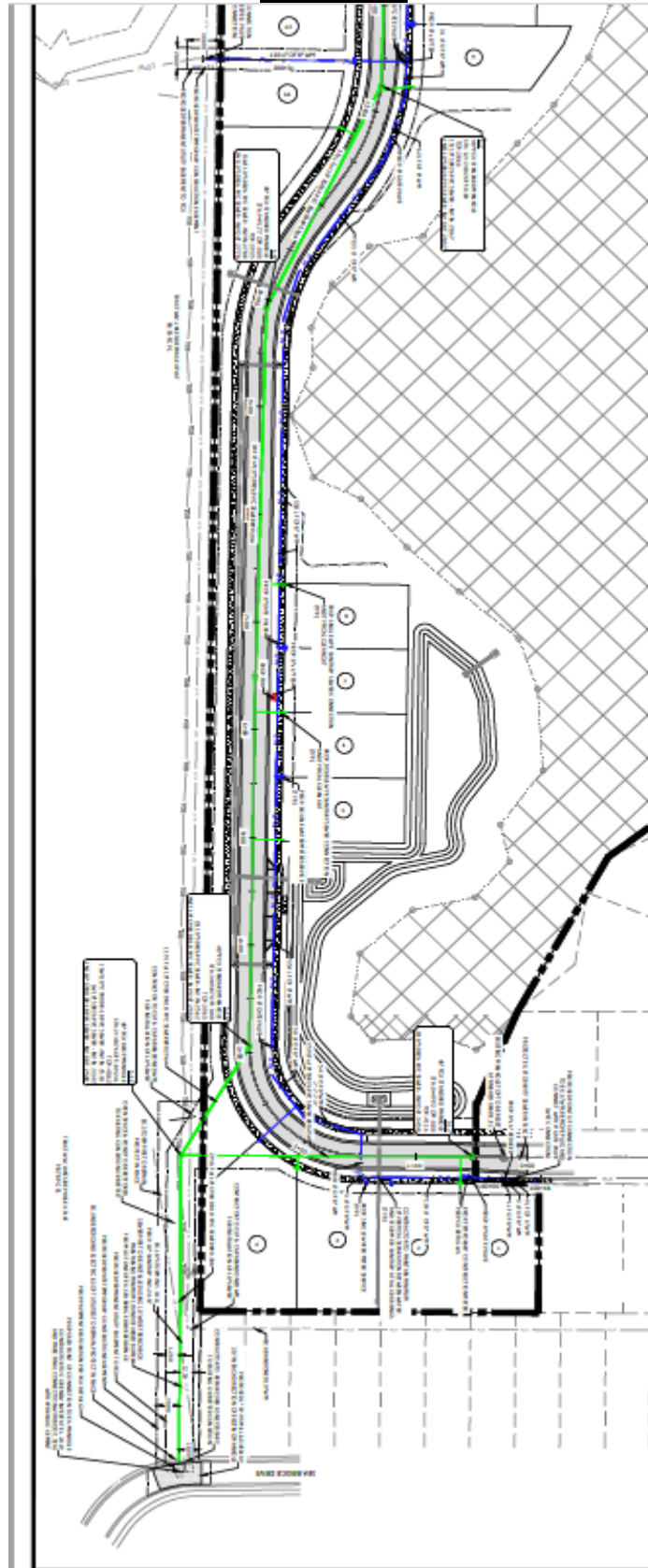
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT,** a local unit of special purpose local  
government established under Chapter 190, Florida Statutes

By: *Linda Ramlot*  
Linda Ramlot, Vice Chairperson

Date: 12-18-2024

**Exhibit "A"**  
**Utility Plan**



(larger copy's receipt acknowledged by the parties)

**Exhibit "B"**  
**Permanent Utility Easement**

**(See following 4 pages)**

Prepared by and return to:  
Pasco County Real Property Division  
7220 Osteen Road  
New Port Richey, FL 34653

Property Appraiser's Parcel ID (Folio) No.  
(Portion of): 34-24-17-0120-0R100-0000; 34-24-17-0120-0WW00-0000  
PCU# 95-100.05

General Purpose Utility Easement

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### UTILITY EASEMENT

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2024, between LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, hereinafter referred to as the Grantor, and PASCO COUNTY, a Political Subdivision of the State of Florida, whose address is 37918 Meridian Avenue, Dade City, Florida 33525, hereinafter referred to as the Grantee.

**WHEREAS**, the Grantor owns and holds the following described real property:

**SEE EXHIBIT "A," ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF (the "Easement Areas").**

**AND WHEREAS**, the Grantee desires to secure a utility easement in the Easement Areas.

**AND WHEREAS**, the Grantor has agreed to convey the interest in the Easement Areas to the Grantee.

**NOW THEREFORE**, the Grantor for good and valuable consideration by the Grantee, the receipt whereof is hereby acknowledged, by these presents does grant and convey unto the Grantee, a nonexclusive utility easement over, under, across and through the Easement Areas for the following purposes:

**THE PURPOSE** of this easement is to provide water, reclaimed water and/or wastewater utilities including the constructing, reconstructing, excavating, replacing, removing, operation and maintenance of underground utility lines, and all necessary equipment in connection therewith whether above ground or below ground, together with the right to enter and depart over and upon that portion of Grantor's land as reasonably necessary to effect the purposes of the easement herein granted, and to use and occupy that portion of land as reasonably necessary during construction, reconstruction, replacement, removal, or maintenance of said utility lines for the accommodation of construction equipment and materials, but only over a route as will occasion the least damage and inconvenience to Grantor and with the duty to restore any such routes to the condition existing immediately prior to Grantee's use thereof.

Grantee shall construct the improvements in the Easement Areas in a good and workmanlike manner and shall keep the easement free of all liens and encumbrances in connection therewith. Grantee shall maintain the improvements in good condition and repair, at Grantee's sole cost and expense. Grantee shall be solely responsible for any injury to property or persons resulting from

Grantee's use of the easement and to the extent permitted by law shall hold Grantor harmless therefrom, except to the extent caused by Grantor's use of the easement.

Grantor shall not alter, or allow the alteration of, the easement in any way that would impair Grantee's rights or ability to use the easement for its intended purpose. Grantor shall not construct any permanent structures or perform any activities in the Easement Areas that would impede Grantee's access to or use of the Easement Areas for the purposes stated herein. To the extent that Grantor's activities impede Grantee's use of the easement, Grantor shall remove or restore the subject property to useable condition at Grantor's expense.

**TO HAVE AND TO HOLD** the same with all and singular the appurtenances thereunto belonging or in anywise appertaining to the granting of this easement in law or equity to only the proper use and benefit of the Grantee, or its successors or assigns.

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name by its proper officer thereunto duly authorized the day and year first above written.

LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT, a local unit of  
special-purpose government

By: \_\_\_\_\_  
Print Name: Jack Koch  
Title: Chairman

Signed, sealed and delivered in the  
presence of:

\_\_\_\_\_  
(Signature of 1<sup>st</sup> Witness)

\_\_\_\_\_  
(Signature 2<sup>nd</sup> Witness)

\_\_\_\_\_  
(Print Name of 1<sup>st</sup> Witness)

\_\_\_\_\_  
(Print Name of 2<sup>nd</sup> Witness)

\_\_\_\_\_  
Address

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, and Zip Code

\_\_\_\_\_  
City, State, and Zip Code

STATE OF \_\_\_\_\_

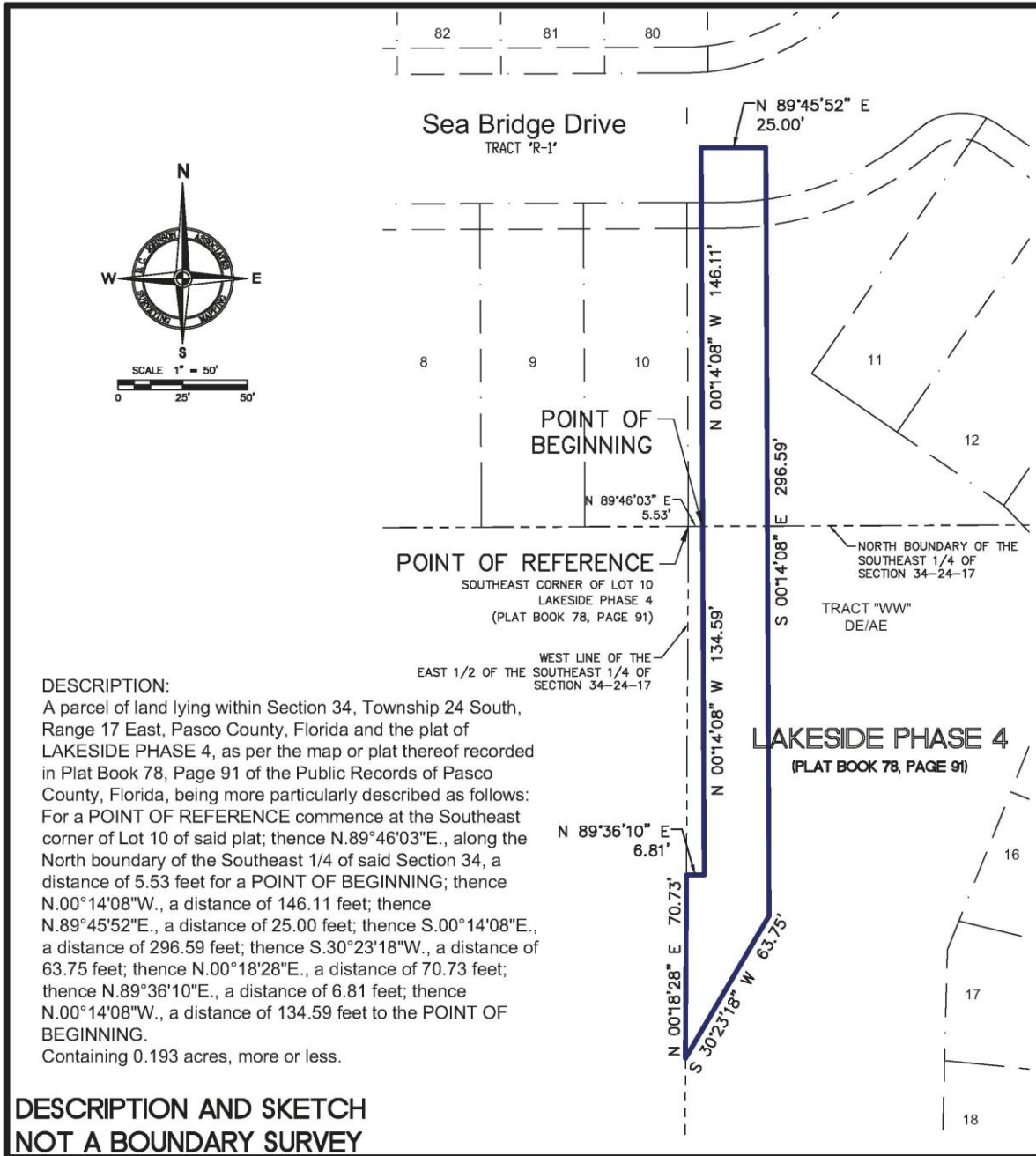
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Jack Koch, as Chairman of the Board of Supervisors of Lakeside Community Development District, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, who is  personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

\_\_\_\_\_  
Notary Signature

EXHIBIT "A"



**DESCRIPTION:**  
 A parcel of land lying within Section 34, Township 24 South, Range 17 East, Pasco County, Florida and the plat of LAKESIDE PHASE 4, as per the map or plat thereof recorded in Plat Book 78, Page 91 of the Public Records of Pasco County, Florida, being more particularly described as follows: For a POINT OF REFERENCE commence at the Southeast corner of Lot 10 of said plat; thence N.89°46'03"E., along the North boundary of the Southeast 1/4 of said Section 34, a distance of 5.53 feet for a POINT OF BEGINNING; thence N.00°14'08"W., a distance of 146.11 feet; thence N.89°45'52"E., a distance of 25.00 feet; thence S.00°14'08"E., a distance of 296.59 feet; thence S.30°23'18"W., a distance of 63.75 feet; thence N.00°18'28"E., a distance of 70.73 feet; thence N.89°36'10"E., a distance of 6.81 feet; thence N.00°14'08"W., a distance of 134.59 feet to the POINT OF BEGINNING.  
 Containing 0.193 acres, more or less.

**DESCRIPTION AND SKETCH  
 NOT A BOUNDARY SURVEY**

Corner Monuments were not set in conjunction with the preparation of this sketch.  
 Improvements, if any, have not been located in conjunction with the preparation of this sketch.  
 This sketch is for graphic illustration only, and does not represent a field survey.  
 Descriptions created per this sketch.

**Meadow Oaks  
 Easement #2**  
 PREPARED FOR  
**Suncoast Civil**

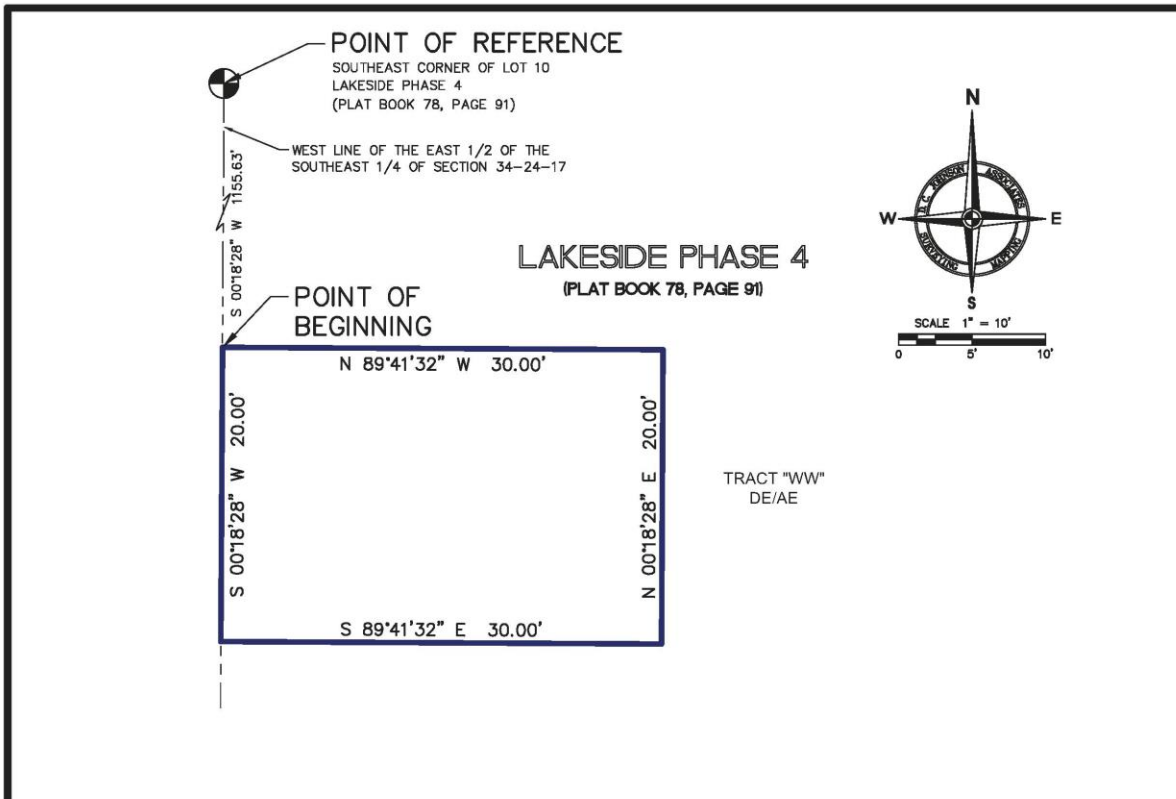
JOB NO: 2018-490A05.BG00001 | DRAWN BY: ARG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 47-17, Florida Administrative Code, pursuant to Section 478.02, Florida Statutes.

Digitally signed by Andrew R. Getz  
 Andrew R. Getz  
 Date: 2024.10.04 15:43:04 -0400  
 STATE OF FLORIDA

Andrew R. Getz  
 For D.C. Johnson & Associates, Inc.  
 Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON  
 ASSOCIATES**  
 SURVEYING AND MAPPING  
 Florida Licensed Business No. LB 4514  
 11811 S. Curley St. San Antonio, FL 33576  
 (352) 588-2788 survey@dcjohnson.com  
 www.dccjohnson.com



**DESCRIPTION:**

A parcel of land lying within Section 34, Township 24 South, Range 17 East, Pasco County, Florida and lying within Tract "WW" DE/AE of the plat of LAKESIDE PHASE 4, as per the map or plat thereof recorded in Plat Book 78, Page 91 of the Public Records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Southeast corner of Lot 10 of said plat; thence S.00°18'28"W., along the West line of the East 1/2 of the Southeast 1/4 of said Section 34, a distance of 1,155.63 feet for a POINT OF BEGINNING; thence continue along said West line, S.00°18'28"W., a distance of 20.00 feet; thence S.89°41'32"E., a distance of 30.00 feet; thence N.00°18'28"E., a distance of 20.00 feet; thence N.89°41'32"W., a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 0.014 acres, more or less.

**DESCRIPTION AND SKETCH  
NOT A BOUNDARY SURVEY**

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**Meadow Oaks  
Easement #3**  
PREPARED FOR  
**Suncoast Civil**  
JOB NO: 2018-490A05.BG00001 | DRAWN BY: ARG

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 50-17, Florida Administrative Code, pursuant to Section 472.02, Florida Statutes.

LS7043  
Digitally signed by Andrew R. Getz\*  
Andrew R. Getz  
Getz\*  
Date: 2024.10.04 10:04:00 -04'00'  
10/4/2024  
Andrew R. Getz  
PLS # 7043  
For D.C. Johnson & Associates, Inc. Number 7043  
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON ASSOCIATES**  
SURVEYING AND MAPPING  
Florida Licensed Business No. LB 4514  
11811 S. Curley St. San Antonio, FL 33576  
(352) 588-2788 survey@dcjohnson.com  
www.dccjohnson.com

**Exhibit "C"**  
**Temporary Construction Easement**

This instrument prepared by and  
after recording return to:

Christopher W. Hayes, Esquire  
Akerman LLP  
420 South Orange Avenue, Suite 1200  
Orlando, Florida 32801

Property Appraiser's Parcel ID:  
(Portion of): 34-24-17-0120-0R100-0000; 34-24-17-0120-0WW00-0000

**TEMPORARY INGRESS/EGRESS AND CONSTRUCTION EASEMENT**

**THIS TEMPORARY INGRESS/EGRESS AND CONSTRUCTION EASEMENT** (this "**Easement**") is as of the \_\_\_\_ day of \_\_\_\_\_, 2024, made by and between **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose local government established under Chapter 190, Florida Statutes, having a mailing address of c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**Grantor**") and **HWY 52 M & M LLC**, a Florida limited liability company, and its intended successor, **BRIGHTLAND HOMES OF FLORIDA, LLC**, a Delaware limited liability company (together, the "**Grantee**").

**WHEREAS**, the Grantor owns and holds the following described real property (the "**Property**"):

**LANDS DESCRIBED IN EXHIBIT "A" ATTACHED HERETO  
AND MADE A PART HEREOF**

**WHEREAS**, Grantor desires to provide non-exclusive temporary access over a portion of the Property as described in **Exhibit "B"** attached hereto and made a part hereof (the "**Temporary Construction Easement Area**") for Grantee's ingress/egress and construction of certain improvements over, through and under the Temporary Construction Easement Area; and

**WHEREAS**, Grantee shall have the right to construct a sanitary sewer line within a portion of the Temporary Construction Easement Area for the connection of sewer services for the benefit of the Grantee and Grantee's real property adjacent to the east of the Property being developed as "Meadow Oaks" (the "**Project**"); and

**WHEREAS**, the constructed sanitary sewer improvements shall be located within a smaller utility easement and shall be subject to the terms of that certain permanent nonexclusive Utility Easement being recorded on even date herewith in favor of Pasco County (the "**County**"); and

**WHEREAS**, the Grantor has agreed to convey said temporary interest in the Property to the Grantee.

**WITNESSETH**, that the Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, together with its respective permittees, agents, representatives, contractors and sub-contractors, a non-exclusive, temporary ingress/egress and construction easement over, under and across the Temporary Construction Easement Area for the purpose of installing said utilities facilities, subject to the limitations herein.

**FURTHER**, this Easement is granted with the following conditions:

**1. Recitals and Exhibits.** The above recitals are true and correct and are incorporated herein by reference and made a part of this Easement.

**2. Sewer Connection.** Grantee shall have the right to construct a sanitary sewer line for the connection of sanitary sewer services for the benefit of the Project, the County and its permittees.

**3. Temporary Access and Construction.** Grantee may construct an access over the Temporary Construction Easement Area by stabilizing a path for vehicular access over and across the Temporary Construction Easement Area (as needed) from Grantor's right-of-way identified as "Sea Bridge Drive."

**4. Duration.** The duration of this Easement is only for the time necessary to complete construction of the Project in the vicinity of Sea Bridge Drive, and to restore the Temporary Construction Easement Area.

**5. Duty to Restore and Repair the Temporary Construction Easement Area; Restoration of the Temporary Construction Easement Area.** Upon completion of the Project in the vicinity of Sea Bridge Drive, Grantee shall repair and/or restore the Temporary Construction Easement Area including, but not limited to, repair and/or replacement of any pavement, pavers, sidewalk, sidewalk grates or sod disturbed by Grantee's use of the Temporary Construction Easement Area to the same or better condition as existed prior to Grantee's use of the Temporary Construction Easement Area ("Restoration").

**6. Termination of Easement.** This Easement shall automatically terminate upon completion of the Project and Restoration of the Easement Area by Grantee.

**TO HAVE AND TO HOLD** the same unto the Grantee, its successors and assigns.

*REMAINDER OF PAGE INTENTIONALLY LEFT BLANK  
SEE NEXT PAGE FOR SIGNATURES*

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be duly executed on the date first set forth above.

Signed, sealed, and delivered in the presence of:

**GRANTOR:**

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose local government established under Chapter 190, Florida Statutes

\_\_\_\_\_  
Witness 1 Signature

\_\_\_\_\_  
Witness 1 Printed Name

\_\_\_\_\_  
Witness 1 Address

\_\_\_\_\_  
Witness 1 Address

\_\_\_\_\_  
Witness 2 Signature

\_\_\_\_\_  
Witness 2 Printed Name

\_\_\_\_\_  
Witness 2 Address

\_\_\_\_\_  
Witness 2 Address

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

Print Name: \_\_\_\_\_

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

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by \_\_\_\_\_, as \_\_\_\_\_ of LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose local government established under Chapter 190, Florida Statutes, on behalf of said entity. Said person  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY STAMP OR SEAL)

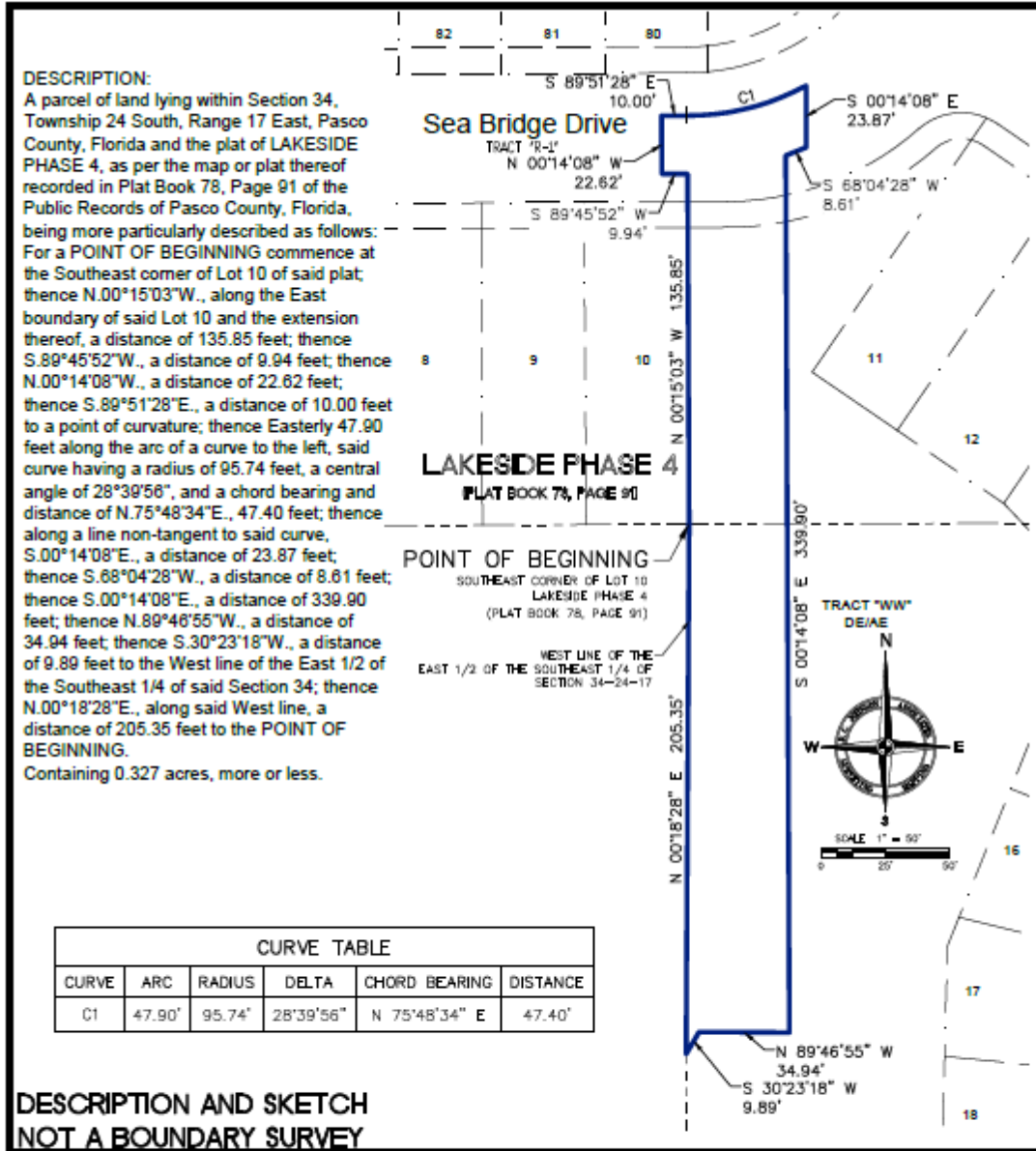
\_\_\_\_\_  
Notary Public

**EXHIBIT "A"**  
Grantor's Property

Tract WW of Lakeside Phase 4, Plat Book 78, Page 91, Public  
Records of Pasco County, Florida,

# EXHIBIT "B"

## Temporary Construction Easement Area



Copper Measurements were set out in conjunction with the preparation of this sketch.  
 Representations, if any, have not been located in conjunction with the preparation of this sketch.  
 This sketch is for graphic illustration only and does not represent a field survey.  
 Description created per this sketch.

**Meadow Oaks  
 Easement #1**

PREPARED FOR  
**Suncoast Civil**

JOB NO. 2018-180A05-000001 | DRAWN BY: ARG

We hereby certify that the sketch, as shown, is a true and correct copy of the best original copy on file, and was prepared in accordance with the "Code of Ethics" as set forth by the Florida Board of Land Surveyors, Chapter 463, Florida Administrative Code, pursuant to Florida Statutes.

LO22045  
 Digitally signed by Andrew R. Getz  
 Andrew R. Getz  
 State 2024.10.24 08:55:12 -0400

LO22045  
 Andrew R. Getz  
 For D.C. Johnson & Associates, Inc. No. 7043  
 For valid without this signature and notary seal Florida Licensed Surveyor

**JOHNSON  
 ASSOCIATES**  
 SURVEYING AND MAPPING

Florida Licensed Business No. LB 4514  
 11911 S. Curley St. San Antonio, FL 33575  
 (352) 588-2768 survey@dcjohnson.com  
 www.dcjohnson.com

## **Tab 6**

















# Tab 7

# LAKE SIDE

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## COMMUNITY ASSET MANAGEMENT REPORT



May 19, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company  
Professionals in Community Management

# Summary, Opopka Street, Hudson Avenue

## ➤ General Updates, Recent & Upcoming Maintenance Events:

- **St. Augustine Sod – May Fertilization Guidelines:** Apply slow-release nitrogen (SRN) at a rate of 1.0 lb. N per 1,000 sq. ft. This application is intended to support sustained turf growth and overall health. The use of slow-release nitrogen will promote steady nutrient uptake while minimizing the potential for leaching and excessive top growth.

## ➤ Upcoming Fertilizations:

- **Bahia Sod – June Fertilization Guidelines:** Apply slow-release nitrogen (SRN) at a rate of 1.0 lb. N per 1,000 sq. ft. This application is intended to support consistent turf growth and overall vigor. The use of slow-release nitrogen promotes gradual nutrient availability while helping to minimize leaching and excessive surge growth.
- **Shrub, Tree, and Groundcover – June Fertilization Guidelines:** All plantings will receive an application of complete fertilizer, with the formula adjusted according to current soil test results. Applications are made in accordance with the annual rate of 4–6 lbs. N per 1,000 sq. ft., with a minimum of 50% of the nitrogen provided in a slow-release form. This fertilization is intended to promote healthy foliage development, strengthen root systems, improve overall plant vigor, and support consistent growth throughout the landscape. The use of slow-release nitrogen provides gradual nutrient availability, helping to reduce nutrient leaching while encouraging steady, sustainable plant performance.

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

1. **Hudson Avenue:** Plantings within the mulched bed surrounding the ligustrum tree near the east side of the lakeside monument sign outside the Opopka Street entrance are showing signs of revitalization and renewed growth since the previous report. (Pic 1)
2. **Opopka Street:** Colorful annuals remain present within the community entryway median; however, disturbance of the soil bed was observed, with some plantings wilted and others overturned. (Pic 2>, Next Page)



# Opoka Street, Newport Shores Drive

3. **Opoka Street:** Circular browning turf was observed within a small section of the right-hand easement upon entry into the community; inspection for brown patch disease and other contributing factors is recommended. (Pic 3)



5. **Newport Shores Drive(Park):** Dollarweed was again observed within a mulched plant bed near the pond bank; inspection for over-irrigation is recommended, along with hand removal of weeds from the bed. (Pic 5)



4. **Newport Shores Drive:** The crescent-shaped section of dry and browning turf previously reported east of Opoka Street on the north side of the roadway remains largely unchanged; however, an additional adjacent area closer to the roadway has begun exhibiting browning turf conditions. (Pic 4>)



6. **Newport Shores Drive(Park):** Numerous areas of severely dry, browning, and thinning turf were observed throughout this park area, varying in size and severity. Evaluation of irrigation coverage is recommended, along with inspection for any underlying causes contributing to the decline. Due to this area serving as one of the first major visual focal points upon entering the community, as well as its prominent lakeside setting, priority attention is strongly advised. (Pics 6A, 6B, & 6C, Next Page>)

# Newport Shores Drive, PS3



7. **Pump Station(PS3):** Significant turf loss and weed presence were observed within both roadway easements in front of the pump station; while utility access activity may be contributing to the condition, request confirmation of any planned recovery or restoration efforts for these areas. (Pics 7A & 7B)



8. **Pump Station(PS3):** Exposed sand, weed presence, and declining turf were observed surrounding the utility boxes near the pump station; given the likelihood of repeated worker access and the restrictive growing conditions created by surrounding concrete, consideration may be given to mulching these areas to improve appearance and reduce maintenance challenges. (Pic 8>, Next Page)

# Park 1, Sea Bridge Drive

9. **Park 1:** Thinning and browning turf, along with significant weed presence, was observed throughout the roadway-edge turf areas surrounding the park. (Pics 9A, 9B, & 9C>)



10. **Sea Bridge Drive:** Exposed sand, damaged turf, and intermittent browning areas were observed throughout the long stretch of CDD-owned land along the community perimeter; however, previously reported ant mound activity appears to have been addressed, as no active ant hills were noted during inspection. (Pic 10)



11. **Sea Bridge Drive:** Turf dieback and exposed soil were observed consistently along the roadway perimeter of the small roundabout east of Marble Sands Court. (Pics 11A & 11B, Next Page)

# Sea Bridge Drive

**12. Sea Bridge Drive:** Considerable turf loss and weed presence were observed within the west-side easement of the roadway approaching the water crossing from the South. (Pics 12A & 12B>)



**13. Sea Bridge Drive :** Loose tree stakes were observed on multiple trees along the roadway easements between Marble Sands Court and Crest Lake Drive; re-staking is recommended to support proper growth and stability. (Pics 13A & 13B)



# Sea Bridge Drive, PS1, Crest Lake Drive

**14. Sea Bridge Drive :** Exposed sand and significant turf loss were again observed on the east side of the roadway within the previously referenced area; conditions appear to have worsened since prior inspections. (Pic 14)



**16. Pump Station(PS1):** Mulch beds and plantings surrounding the pump station were observed to be well maintained and neatly detailed, contributing positively to the overall appearance of the area while continuing to provide effective visual screening of the facility. (Pic 16)



**15. Sea Bridge Drive:** No visible improvement or revitalization was observed in the two trees located along both sides of the roadway just south of Crest Lake Drive. (Pics 15A & 15B)



**17. Crest Lake Drive:** Considerable turf dieback with exposed soil and weed presence was observed directly across from PS1; inspection for disease, fungus, and pest activity is recommended. (Pic 17)



# Crest Lake Drive, Park 4, PS2

**18. Crest Lake Drive:** Complete turf loss and exposed sand were observed surrounding the streetlight within the previously referenced area. (Pic 18)



**21. Pump Station(PS2):** The pump station area was observed to be well maintained and neatly detailed, with only minimal weed and grass growth present within the beds. (Pic 21)



**19. Park 4:** Large sections of exposed sand and soil with intermittent weed growth were observed throughout the turf area; this location should be heavily considered for future turf replacement initiatives. (Pic 19)



**20. Pump Station(PS2):** Broken and damaged irrigation lines, along with visible washout, were observed within the mulched beds surrounding the pump station; prompt repair is recommended to reduce water loss and prevent further erosion during current irrigation restrictions (Pics 20A> & 20B>)

# Crest Lake Drive, Higgins Lane

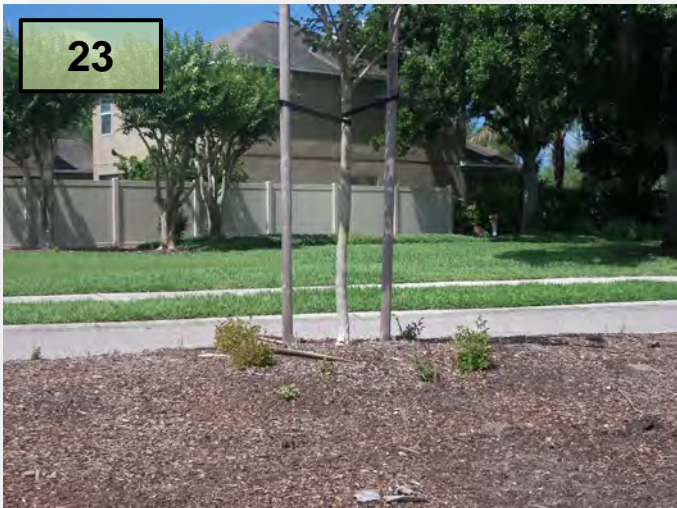
**22. Crest Lake Drive:** Significant turf dieback was again observed west of PS2 within the adjacent turf area; this condition was previously reported and appears to be worsening. Request confirmation of any findings regarding disease, fungus, or irrigation deficiencies. (Pic 22)



**25. Higgins Lane:** Dry, browning, and declining turf conditions were observed throughout nearly all turfed areas surrounding the Lakemont Drive intersection; as this is a major and highly visible intersection within the community, focused attention and evaluation of contributing factors are advised. (Pics 25A & 25B)



**23. Higgins Lane:** Turf weeds were observed at the base of the majority of tree plantings within the roadway medians; treatment and removal are recommended to maintain bed cleanliness. (Pic 23)



**24. Higgins Lane:** Significant turf suffering continues within the median bullnoses; the center portion of the northernmost bullnose is now nearly devoid of turf, with extensive exposed soil observed. (Pic 24>)



# Lakemont Drive

**26. Lakemont Drive:** Browning turf was observed in a large section on the east side of the roadway upon entering the community; the area appeared excessively saturated during inspection, with standing water present along the roadway curb. Inspection for irrigation leaks and irrigation clock programming is recommended, along with further evaluation to restore the declining turf. (Pics 26A & 26B)



**27. Lakemont Drive:** Disturbance within the soil beds of the entryway annuals was observed; although overall color remains strong, some plantings are beginning to wilt and thin. Request confirmation of any recent work or movement involving annuals. (Pics 27A & 27B)



# Hudson Avenue, Newport Shores Drive

- 8. Pump Station(PS3):** As a follow-up to Item No. 8, a proposal is requested to convert the utility box surroundings outside the pump station fencing from turf to mulch. Given the repeated access required by utility personnel, along with ongoing turf decline, exposed soil, and weed pressure in these confined areas, mulch installation may offer a more practical and visually appealing long-term solution while helping reduce wear-related deterioration.



# Tab 8

# Weekly Maintenance Report

## Lakeside - Hudson, Fl

Maintenance Technician - JOHN WOODS  
jwoods@rizzetta.com

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### May 4th - May 8th 2026

- Regular Duties
  - Pick up debris around front entrance (ie: Front Hudson Ave along roadway)
  - Check all gutter drains for debris, remove, sweep, blow.
  - Check all common CDD areas for debris, pick up, blow, sweep.
  - Clean mail kiosks throughout the community, rotating a few per week.
  - Update both entrance signs with events, meetings.
  - Empty all dog waste stations Mon & Fri (And when more than half full)
  
- Maintenance Projects
  - Cleaned out drains entrances in swell along Hudson Ave.
  - Straightened "Speed Hump" sign on Newport Shores (was hit by vehicle)
  - Repaired more loose stones along Hudson Ave wall.
  - Removed debris from pond banks.
  - Cleaned front "Lakeside" lettering on Hudson Ave.

# Weekly Maintenance Report

## Lakeside - Hudson, Fl

Maintenance Technician - JOHN WOODS  
jwoods@rizzetta.com

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### May 11th - May 15th 2026

- Regular Duties
  - Pick up debris around front entrance (ie: Front Hudson Ave along roadway)
  - Check all gutter drains for debris, remove, sweep, blow.
  - Check all common CDD areas for debris, pick up, blow, sweep.
  - Clean mail kiosks throughout the community, rotating a few per week.
  - Update both entrance signs with events, meetings.
  - Empty all dog waste stations Mon & Fri (And when more than half full)
  
- Maintenance Projects
  - Straighten out all speed bump markers.
  - Cleaned pond bank signage (removed oxidation)
  - Cleaned debris from pond drains from rains.

# Weekly Maintenance Report

## Lakeside - Hudson, Fl

Maintenance Technician - JOHN WOODS  
jwoods@rizzetta.com

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### May 18th - May 22nd 2026

- Regular Duties
  - Pick up debris around front entrance (ie: Front Hudson Ave along roadway)
  - Check all gutter drains for debris, remove, sweep, blow.
  - Check all common CDD areas for debris, pick up, blow, sweep.
  - Clean mail kiosks throughout the community, rotating a few per week.
  - Update both entrance signs with events, meetings.
  - Empty all dog waste stations Mon & Fri (And when more than half full)
  
- Maintenance Projects
  - Repaired plastic reflective markers next to speed bumps (landscape has hit and broken 2 of these on Newport Shores).
  - Repaired electrical box door on electric service box at Newport shores & Lakemont (door was hanging open, latch was broke).
  - Repaired latch on maintenance building.
  - Cleaned & serviced maintenance side by side.

# Tab 9



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** July 7, 2026 at 10:00am
- **FY 2024-2025 Audit Completion Deadline:** June 30, 2026
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 4-Edward); Term 11/22 – 11/26 (Seat 5-Michael)

**District  
Manager's  
Report**

June 2

**2026**

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<u>FINANCIAL SUMMARY</u>	<u>4/30/2026</u>
General Fund Cash & Investment Balance:	\$547,792
Reserve Fund Cash & Investment Balance:	\$227,504
Debt Service Fund & Investment Balance:	<u>\$677,379</u>
<b>Total Cash and Investment Balances:</b>	<b>\$1,452,675</b>
<b>General Fund Expense Variance: \$55,283</b>	<b>Under Budget</b>



Rizzetta & Company

# Lakeside Community Development District

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**Financial Statements  
(Unaudited)**

**April 30, 2026**

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

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

**Lakeside Community Development District**

Balance Sheet

As of 04/30/2026

(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	156,880	(4,246)	0	152,635	0	0
Investments	219,864	845,634	1,310,984	2,376,480	0	0
Accounts Receivable	10,510	0	7,996	18,507	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	1,318,980
Amount To Be Provided Debt Service	0	0	0	0	0	7,891,020
<b>Total Assets</b>	<b>388,006</b>	<b>841,388</b>	<b>1,318,980</b>	<b>2,548,374</b>	<b>13,264,471</b>	<b>9,210,000</b>
<b>Liabilities</b>						
Accounts Payable	810	0	0	810	0	0
Accrued Expenses	4,250	0	0	4,250	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,210,000
<b>Total Liabilities</b>	<b>5,060</b>	<b>0</b>	<b>0</b>	<b>5,060</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	294,019	283,914	509,629	1,087,562	0	0
<b>Total Fund Equity &amp; Other Credits</b>	<b>382,946</b>	<b>841,388</b>	<b>1,318,980</b>	<b>2,543,314</b>	<b>13,264,471</b>	<b>0</b>
<b>Total Liabilities &amp; Fund Equity</b>	<b>388,006</b>	<b>841,388</b>	<b>1,318,980</b>	<b>2,548,374</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 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	4,371	4,371
Special Assessments				
Tax Roll	658,887	658,887	663,663	4,776
<b>Total Revenues</b>	<u>658,887</u>	<u>658,887</u>	<u>668,034</u>	<u>9,147</u>
<b>Expenditures</b>				
Legislative				
Supervisor Fees	12,000	7,000	7,600	(600)
<b>Total Legislative</b>	<u>12,000</u>	<u>7,000</u>	<u>7,600</u>	<u>(600)</u>
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	17,897	10,440	10,440	0
Administrative Services	5,370	3,132	3,132	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	3,500	3,500	0
District Engineer	20,000	11,667	19,880	(8,213)
District Management	18,157	10,592	10,592	0
Dues, Licenses & Fees	275	233	175	58
Financial & Revenue Collections	5,965	3,480	3,479	0
Legal Advertising	3,700	2,158	1,329	830
Public Officials Liability Insurance	3,405	3,405	3,109	296
Tax Collector/Property Appraiser Fees	150	150	150	0
Trustees Fees	8,300	8,300	6,914	1,386
Website Hosting, Maintenance, Backup & E	2,400	1,400	1,400	0
<b>Total Financial &amp; Administrative</b>	<u>103,387</u>	<u>65,960</u>	<u>71,603</u>	<u>(5,643)</u>
Legal Counsel				
District Counsel	30,000	17,500	36,076	(18,576)
<b>Total Legal Counsel</b>	<u>30,000</u>	<u>17,500</u>	<u>36,076</u>	<u>(18,576)</u>
Electric Utility Services				
Utility - Street Lights	2,000	1,167	906	261
Utility Services	7,400	4,316	3,853	463
<b>Total Electric Utility Services</b>	<u>9,400</u>	<u>5,483</u>	<u>4,759</u>	<u>724</u>
Stormwater Control				
Aquatic Maintenance	28,092	16,387	18,728	(2,341)
<b>Total Stormwater Control</b>	<u>28,092</u>	<u>16,387</u>	<u>18,728</u>	<u>(2,341)</u>
Other Physical Environment				
Amenity Management Service Contracts	37,693	21,988	19,810	2,178
Entry & Walls Maintenance & Repair	2,000	1,167	0	1,167
Entry Monument Light Maintenance	1,000	583	0	583
Facility Supplies	10,000	5,833	0	5,833

See Notes to Unaudited Financial Statements

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 04/30/2026	Year To Date 04/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,405	3,405	3,109	296
Irrigation Maintenance & Repair	50,000	29,167	16,828	12,338
Landscape - Annuals/Flowers	10,481	6,114	5,181	934
Landscape - Mulch	24,000	24,000	30,092	(6,092)
Landscape Inspection Services	12,900	7,525	7,525	0
Landscape Maintenance	180,000	105,000	102,434	2,566
Landscape Replacement Plants, Shrubs, Tr	22,500	13,125	9,697	3,428
Landscape-Wetlands D & E	14,000	8,166	8,166	0
Mailbox Repair & Maintenance	3,000	1,750	0	1,750
Property Insurance	2,600	2,600	3,437	(837)
Rust Prevention	9,120	5,320	5,320	0
Tree Trimming Services	7,500	4,375	0	4,375
Well Maintenance	3,320	1,937	2,561	(623)
Total Other Physical Environment	393,519	242,055	214,160	27,896
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	2,917	2,000	916
Sidewalk Maintenance & Repair	10,000	5,833	0	5,834
Street Sign Repair & Replacement	2,000	1,167	0	1,166
Total Road & Street Facilities	17,000	9,917	2,000	7,916
Parks & Recreation				
Telephone, Internet, Cable	0	0	873	(873)
Total Parks & Recreation	0	0	873	(873)
Contingency				
Capital Improvements	26,489	15,452	0	15,451
Miscellaneous Contingency	39,000	22,750	18,215	4,535
Total Contingency	65,489	38,202	18,215	19,986
Total Expenditures	658,887	402,504	374,014	28,489
Total Excess of Revenues Over(Under) Ex- penditures	0	256,383	294,020	37,636
Fund Balance, Beginning of Period	0	0	88,926	88,927
Total Fund Balance, End of Period	0	256,383	382,946	126,563

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,278	9,278
Special Assessments				
Tax Roll	302,526	302,526	302,526	0
<b>Total Revenues</b>	<u>302,526</u>	<u>302,526</u>	<u>311,804</u>	<u>9,278</u>
<b>Expenditures</b>				
Contingency				
Capital Reserve	302,526	302,526	27,891	274,635
Total Contingency	<u>302,526</u>	<u>302,526</u>	<u>27,891</u>	<u>274,635</u>
<b>Total Expenditures</b>	<u>302,526</u>	<u>302,526</u>	<u>27,891</u>	<u>274,635</u>
<b>Total Excess of Revenues Over(Under) Ex-</b>	<u>0</u>	<u>0</u>	<u>283,913</u>	<u>283,913</u>
<b>penditures</b>				
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>557,475</u>	<u>557,475</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>841,388</u>	<u>841,388</u>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	11,445	11,445
Special Assessments				
Tax Roll	389,999	389,999	391,935	1,936
<b>Total Revenues</b>	<u>389,999</u>	<u>389,999</u>	<u>403,380</u>	<u>13,381</u>
<b>Expenditures</b>				
Debt Service				
Interest	259,999	259,999	130,450	129,549
Principal	130,000	130,000	0	130,000
<b>Total Debt Service</b>	<u>389,999</u>	<u>389,999</u>	<u>130,450</u>	<u>259,549</u>
<b>Total Expenditures</b>	<u>389,999</u>	<u>389,999</u>	<u>130,450</u>	<u>259,549</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>272,930</u>	<u>272,930</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>435,315</u>	<u>435,315</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>708,245</u>	<u>708,245</u>

**Lakeside Community Development District**

## Statement of Revenues and Expenditures

As of 04/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 <u>Annual Budget</u>	Through 04/30/2026 <u>YTD Budget</u>	Year To Date 04/30/2026 <u>YTD Actual</u>	<u>YTD Variance</u>
<b>Revenues</b>				
Interest Earnings				
Interest Earnings	0	0	9,275	9,275
Special Assessments				
Tax Roll	341,369	341,369	343,064	1,695
<b>Total Revenues</b>	<u>341,369</u>	<u>341,369</u>	<u>352,339</u>	<u>10,970</u>
<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>	<u>341,369</u>	<u>341,369</u>	<u>115,640</u>	<u>225,729</u>
<b>Total Expenditures</b>	<u>341,369</u>	<u>341,369</u>	<u>115,640</u>	<u>225,729</u>
<b>Total Excess of Revenues Over(Under) Ex-</b> <b>penditures</b>	<u>0</u>	<u>0</u>	<u>236,699</u>	<u>236,699</u>
<b>Fund Balance, Beginning of Period</b>	<u>0</u>	<u>0</u>	<u>374,036</u>	<u>374,036</u>
<b>Total Fund Balance, End of Period</b>	<u>0</u>	<u>0</u>	<u>610,735</u>	<u>610,735</u>

**Lakeside CDD  
Investment Summary  
April 30, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of</u> <u>April 30, 2026</u>
Valley Bank	Governmental Checking	\$ 219,864
	<b>Total General Fund Investments</b>	<b>\$ 219,864</b>
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	595,634
	<b>Total Reserve Fund Investments</b>	<b>\$ 845,634</b>
US Bank Series 2015 Reserve	US Bank GCTS 0490	\$ 194,681
US Bank Series 2015 Revenue	US Bank GCTS 0490	509,247
US Bank Series 2015 Prepayment	US Bank GCTS 0490	53
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	434,096
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>\$ 1,310,984</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 04/01/2026 to 04/30/2026**

<b>Fund_ID</b>	<b>Fund Name</b>	<b>Customer</b>	<b>Invoice Number</b>	<b>AR Account</b>	<b>Date</b>	<b>Balance Due</b>	
<b>235, 2258</b>	235-001	235 General Fund	Pasco County Tax Collector	AR00003006	12110	10/01/2025	10,510.70
<b>Sum for 235, 2258</b>							<b>10,510.70</b>
<b>235, 2260</b>	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00003006	12110	10/01/2025	4,263.67
<b>Sum for 235, 2260</b>							<b>4,263.67</b>
<b>235, 2261</b>	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00003006	12110	10/01/2025	3,732.03
<b>Sum for 235, 2261</b>							<b>3,732.03</b>
<b>Sum for 235</b>							<b>18,506.40</b>
<b>Sum Total</b>							<b>18,506.40</b>

See Notes to Unaudited Financial Statements

**Lakeside Community Development District  
Summary A/P Ledger  
From 04/01/2026 to 04/30/2026**

	<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	04/30/2026	Rizzetta & Company, Inc.	INV0000109313	Cell Phone 04/26	50.00
	235 General Fund	04/30/2026	Suncoast Rust Control, Inc.	09308	Rust Control 04/26	760.00
	<b>Sum for 235, 2258</b>					<b>810.00</b>
	<b>Sum for 235</b>					<b>810.00</b>
	<b>Sum Total</b>					<b>810.00</b>

**Lakeside Community Development District**  
**Notes to Unaudited Financial Statements**  
**April 30, 2026**

**Balance Sheet**

1. Trust statement activity has been recorded through 04/30/26.
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 10

**MINUTES OF MEETING**  
**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, May 6, 2026, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

Charles Wood	Board Supervisor, Assistant Secretary
Barbara Callahan	Board Supervisor, Assistant Secretary
Christina Brooks	Board Supervisor, Vice Chair

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Linda Ramlot	Board Supervisor, Chair <i>(via conference call)</i>
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Birnholz- Couture	District Counsel, Kilinski Van Wyk <i>(via conference call)</i>
Amiee Brodeen	Landscape Inspection Specialist, Rizzetta & Company
Amy Palmer	District Engineer, Lighthouse Engineering
Cynthia Wilhelm	Nabors, Giblin & Nickerson, P.A.
Ron Mosley	Alarm Engineering <i>(via conference call)</i>
Roger Chatleain	Account Manager, Pine Lake
Kendell Hahn	MBS Capital Markets
Dylan Campbell	Landscape Inspection Manager, Rizzetta & Company

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

**FIRST ORDER OF BUSINESS**

**Called to Order**

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

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There was no comment at this time.

**THIRD ORDER OF BUSINESS**

**Presentation of Fiscal Year 2026-2027  
Proposed Budget**

Mr. Adams presented the FY 2026-2027 Proposed Budget.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-13;**

**Approving Fiscal Year 2026/2027 Proposed  
Budget and Setting Public Hearing**

The Board set August 5, 2026, at 6:00 p.m. for the public hearing to approve the budget.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the Resolution 2026-13; Approving Fiscal Year 2026/2027 Proposed Budget and Setting Public Hearing, Lakeside Community Development District.

**FIFTH ORDER OF BUSINESS**

**Ratification of Fine Line Striping And  
Sealing Proposal**

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with four in favor, the Board of Supervisors ratified the Fine Line Striping And Sealing Proposal in the amount of \$1,800.00, Lakeside Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Supervisor Gordon  
Dexter Resignation**

The Board discussed the vacant seat and requested that resumes be added to next month's agenda.

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with four in favor, the Board of Supervisors approved the Supervisor Gordon Dexter Resignation, Lakeside Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-10,  
Transferring Local Bank Accounts**

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with four in favor, the Board of Supervisors approved the Resolution 2026-10, Transferring Local Bank Accounts, Lakeside Community Development District.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-11,  
Bond Award Resolution (Lakeside 2026  
Bond) w. exhibit**

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the Resolution 2026-11, Bond Award Resolution (Lakeside 2026 Bond) w. exhibit, Lakeside Community Development District.

**NINTH ORDER OF BUSINESS**

**Consideration of Resolution 2026-12,  
Supplemental Assessment Resolution -  
Refunding (Series 2026 Bond)**

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the Resolution 2026-12, Supplemental Assessment Resolution - Refunding (Series 2026 Bond), Lakeside Community Development District.

77  
78 **TENTH ORDER OF BUSINESS** **Consideration of Notice of Special**  
79 **Assessments (Series 2026 Refunding)**  
80

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the Notice of Special Assessments (Series 2026 Refunding), Lakeside Community Development District.

81  
82 **ELEVENTH ORDER OF BUSINESS** **Discussion of Erosion Repair RFP**  
83 **Proposals (Under Separate Cover)**

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved not disqualifying Element Environmental LLC for not having a bid bond, Lakeside Community Development District.

84  
85 **TWELFTH ORDER OF BUSINESS** **Consideration of Resolution 2026-14,**  
86 **Awarding RFP for Erosion Repair Project**  
87

88 The Board Ranked the Vendors:

- 89  
90 300 pts - Element Environmental LLC  
91 223 pts - PSG Concrete & PSG Concrete & Excavation, LLC  
92

93 The Board awarded Element Environmental LLC the RFP for the Erosion Repair Project.

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved Resolution 2026-14, Awarding RFP for Erosion Repair Project to Element Environmental LLC, Lakeside Community Development District.

94  
95 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Amendment to Blue**  
96 **Water Aquatics Erosion Repair Services**  
97 **Agreement**

On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved Amendment to Blue Water Aquatics Erosion Repair Services Agreement, Lakeside Community Development District.

98  
99 **FOURTEENTH ORDER OF BUSINESS** **STAFF REPORTS**

100  
101 **A. District Engineer**

102 Ms. Palmer reviewed her report.

103  
104 **B. AWC Waterway Inspection Report**

105 Mr. Solano reviewed his report.  
106

107 **C. Landscape Inspection Report**

108 Ms. Brodeen introduced Dylan Campbell as the new field service analyst for the  
109 District. Mr. Campbell reviewed his report and mentioned that Juniper workers have  
110 been parking on the grass.

111  
112 **D. Pine Lake Landscape/Irrigation Inspection Report**

113 Mr. Chatelain reviewed his report and stated that there are several irrigation issues. The  
114 Apopka well is down, along with a couple of other irrigation line breaks.

115  
116 Supervisor Wood asked about the mowing and Pond 6. Mr. Chatelain stated that he will  
117 try but can only do so much.

On a Motion by Ms. Brooks, seconded by Ms. Callahan, with four in favor, the Board of Supervisors approved Pine Lake Higgins Installation proposal for the amount of \$6,889, Lakeside Community Development District.

118  
119 **E. Maintenance Report**

120 The Board requested increased maintenance and additional pressure washing due to  
121 mold concerns. The Board also requested updates on the mailbox numbers and the bat  
122 house.

123  
124 **F. District Counsel**

125 Ms. Hahn reported that a resident on Lakemont was using District property. Ms. Hahn  
126 stated she is awaiting Ms. Palmer's report regarding the damaged area.

127  
128 Ms. Hahn also stated she is working with Ms. Palmer on the Meadow Oaks project.

129  
130 The Board requested Mr. Adams to send the reimbursement details for Meadow Pointe  
131 Oaks to District Counsel and the District Engineer.

132  
133 **G. District Manager**

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

135 Mr. Adams reminded the Board that the next meeting was scheduled for  
136 June 3, 2026 at 10:00 a.m. at the Lakeside Amenity Center.

137  
138 **2. Presentation of the Registered Voter Count**

139 Mr. Adams presented the registered voter count.

140  
141 **3. Presentation of 1st Quarterly Website Audit**

142 Mr. Adams presented the 1<sup>st</sup> Quarterly Website Audit.

143  
144 **FIFTEENTH ORDER OF BUSINESS**

**Consideration of Minutes of the Board of  
Supervisors April 4, 2026**

145  
146 District Counsel provided changes via email.

147  
148 On a Motion by Ms. Brooks, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the April 4, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

149  
150 **SIXTEENTH ORDER OF BUSINESS** **Consideration of Minutes of the Board of**  
151 **Supervisor Budget Workshop April 21,**  
152 **2026**  
153

154 The Board requested the line 10 be changed to 10:00 a.m.

On a Motion by Mr. Wood, seconded by Ms. Brooks, with four in favor, the Board of Supervisors approved the Budget Workshop April 21, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

155  
156 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Operation &**  
157 **Maintenance Expenditures for March**  
158 **2026**  
159

On a Motion by Ms. Brooks, and seconded by Mr. Wood, with four in favor, the Board of Supervisors ratified March 2026 (\$33,012.80) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

160  
161 **EIGHTEENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**  
162 **Comments**  
163

164 Supervisor Wood requested an update on the email list and Mailchimp.  
165

166 **NINETEENTH ORDER OF BUSINESS** **Adjournment**  
167

168 Mr. Adams stated that if there were no more business to come before the Board of  
169 Supervisors, then a motion to adjourn would be in order.  
170

On a Motion by Ms. Brooks, and seconded by Ms. Callahan, with four in favor, the Board of Supervisors adjourned the meeting at 7:40 p.m., for the Lakeside Community Development District.

171  
172  
173  
174  
175  
176  
177 

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Secretary/Assistant Secretary 

---

Chair/Vice Chairman

# Tab 11

# 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 April 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2026 through April 30, 2026. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$79,214.82**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Aquatic Weed Control, Inc.	300245	1138362	Aquatic Maintenance 04/26	\$ 2,341.00
Barbara A. Callahan	20260414-2	BC040126-235	Board of Supervisors Meeting 04/01/26	\$ 200.00
Barbara A. Callahan	20260429-2	BC042126-235	Board of Supervisors Meeting 04/21/26	\$ 200.00
Charles Wood	300236	CW040126-235	Board of Supervisors Meeting 04/01/26	\$ 200.00
Charles Wood	300242	CW042126-235	Board of Supervisors Meeting 04/21/26	\$ 200.00
Christina Brooks	300237	CB040126-235	Board of Supervisors Meeting 04/01/26	\$ 200.00
Christina Brooks	300243	CB042126-235	Board of Supervisors Meeting 04/21/26	\$ 200.00
Kilinski Van Wyk, PLLC	300230	14212	Legal Services 01/26	\$ 8,287.65
Kilinski Van Wyk, PLLC	300240	14753	Legal Services 03/26	\$ 7,885.65
Kilinski Van Wyk, PLLC	300240	14754	Legal Services 03/26	\$ 408.00
Lighthouse Engineering Inc., dba LHE	300231	8	Engineering Services 03/26	\$ 6,390.00
Linda Ramlot	20260414-1	LR040126-235	Board of Supervisors Meeting 04/01/26	\$ 200.00

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Linda Ramlot	20260429-1	LR042126-235	Board of Supervisors Meeting 04/21/26	\$ 200.00
Pine Lake Services, LLC	300232	9361	Landscape Maintenance 03/26	\$ 14,633.35
Pine Lake Services, LLC	300232	9621	Irrigation Maintenance 04/26	\$ 1,166.66
Pine Lake Services, LLC	300232	9622	Landscape Maintenance 04/26	\$ 14,633.34
Pine Lake Services, LLC	300232	9623	Irrigation Maintenance 04/26	\$ 1,700.00
Pine Lake Services, LLC	300232	9754	Landscape Annuals 04/26	\$ 2,698.41
Rizzetta & Company, Inc.	300229	INV0000107606	Personnel Reimbursement, Amenity Management & Oversight 03/26	\$ 1,859.66
Rizzetta & Company, Inc.	300228	INV0000108034	Accounting Services 04/26	\$ 5,724.08
Rizzetta & Company, Inc.	300227	INV0000108168	Personnel Reimbursement 03/26	\$ 1,505.56
Rizzetta & Company, Inc.	300238	INV0000108201	EE Recruiting & Cell Phone 03/26	\$ 84.83
Rizzetta & Company, Inc.	300239	INV0000108230	Personnel Reimbursement , Amenity Management & Oversight 04/26	\$ 1,859.66
Rizzetta & Company, Inc.	300244	INV0000109098	Personnel Reimbursement 04/26	\$ 1,061.42

# Lakeside Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Romaner Graphics	300233	23034	Maintenance & Repairs 03/26	\$ 2,615.00
Romaner Graphics	300246	23077	Maintenance & Repairs 04/26	\$ 450.00
Spectrum	20260417-1	1740653032826	Internet Services 04/26	\$ 150.09
Suncoast Rust Control, Inc.	300234	09242	Rust Control 03/26	\$ 760.00
Times Publishing Company	300235	84498-040826	Legal Advertising 04/26	\$ 110.00
Times Publishing Company	300241	84605-041226	Legal Advertising 04/26	\$ 149.00
Times Publishing Company	300247	86894-042626	Legal Advertising 04/26	\$ 121.00
Valley National Bank	20260428-1	CC033126-235	Credit Card Expenses 03/26	\$ 154.05
Withlacoochee River Electric Cooperative, Inc.	20260424-2	1544099-041026	Electric Services 03/26	\$ 267.93
Withlacoochee River Electric Cooperative, Inc.	20260424-3	1544100-041026	Electric Services 03/26	\$ 82.68
Withlacoochee River Electric Cooperative, Inc.	20260424-7	1544101-041026	Electric Services 03/26	\$ 211.64
Withlacoochee River Electric Cooperative, Inc.	20260424-1	1544102-041026	Electric Services 03/26	\$ 133.54

**Lakeside Community Development District**

**Paid Operation & Maintenance Expenditures**

April 1, 2026 Through April 30, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260424-8	1544103-041026	Electric Services 03/26	\$ 42.52
Withlacoochee River Electric Cooperative, Inc.	20260424-4	1544104-041026	Electric Services 03/26	\$ 43.70
Withlacoochee River Electric Cooperative, Inc.	20260424-5	1544105-041026	Electric Services 03/26	\$ 41.56
Withlacoochee River Electric Cooperative, Inc.	20260424-6	1544106-041026	Electric Services 03/26	<u>\$ 42.84</u>
<b>Report Totals</b>				<b><u>\$ 79,214.82</u></b>



# Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

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

# Invoice

Date	Invoice #
4/1/2026	1138362

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	5/1/2026

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: April 1, 2026

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

(\*) Does not get paid

*NOTE: Supervisors are only paid if checked.*

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	10:00
Meeting End Time:	11:59am
Total Meeting Time:	1.59 hr

Time Over      (3) Hours:


Total at \$400 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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



**Lakeside CDD**  
**SUPERVISOR PAY REQUEST**  
 Meeting Date: April 21, 2026

**Budget Workshop**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	Yes
Linda Ramlot	No
Christina Brooks	Yes
Gordon Dexter	No
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:	12:05pm
Total Meeting Time:	2.08

Time Over (3) Hours:

Total at \$400 per Hour:

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

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





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 # 14212  
Date: 02/18/2026  
Due On: 03/20/2026

### Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$5,479.86	+ \$8,287.65	)- (\$0.00	= <b>\$13,767.51</b>

### LSCDD-01

#### Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	GR	01/02/2026	Review revised agenda materials.	0.20	\$295.00	-	\$59.00
Service	MH	01/05/2026	Advise regarding security session, disclosure of security footage to law enforcement, and legal requirements for same; and erosion RFP, bid and protest bonds, P&P bonds, and legal requirements for same; and statutory requirements for bonus policy; and maintenance of County right-of-way.	0.50	\$350.00	-	\$175.00
Service	GR	01/05/2026	Revise Request for Proposals for erosion repair services regarding requirements for proposers' submissions; review County's request for processing license and maintenance agreement	0.90	\$295.00	-	\$265.50

for District maintenance of County-owned tract.							
Service	SH	01/05/2026	Monitor and report on bills affecting special districts.	0.20	\$265.00	-	\$53.00
Service	GR	01/06/2026	Review Blue Works proposal for stormwater pipe repair, requirements and District options for the same; review resident activities on District property; confer with District Manager regarding January agenda items.	1.40	\$295.00	-	\$413.00
Service	MH	01/06/2026	Review Blue Works proposal and advise regarding legal requirements related to same.	0.40	\$350.00	100.0%	\$0.00
Service	GR	01/07/2026	Review Blue Works report regarding proposal for stormwater pipe repair, confer with A. Palmer regarding the same, review timeline and Request for Proposals materials to proceed with public bid; confer with District Manager regarding cease and desist to 13704 Crest Lake Drive; attend Board meeting.	6.80	\$295.00	-	\$2,006.00
Service	MH	01/07/2026	Advise regarding legal options for stormwater repair projects and financing for same, legal recourse for damage to District property, and security matters.	1.00	\$350.00	-	\$350.00
Expense	KB	01/07/2026	Travel: Mileage - GR.	54.00	\$0.725	-	\$39.15
Service	GR	01/08/2026	Confer with bond counsel, underwriters regarding bond counsel review of financing options for erosion repair project; prepare notice of closed security session for February meeting, confer with District management	3.90	\$295.00	-	\$1,150.50

			regarding the same; prepare Temporary Access Agreement for pool construction at 13640 Lakemont Drive, prepare letter to resident regarding the same; revise resolution approving RFP notice and evaluation criteria for Stormwater System Repair Project and Erosion Repair Project; confer with District Manager regarding revisions to audit renewal engagement letter; prepare project manual for Stormwater System Repair Project Request for Proposals.				
Service	GR	01/09/2026	Confer with District Manager regarding Temporary Access Agreement with 13640 Lakemont Drive, letter to resident regarding the same.	0.20	\$295.00	-	\$59.00
Service	GR	01/12/2026	Finalize Temporary Access Agreement for pool construction at 13640 Lakemont Drive, letter to resident regarding the same	0.60	\$295.00	-	\$177.00
Service	GR	01/14/2026	Confer with District Manager regarding Temporary Access Agreement for 13640 Lakemont Drive; confer with underwriter regarding review of proposed financing options for erosion project.	0.30	\$295.00	-	\$88.50
Service	MH	01/14/2026	Review draft letter to resident regarding pool construction and temporary access agreement related to same.	0.20	\$350.00	-	\$70.00
Service	GR	01/15/2026	Review Blue Works updated materials regarding stormwater pipe	0.40	\$295.00	-	\$118.00

			repair, options to address the same; confer with District Manager regarding unauthorized resident activity on District property.				
Service	GR	01/16/2026	Review status of ongoing projects; review sidewalk maintenance map.	0.60	\$295.00	-	\$177.00
Service	MH	01/16/2026	Advise regarding legal and procedural requirements related to stormwater repair RFP, security session, bonus policy, and workshops; confer with underwriter regarding potential financing and refinancing.	0.50	\$350.00	-	\$175.00
Service	GR	01/20/2026	Confer with County Attorney regarding maintenance and license agreement for County tract; confer with District Engineer regarding repairs to Pond 8; confer with District Manager regarding spending authority resolution.	0.70	\$295.00	-	\$206.50
Service	CD	01/20/2026	Review Email from Pasco County regarding requirement for License and Maintenance Agreement; Emails to and from District Staff regarding preparation of same; Research Property Appraiser website relating to 3 parcels to include in Agreement; Prepare Application and Agent of Record Forms; Email to M. Connelly regarding 3 separate parcels and applications; Download deeds for the Properties; Draft Narrative and Checklist relating to application; Email drafts of Application, Narrative and Checklist to District staff for further actions.	1.60	\$185.00	-	\$296.00
Service	GR	01/22/2026	Prepare draft bonus policy	3.40	\$295.00	-	\$1,003.00

			for onsite maintenance provider; review MBS agreement for underwriting services, confer with District Manager regarding the same; review towing rule regarding abandoned vehicles, overnight hours for towing, prepare revised towing rule to address the same; review and revise materials for maintenance and license agreement for County-owned tracts; prepare spending authority resolution, transmit the same; review sidewalk maintenance responsibility.				
Service	GR	01/23/2026	Continue review of Pasco County required materials for maintenance and license agreement, analyze the same; finalize resolution approving Request for Proposal materials for stormwater system repair and erosion repair projects.	0.80	\$295.00	-	\$236.00
Service	GR	01/23/2026	Finalize draft bonus policy, prepare resolution adopting the same.	0.60	\$295.00	-	\$177.00
Service	CD	01/23/2026	Email to and from District staff regarding next steps of Application/Agent of Record Form; Meeting with District Staff regarding same.	0.60	\$185.00	-	\$111.00
Service	CD	01/26/2026	Telephone call w/ Melissa Connelly at Pasco County and email regarding clarification of Right-of-Way Application; Conferences with District Staff regarding phone call and updated information from County (2); Research Property Appraiser's website for Proper Identification information; Revise	1.90	\$185.00	-	\$351.50

			Application and Narrative with same; Prepare Exhibit (Map/site plan) for Application; Email Application, narrative and exhibit to District Staff for review.				
Service	GR	01/27/2026	Review revised scope for erosion repair project, update Request for Proposals project manual regarding the same.	0.40	\$295.00	-	\$118.00
Service	GR	01/28/2026	Confer with District Management regarding resolution adopting bonus and compensation policy for February agenda; confer with District Manager regarding temporary access agreement for pool construction at 13640 Lakemont Drive.	0.20	\$295.00	-	\$59.00
Service	GR	01/30/2026	Review updated materials for application for maintenance and license agreement with Pasco County; review agenda materials, including staff reports, January meeting minutes.	1.20	\$295.00	-	\$354.00
<b>Line Item Discount Subtotal</b>							<b>-\$140.00</b>
<b>Total</b>							<b>\$8,287.65</b>

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 # 14753  
Date: 04/12/2026  
Due On: 05/12/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$8,287.65	+ \$7,885.65	)- ( \$0.00	= <b>\$16,173.30</b>

## LSCDD-01

### Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	MH	03/02/2026	Confer with District management staff and District Engineer regarding RFP matters.	0.10	\$375.00	\$37.50
Service	GR	03/02/2026	Confer with District Manager regarding project manual for Request for Proposals for Erosion Repair Project.	0.20	\$315.00	\$63.00
Service	GR	03/03/2026	Review revised agenda materials.	0.10	\$315.00	\$31.50
Service	GR	03/04/2026	Attend Board meeting.	3.80	\$315.00	\$1,197.00
Service	MH	03/04/2026	Confer with District staff regarding meeting matters.	0.30	\$375.00	\$112.50
Expense	KB	03/04/2026	Travel: Mileage - GR.	54.00	\$0.725	\$39.15
Service	GR	03/05/2026	Review questions from prospective bidder regarding Request for Proposals to Erosion Repair Project, prepare Addendum No. 1 to answer the same, confer with District Manager, A. Palmer regarding the same; review and revise amendment	1.20	\$315.00	\$378.00

to agreement for security services.						
Service	MH	03/05/2026	Review draft amendment for security services, addendum for RFP questions, and confer with District staff related to same and County right-of-way matter.	0.90	\$375.00	\$337.50
Service	GR	03/06/2026	Confer with A. Palmer regarding Pond 8 repair by Blue Water Aquatics.	0.20	\$315.00	\$63.00
Service	MB	03/08/2026	Initialize drafting Notice of Rulemaking and Rule Development for the Amended and Restated Rules of Parking and Parking Enforcement.	0.40	\$295.00	\$118.00
Service	GR	03/09/2026	Review questions from prospective bidders on Erosion Repair Project, prepare draft Addendum No. 2, confer with A. Palmer regarding the same; review District Engineer review of resident unauthorized clearing on District property, prepare letter to resident regarding the same, confer with District Manager, A. Palmer regarding the same.	1.20	\$315.00	\$378.00
Service	MB	03/09/2026	Finalize drafting Notice of Rulemaking and Rule Development for the Amended and Restated Rules of Parking and Parking Enforcement.	0.50	\$295.00	\$147.50
Service	MH	03/09/2026	Confer with District Engineer regarding potential proposer questions related to RFQ.	0.30	\$375.00	\$112.50
Service	MH	03/09/2026	Review draft letter to resident regarding unauthorized alteration of District property and confer with District staff regarding same.	0.10	\$375.00	\$37.50
Service	GR	03/10/2026	Confer with A. Palmer regarding location of unauthorized clearing on District property, update letter to resident regarding the same; review damage by garbage truck to District property.	0.40	\$315.00	\$126.00
Service	SD	03/10/2026	Draft Lakeside CDD Auditor Letter Response for FY2025 and transmit to auditor.	0.70	\$190.00	\$133.00
Service	MH	03/11/2026	Advise District staff regarding legal requirements for revising formal RFP; review and revise Second Addendum to same.	0.90	\$375.00	\$337.50

Service	GR	03/11/2026	Confer with A. Palmer regarding responses to prospective bidder questions on Request for Proposals for Erosion Repair Project, prepare Addendum No. 2 regarding the same.	1.60	\$315.00	\$504.00
Service	GR	03/12/2026	Confer with A. Palmer regarding survey of County property, questions regarding the same; confer with District Manager regarding correspondence to company regarding damage to District property.	0.50	\$315.00	\$157.50
Service	GR	03/16/2026	Review and revise Notices of Rulemaking and Rule Development for public hearing on amended towing rules; confer with District Manager regarding resident encroachment on District property.	0.40	\$315.00	\$126.00
Service	GR	03/18/2026	Confer with District Management regarding Notices of Rulemaking and Rule Development for amended towing rules.	0.30	\$315.00	\$94.50
Service	GR	03/19/2026	Confer with District Manager regarding Request for Proposals for Erosion Repair Project, prepare resolution awarding contract for the same, drafts notices of intent to award the same; review tentative agenda for April meeting, confer with District Management regarding items for the same.	0.90	\$315.00	\$283.50
Service	GR	03/20/2026	Prepare materials for public bid opening for Erosion Repair Project; analyze financing options for the same.	0.80	\$315.00	\$252.00
Service	MH	03/20/2026	Confer with District staff regarding RFP matters, legal requirements for formal bid opening, and potential bond issuance and refinancing.	0.40	\$375.00	\$150.00
Service	SH	03/20/2026	Monitor and report on bills affecting special districts, including final bill passage analysis and final distribution of the newsletter.	0.30	\$315.00	\$94.50
Service	GR	03/23/2026	Confer with A. Palmer regarding Erosion Repair Project, proposal submissions for the same.	0.20	\$315.00	\$63.00
Service	GR	03/24/2026	Confer with prospective bidder regarding delivery of proposal for Erosion Repair Project, prepare	0.70	\$315.00	\$220.50

			Addendum No. 3 regarding the same, confer with A. Palmer, District Manager regarding the same; review update regarding Pond 8 erosion repair, engineering review of Pond 3.			
Service	MH	03/24/2026	Confer with District staff regarding erosion repair project RFP requirements.	0.30	\$375.00	\$112.50
Service	GR	03/25/2026	Confer with District Manager regarding public bid opening of proposals for Erosion Repair Project; confer with A. Palmer regarding Addendum No. 3 to Request for Proposals; attend public bid opening; prepare Addendum No. 4 regarding extension for deadlines for Request for Proposals.	1.40	\$315.00	\$441.00
Service	MB	03/25/2026	Prepare for Board of Supervisors meeting.	1.10	\$295.00	\$324.50
Service	MH	03/25/2026	Advise District staff regarding proposal delivery requirements for erosion RFP, legal requirements for extending deadline for submissions, and required documents and procedures for same.	0.60	\$375.00	\$225.00
Service	GR	03/26/2026	Review agenda materials; finalize Addendum No. 4 for Erosion Repair Project, confer with District Manager, A. Palmer regarding the same; confer with District Manager regarding status of ongoing projects.	0.90	\$315.00	\$283.50
Service	MB	03/26/2026	Continue to follow-up with District staff regarding obtaining the Advanced Aquatics agreement; Confer with District staff regarding agenda.	0.20	\$295.00	\$59.00
Service	MH	03/26/2026	Review and revise addendum number 4 to RFP for erosion repair project.	0.20	\$375.00	\$75.00
Service	MB	03/27/2026	Confer with District staff regarding the disclosure of exempt information in the agenda.	0.10	\$295.00	\$29.50
Service	MH	03/30/2026	Confer with District staff regarding legal requirements for rescheduled RFP and other meeting matters.	0.30	\$375.00	\$112.50
Service	GR	03/30/2026	Confer with A. Palmer, District Manager regarding Erosion Repair Project, Addendum No. 4 to the	0.90	\$315.00	\$283.50

same; confer with District Manager regarding status of ongoing projects; review correspondence from Tigris regarding stormwater inspection work, analyze District options for withholding payment from the same.

Service	MH	03/30/2026	Confer with District staff regarding storm system inspection matter.	0.20	\$375.00	\$75.00
Service	GR	03/31/2026	Prepare notice of rescheduled public bid opening for Request for Proposals, confer with District Manager regarding the same.	0.50	\$315.00	\$157.50
Service	MH	03/31/2026	Review records related to Tigris Aquatic Services matter; advise District staff regarding legal response to same.	0.30	\$375.00	\$112.50

**Total**      **\$7,885.65**

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 # 14754  
Date: 04/12/2026  
Due On: 05/12/2026

## Statement of Account

Outstanding Balance	New Charges	Payments Received	<b>Total Amount Outstanding</b>
( \$0.00	+ \$408.00	) - ( \$0.00	) = <b>\$408.00</b>

## LSCDD-106

### Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	03/03/2026	Confer with A. Palmer regarding onsite meeting with Meadow Oaks development team, confer with Meadow Oaks' attorney regarding the same; review additional erosion item to be addressed.	0.40	\$315.00	\$126.00
Service	GR	03/04/2026	Review update regarding District Engineer coordination with Meadow Oaks development team on outstanding items.	0.10	\$315.00	\$31.50
Service	MH	03/04/2026	Confer with District staff regarding status of on-site meeting with vendor and work progress.	0.10	\$375.00	\$37.50
Service	MH	03/05/2026	Confer with District staff regarding status of project and potential repairs necessary to District property related to same.	0.20	\$375.00	\$75.00
Service	GR	03/16/2026	Review Meadow Oaks development update, engineering onsite visit regarding outstanding items.	0.20	\$315.00	\$63.00

Service	MH	03/31/2026	Confer with District staff regarding status of project and reimbursements to the District from developer.	0.20	\$375.00	\$75.00
					<b>Total</b>	<b>\$408.00</b>

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 8  
Date 03/31/2026  
Project **Lakeside CDD**

Lighthouse Engineering, Inc.

**Invoice Summary**

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	28,797.00	22,407.00	6,390.00
Total	28,797.00	22,407.00	6,390.00

**General Engineering Consultant**

Professional Fees

	Hours	Rate	Billed Amount
Sr. Principal			
Bradley S. Foran			
Project Chargeable Labor	12.00	205.00	2,460.00
Senior Project Engineer			
Thomas Liu			
Project Chargeable Labor	5.00	174.00	870.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	18.00	170.00	3,060.00
Phase subtotal			6,390.00
Invoice total			<b>6,390.00</b>

**Aging Summary**

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
7	03/03/2026	1,285.50		1,285.50			
8	03/31/2026	6,390.00	6,390.00				
Total		7,675.50	6,390.00	1,285.50	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:**

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

**Labor**

WIP Status: Billable

Sr. Principal

Bradley S. Foran

Project Chargeable Labor	02/17/2026	1.00	205.00	205.00
<i>Reviewed Platt and wetland area review</i>				
Project Chargeable Labor	03/03/2026	3.00	205.00	615.00
<i>Prebid Meeting</i>				
Project Chargeable Labor	03/23/2026	2.00	205.00	410.00
<i>Pond 8 Pipe Inspection</i>				
Project Chargeable Labor	03/24/2026	3.00	205.00	615.00
<i>Pond 8 Pipe Review (the pipe was not exposed until 3/24) Met onsite with the contractor to discuss issues and resolve them. Determined cause of erosion issue and remedy plan</i>				
Project Chargeable Labor	03/30/2026	2.00	205.00	410.00
<i>coordinated work for pipe repair and phone call with contractor.</i>				
Project Chargeable Labor	03/31/2026	1.00	205.00	205.00
<i>coordination and direction to contractor to repair pipe.</i>				
Subtotal		<b>12.00</b>		<b>2,460.00</b>

Senior Project Engineer

Thomas Liu

Project Chargeable Labor	03/30/2026	4.00	174.00	696.00
<i>Lakeside CDD - Exhibits and quantities for crosswalks at various intersections</i>				
Project Chargeable Labor	04/02/2026	1.00	174.00	174.00
<i>Lakeside CDD - Updated exhibit for crosswalks</i>				
Subtotal		<b>5.00</b>		<b>870.00</b>

Administrative

Amy L. Palmer

Project Chargeable Labor	03/03/2026	3.00	170.00	510.00
<i>Meeting Prep</i>				
<i>Pre-bid Meeting erosion RFP and travel time</i>				
Project Chargeable Labor	03/04/2026	3.00	170.00	510.00
<i>Lakeside CDD Meeting and travel time</i>				
<i>Site visit - Lugano Ct patch, Seabridge Drive pond, Pond 3</i>				
Project Chargeable Labor	03/10/2026	1.00	170.00	170.00
<i>RFP questions and research</i>				
Project Chargeable Labor	03/11/2026	4.00	170.00	680.00
<i>Site Visit to meet with Richard Leatham at Meadow Oaks site - travel time</i>				
<i>RFP questions</i>				
Project Chargeable Labor	03/12/2026	1.00	170.00	170.00
<i>Send out Addendum #2 and answer RFP questions</i>				
Project Chargeable Labor	03/16/2026	1.00	170.00	170.00
<i>Report for site visit - Meadow Oaks Development</i>				
Project Chargeable Labor	03/24/2026	1.00	170.00	170.00
<i>Addendum Distribution</i>				
<i>Erosion Pond 8 information</i>				
Project Chargeable Labor	03/30/2026	0.50	170.00	85.00

**Invoice Supporting Detail**

250200121 Lakeside CDD

250200121 General Engineering Consultant

Phase Status: Active

**Billing Cutoff:**

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

**Labor** WIP Status: Billable

Administrative

Amy L. Palmer

*Distribute Addendum #4 - erosion RFP  
 Discussion with Chris from Blue Wate Aquatics regarding remediation of Pond 8 - progress  
 update*

Project Chargeable Labor 04/01/2026 3.00 170.00 510.00

*CDD Board Meeting and travel time*

Project Chargeable Labor 04/02/2026 0.50 170.00 85.00

*Pond 8 Erosion Follow-up  
 Striping clarification*

Subtotal	<b>18.00</b>		<b>3,060.00</b>
Labor total	<b>35.00</b>		<b>6,390.00</b>

**Invoice Summary**

	Contract	Billed	%	Remaining	%
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**Labor** 28,797.00 -28,797.00

**Expense**

**Consultant**

**Total** 28,797.00 -28,797.00



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
03/01/26	9361
Terms	Due Date
Net 30	03/31/26

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
\$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 March 2026		\$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>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

### INVOICE

Date	Invoice No.
04/01/26	9621
Terms	Due Date
Net 30	05/01/26

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
\$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 April 2026		\$1,166.66	\$0.00	\$1,166.66
<b>Total</b>			<b>\$1,166.66</b>	<b>\$0.00</b>	<b>\$1,166.66</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

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**INVOICE**

Date	Invoice No.
04/01/26	9622
Terms	Due Date
Net 30	05/01/26

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
\$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 April 2026		\$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.
04/01/26	9623
Terms	Due Date
Net 30	05/01/26

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
\$1,700.00	

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

---

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	<b>#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25 -26 April 2026</b>		<b>\$1,700.00</b>	<b>\$0.00</b>	<b>\$1,700.00</b>
<b>Total</b>			<b>\$1,700.00</b>	<b>\$0.00</b>	<b>\$1,700.00</b>



12980 Tarpon Springs Road  
Odessa, FL 33556

pinelakellc.com

**INVOICE**

Date	Invoice No.
04/08/26	9754
Terms	Due Date
Net 30	05/08/26

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
\$2,698.41	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,698.41	\$0.00	\$2,698.41

**Lakeside CDD**  
**Annual Spring**  
**Rotation 1.30.26**

Install 975 annuals in  
designated beds throughout  
the community.

<i>Plant Material Install</i>			\$2,698.41	\$0.00	\$2,698.41
<b>Total</b>			<b>\$2,698.41</b>	<b>\$0.00</b>	<b>\$2,698.41</b>

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

**Invoice**

Date	Invoice #
3/13/2026	INV0000107606

**Bill To:**

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$791.67	\$791.67
Personnel Reimbursement	1.00	\$1,067.99	\$1,067.99
<b>Subtotal</b>			\$1,859.66
<b>Total</b>			\$1,859.66

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

**Invoice**

Date	Invoice #
4/2/2026	INV0000108034

**Bill To:**

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

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

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

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

**Invoice**

Date	Invoice #
3/27/2026	INV0000108168

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,505.56	\$1,505.56
<b>Subtotal</b>			\$1,505.56
<b>Total</b>			\$1,505.56

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

**Invoice**

Date	Invoice #
4/1/2026	INV0000108201

**Bill To:**

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

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

Description	Qty	Rate	Amount
EE RECRUITING	34.83	\$1.00	\$34.83
Cell Phone	50.00	\$1.00	\$50.00
<b>Subtotal</b>			\$84.83
<b>Total</b>			\$84.83

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

**Invoice**

Date	Invoice #
4/10/2026	INV0000108230

**Bill To:**

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

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

Description	Qty	Rate	Amount
General Management & Oversight	1.00	\$791.67	\$791.67
Personnel Reimbursement	1.00	\$1,067.99	\$1,067.99
<b>Subtotal</b>			\$1,859.66
<b>Total</b>			\$1,859.66

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

**Invoice**

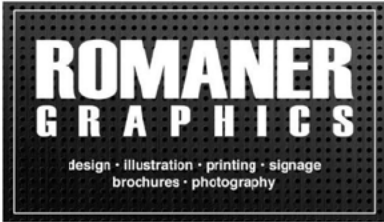
Date	Invoice #
4/24/2026	INV0000109098

**Bill To:**

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

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

Description	Qty	Rate	Amount
Personnel Reimbursement	1.00	\$1,061.42	\$1,061.42
<b>Subtotal</b>			\$1,061.42
<b>Total</b>			\$1,061.42



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

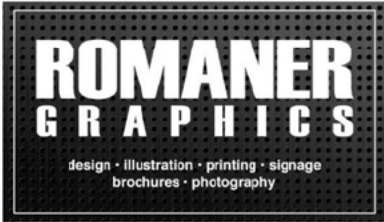
INVOICE # 23034

TO: Lakeside  
COMPANY NAME:  
DATE: 3/18/26

Thermoplastic coated steel benches.	
Concrete in ground installation.	
Matches existing benches.	
8' Benches - 2 @ \$875.00 ea.	\$1,750.00
Freight - flat rate for common carrier	\$865.00

TOTAL: \$2,615.00

ROMANER GRAPHICS  
Thank You,



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

INVOICE # 23077

TO: Lakeside  
COMPANY NAME:  
DATE: 4/22/26

Stone columns along community perimeter:	
Replace missing and damaged cultured stone	
in 14 areas.	

TOTAL: \$450.00

ROMANER  
GRAPHICS  
Thank You,

March 28, 2026  
 Invoice Number: 1740653032826  
 Account Number: **8337 13 063 1740653**

**Auto Pay Notice**

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**

**NEWS AND INFORMATION**

**You've been selected** for exclusive multi-line mobile savings. Call 1-833-574-1237 now.

**Pick the right TV package** for your business. Stream popular news, sports and entertainment channels! Call 1-833-517-0709 today.



**Summary** *Service from 03/28/26 through 04/27/26 details on following pages*

Previous Balance	144.74
Payments Received -Thank You!	-144.74
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.09
Current Charges	\$150.09
<i>YOUR AUTO PAY WILL BE PROCESSED 04/15/26</i>	
<b>Total Due by Auto Pay</b>	<b>\$150.09</b>

**Thank you for choosing Spectrum Business.**  
 We appreciate your prompt payment and value you as a customer.

**Auto Pay** - Thank you for signing up for Auto Pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
 8633 2390 DY RP 28 03292026 NNNNNNNN 01 001417 0005

LAKESIDE CDD  
 PO BOX 32414  
 CHARLOTTE NC 28232-2414

March 28, 2026

**LAKESIDE CDD**

Invoice Number: 1740653032826  
 Account Number: 8337 13 063 1740653  
 Service At: 13970 SEA BRIDGE DR  
 SB  
 HUDSON FL 34669

**Total Due by Auto Pay \$150.09**



CHARTER COMMUNICATIONS  
 PO BOX 7186  
 PASADENA CA 91109-7186



833713063174065300150094



Invoice Number: 1740653032826  
Account Number: 8337 13 063 1740653

LAKESIDE CDD

Contact Us

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

8633 2390 DY RP 28 03292026 NNNNNNNN 01 001417 0005

Charge Details

Previous Balance		144.74
EFT Payment	03/15	-144.74
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/28/26 will appear on your next bill.

Service from 03/28/26 through 04/27/26

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	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
<b>Other Charges Total</b>	<b>\$5.00</b>

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.35
Federal Universal Service Fund	1.53
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.17
<b>Taxes, Fees and Charges Total</b>	<b>\$5.09</b>

**Current Charges \$150.09**  
**Total Due by Auto Pay \$150.09**

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)



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

**Bill to** Lakeside CDD  
cddinvoice@rizzetta.com

**Ship to** C/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

**Invoice** 09242  
**Date** Apr 1, 2026  
**Terms** Net 30  
**Due date** May 1, 2026  
**Amount due** \$760.00

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

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

**Amount due \$760.00**

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

**Notes**  
Thank you for your business.

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
4/8/26-4/8/26		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
4/8/2026	Deirdre Bonett	TB117744	
Total Amount Due		Invoice Number	
\$110.00		84498-040826	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/8/26	4/8/26	84498	Baylink Pasco , tampabay.com	Legal-CLS 2 col	RFP Erosion  Affidavit Fee	2	1.00x47.00 L	\$108.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

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Billing Date	Sales Rep	Customer Account	
4/8/2026	Deirdre Bonett	TB117744	
Total Amount Due		Invoice Number	
\$110.00		84498-040826	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss  
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP Erosion was published in said newspaper by print in the issues of 04/08/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant \_\_\_\_\_  
Sworn to and subscribed before me this 04/08/2026

Signature of Notary of Public \_\_\_\_\_  
Personally known  or produced identification.  
Type of identification produced \_\_\_\_\_

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF BID OPENING FOR  
REQUEST FOR PROPOSALS FOR EROSION REPAIR PROJECT**

Pursuant to Section 255.0518, Florida Statutes, the proposals submitted in response to the Lakeside Community Development District's ("District") Request for Proposals for Erosion Repair Project will be publicly opened at a special meeting of the District to be held on April 15, 2026, at 1:00 p.m. at the office of Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 ("District Manager's Office"). The purpose of the special meeting will be to announce the names of the proposers and pricing. No decisions of the District's Board of Supervisors ("Board") will be made at that time. A copy of the agenda for the meeting can be obtained from the District Manager's Office, or by phone at (813) 994-1001, during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

There may be occasions when District staff or Board members may participate by speaker telephone. Any person requiring special accommodation to participate in this meeting is asked to advise the District Manager's Office at (813) 994-1001, at least three (3) business days before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for assistance in contacting the District Manager's Office.

No decisions will be made by the Board at the meeting. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
Run on 4.8.2026 84498

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
4/12/26-4/12/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
4/13/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$149.00		84605-041226	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/12/26	4/12/26	84605	Baylink Pasco , tampabay.com	Legal-CLS 2 col	WORKSHOP  Affidavit Fee	2	1.00x44.00 L	\$147.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
4/12/26-4/12/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
4/13/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$149.00		84605-041226	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396

84605

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter WORKSHOP was published in said newspaper by print in the issues of 04/12/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



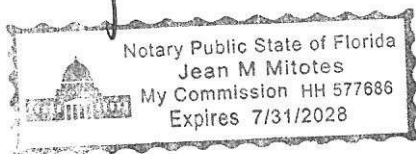
Signature of Affiant \_\_\_\_\_

Sworn to and subscribed before me this 04/12/2026

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_



### LAKESIDE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF WORKSHOP

The Board of Supervisors ("Board") of the Lakeside Community Development District ("District") will hold a public workshop on April 21, 2026, at 10:00 a.m., at Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669. The purpose of the public workshop is to discuss the District's Fiscal Year 2026-2027 budget.

Copies of the agenda for the public workshop may be obtained at the office of the District Manager, Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, or by phone at (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website, <https://www.lakesidecdd.org/>. The public workshop is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public workshop may be continued to a date, time, and place to be specified on the record at the workshop.

There may be occasions when District staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the public workshop because of a disability or physical impairment should contact the District Manager's Office at (813) 994-1001 at least three (3) business days prior to the public workshop. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

No decisions will be made by the Board at the public workshop. However, please be advised that any person who decides to appeal any decision made by the Board with respect to any matter is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager  
April 12, 2026

84605

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355  
 Fed Tax ID 59-0482470

## ADVERTISING INVOICE

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
4/26/26-4/26/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
4/26/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$121.00		86894-042626	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
4/26/26	4/26/26	86894	Baylink Pasco , tampabay.com	Legal-CLS 2 col	General Election  Affidavit Fee	2	1.00x35.00 L	\$119.00  \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

Times Publishing Company  
 DEPT 3396  
 PO BOX 123396  
 DALLAS, TX 75312-3396  
 Toll Free Phone 1 (877) 321-7355

<b>Advertising Run Dates</b>		<b>Advertiser Name</b>	
4/26/26-4/26/26		LAKESIDE CDD	
<b>Billing Date</b>	<b>Sales Rep</b>	<b>Customer Account</b>	
4/26/2026	Deirdre Bonett	TB117744	
<b>Total Amount Due</b>		<b>Invoice Number</b>	
\$121.00		86894-042626	

**DO NOT SEND CASH BY MAIL**

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

**REMIT TO:**  
 Times Publishing Company  
 DEPT 3396  
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 DALLAS, TX 75312-3396

# Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF PASCO County

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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

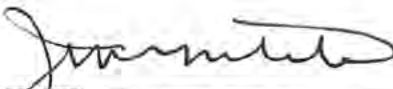
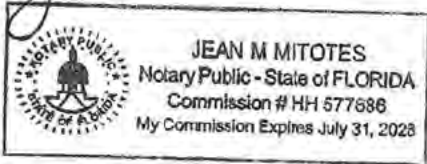
Signature of Affiant 

Sworn to and subscribed before me this **04/26/2026**

Signature of Notary of Public

Personally known  or produced identification.

Type of identification produced \_\_\_\_\_

**NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lakeside Community Development District will commence at noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026. Candidates must qualify for the office of Supervisor with the Pasco County Supervisor of Elections located at 14236 6th Street, Ste 200

Dade City, FL 33523. The Supervisor of elections may be contacted by phone at (352) 521-4302. All candidates shall qualify for individual seats in accordance with Section 99.061, Florida Statutes, and must also be a "qualified elector" of the District, as defined in Section 190.003, Florida Statutes. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Pasco County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, Florida Statutes.

The Lakeside Community Development District has three (3) seats up for election, specifically Seats 1, 2, and 5. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Pasco County Supervisor of Elections.  
April 26, 2026



CC033126-235

0 0

**ACCOUNT SUMMARY**

Credit Limit	\$10,000.00
Credit Available	\$9,845.00
Statement Closing Date	March 31, 2026
Days in Billing Cycle	31
Previous Balance	\$109.48
Payments & Credits	\$169.71
Purchases & Other Charges	\$139.28
Balance Transfer	\$0.00
<b>FEES CHARGED</b>	\$75.00
<b>INTEREST CHARGED</b>	\$0.00
New Balance	\$154.05

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	\$154.05
<b>Minimum Payment Due</b>	<b>\$154.05</b>
<b>Payment Due Date</b>	<b>April 27, 2026</b>

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

**TRANSACTIONS**

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				<b>\$34.48-</b>
03/25	03/25	F151500F400CHGDDA	AUTOMATIC PAYMENT - THANK YOU	109.48-
03/31	03/31	F151500FA000CYLAC	ANNUAL FEE 04/26 THROUGH 03/27	75.00
03/31	03/31		VALLEY ONECARD CASH REWARD CREDIT	5.74-
		<b>MICHELLE WHITE</b>		<b>\$0.00</b>
		<b>PETER SCHOBERT</b>		<b>\$84.79</b>
03/03	03/03	5543286EE5SE4N4K4	AMAZON MKTPL*BP6HJ2ZJ2 SEATTLE WA MCC: 5942 MERCHANT ZIP:	32.14
03/11	03/11	5543286EN5X32Y433	LOWES #00724* NEW PORT RICH FL MCC: 5200 MERCHANT ZIP: 346544919	107.14
03/24	03/24	5543286F361QALMWW	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	54.49-
		<b>JOHN WOODS</b>		<b>\$0.00</b>
		<b>RAMON ESLAVA</b>		<b>\$0.00</b>

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**

<b>Payment Due Date</b>	<b>April 27, 2026</b>
<b>New Balance</b>	<b>\$154.05</b>
Minimum Payment Due	\$154.05
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

**Lakeside CDD**

**Credit Card - Peter Schobert**

Limit \$10,000.00

**Closing Date - 03/31/26**

**Payment Date - 04/27/26**

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

				Misc. Contingency
				001-57900-6409
Date	Vendor Name	Description	Amount	
03/03/26	Amazon	Liquid Stain Remover	32.14	32.14
03/11/26	Lowe's	Spray Bottle, Brush, Supplies	107.14	107.14
03/24/26	Amazon	Cordless Battery Powered Heat Gun - Refund	(54.49)	(54.49)
03/31/26	Valley Bank	Annual Fee	75.00	75.00
03/31/26	Valley Bank	OneCard Cash Rewards Credit	(5.74)	(5.74)
		<b>TOTAL</b>	154.05	154.05

For customer support visit [Amazon.com/contact-us](https://www.amazon.com/contact-us)

**Order date:** March 3, 2026

**Purchase Order #:**

**Order #:** 113-5117772-2994660

**Date shipped:** March 2, 2026

**Ship to:**

Peter Schobert

Lakeside CDD

13739 LAKEMONT DR

HUDSON, FL 34669-1104

United States

## Shipment details

Item description	Qty	Item price	Item subtotal
IRON OUT Liquid Rust Stain Remover, Pre-mixed, Quickly Removes Rust Stains from Concrete, Vinyl and Other Outdoor Surfaces, No Scrubbing, Safe to Use, 1 Gallon, 2 Pack (SKU: dib-BK-465356qty-2) Condition: New Sold by: Hearthshire	1	\$32.14	\$32.14
Item subtotal			\$32.14
Shipping & handling			\$0.00
Sales tax			\$0.00
<b>Total</b>			<b>\$32.14</b>

### Return or replace your item

Visit [Amazon.com/returns](https://www.amazon.com/returns)

Have feedback on how we packaged your order? Tell us at [Amazon.com/packaging](https://www.amazon.com/packaging)



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#: S0724CG2 2622628 TRANS#: 422608185 03-11-26

479293 12 GALLON TOTE WITH SNAP	19.96
2 @ 9.98	
369819 ZEP PRO 1 SPRAY BOTTLE	7.96
2 @ 3.98	
379239 ETTORE COBWEB BRUSH	8.48
224272 42-GAL 24-CT 3ML CONTR CH	19.78
569153 WD-40 1-GALLON	39.98
379523 5-FT INTERLOCK 2-SECTION	10.98

SUBTOTAL:	107.14
TOTAL TAX:	0.00
INVOICE 74394 TOTAL:	107.14
M/C:	107.14

MC: XXXXXXXXXXXXX8818 AMOUNT: 107.14 AUTHCD: 011288

CHIP REFID:072406394607 03/11/26 11:17:40

CUSTOMER CODE: mailboxes

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

Bill Date **04/10/2026**  
 Amount Due **267.93**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/04	30125	04/06	32247				2122

Comparative Usage Information  
Average kWh

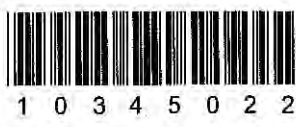
Period	Days	Per Day
Apr 2026	33	64
Mar 2026	28	90
Apr 2025	29	62

**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.

Previous Balance **305.38**  
 Payment **305.38CR**  
 Balance Forward **0.00**

Customer Charge **39.16**  
 Energy Charge 2,122 KWH @ 0.06090 **129.23**  
 Fuel Adjustment 2,122 KWH @ 0.04375 **92.84**  
 FL Gross Receipts Tax **6.70**

Total Current Charges **267.93**  
 Total Due **267.93** E.F.T.



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.

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$335.70. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

APR 16 2026

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 04/24/2026.



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

Bill Date **04/10/2026**  
 Amount Due **82.68**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/05	34567	04/06	34963				396

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2026	32	12
Mar 2026	29	12
Apr 2025	29	12

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

Previous Balance **76.99**  
 Payment **76.99CR**  
 Balance Forward **0.00**



Customer Charge **39.16**  
 Energy Charge 396 KWH @ 0.06090 **24.12**  
 Fuel Adjustment 396 KWH @ 0.04375 **17.33**  
 FL Gross Receipts Tax **2.07**

Total Current Charges **82.68**  
 Total Due **82.68** E.F.T.

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.

APR 16 2026

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$99.87. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 04/24/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: **04/10/2026**

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **04/24/2026**  
**TOTAL CHARGES DUE 82.68**  
**DO NOT PAY**

Account Number **1544101** Cycle **06**  
 Meter Number **336835519**  
 Customer Number **10345022**  
 Customer Name **LAKESIDE CDD**  
**F P WILLIAMS**

Bill Date **04/10/2026**  
 Amount Due **211.64**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/04	14168	04/06	14526				358

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	11
Mar 2026	28	11
Apr 2025	29	9

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

Previous Balance **206.18**  
 Payment **206.18CR**  
 Balance Forward **0.00**



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.

Customer Charge **39.16**  
 Energy Charge 358 KWH @ 0.06090 **21.80**  
 Fuel Adjustment 358 KWH @ 0.04375 **15.66**  
 Light Energy Charge **1.12**  
 Light Support Charge **2.44**  
 Light Maintenance Charge **37.12**  
 Light Fixture Charge **45.80**  
 Light Fuel Adj 100 KWH @ 0.04375 **4.38**  
 Poles (QTY 4) **42.00**  
 FL Gross Receipts Tax **2.16**

Total Current Charges **211.64**  
 Total Due **211.64** E.F.T.

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$82.88. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

Lights/Poles	Type/Qty	Type/Qty
	212 4	960 4

APR 16 2026

**DO NOT PAY**

Total amount will be electronically transferred on or after 04/24/2026.



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

Electronic Funds Transfer on or after <b>04/24/2026</b>
<b>TOTAL CHARGES DUE 211.64</b>
<b>DO NOT PAY</b>

**WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.**

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

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

Bill Date **04/10/2026**  
 Amount Due **133.54**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	kWh Used
03/04	31659	04/06	32529			870

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	33	26
Mar 2026	28	17
Apr 2025	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.

Previous Balance **89.66**  
 Payment **89.66CR**  
 Balance Forward **0.00**



Customer Charge **39.16**  
 Energy Charge 870 KWH @ 0.06090 **52.98**  
 Fuel Adjustment 870 KWH @ 0.04375 **38.06**  
 FL Gross Receipts Tax **3.34**

Total Current Charges **133.54**  
 Total Due **133.54** E.F.T.

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.

APR 16 2026

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$177.47. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 04/24/2026.

**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: 04/10/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after **04/24/2026**  
**TOTAL CHARGES DUE 133.54**  
**DO NOT PAY**



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

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

Bill Date **04/10/2026**  
Amount Due **42.52**  
Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/05	6668	04/06	6690				22

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Apr 2026	32	1
Mar 2026	29	1
Apr 2025	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.

Previous Balance 42.17  
Payment 42.17CR  
Balance Forward 0.00

Customer Charge 39.16  
Energy Charge 22 KWH @ 0.06090 1.34  
Fuel Adjustment 22 KWH @ 0.04375 0.96  
FL Gross Receipts Tax 1.06

Total Current Charges 42.52  
Total Due E.F.T. 42.52



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.

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$58.45. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

**DO NOT PAY**  
Total amount will be electronically transferred on or after 04/24/2026.



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: 04/10/2026

District: BP06

Use above space for address change ONLY.

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

Electronic Funds Transfer on or after	04/24/2026
<b>TOTAL CHARGES DUE</b>	<b>42.52</b>
<b>DO NOT PAY</b>	

000154410300000425200000425205

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

Bill Date **04/10/2026**  
 Amount Due **43.70**  
 Current Charges Due **05/05/2026**

District Office Serving You  
 Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE						
From	To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading			
03/04	7304	04/06	7337			33

Comparative Usage Information  
 Average kWh

Period	Days	Per Day
Apr 2026	33	1
Mar 2026	28	1
Apr 2025	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.

Previous Balance **43.00**  
 Payment **43.00CR**  
 Balance Forward **0.00**



Customer Charge **39.16**  
 Energy Charge 33 KWH @ 0.06090 **2.01**  
 Fuel Adjustment 33 KWH @ 0.04375 **1.44**  
 FL Gross Receipts Tax **1.09**

Total Current Charges **43.70**  
 Total Due **43.70** E.F.T.

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.

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$59.39. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

APR 16 2026

**DO NOT PAY**  
 Total amount will be electronically transferred on or after 04/24/2026.

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

See Reverse Side For Mailing Instructions

Bill Date: 04/10/2026

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Use above space for address change ONLY.

District: BP06



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

Electronic Funds Transfer on or after 04/24/2026  
**TOTAL CHARGES DUE 43.70**  
**DO NOT PAY**



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

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

Bill Date **04/10/2026**  
 Amount Due **41.56**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/05	5061	04/06	5074				13

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2026	32	0
Mar 2026	29	0
Apr 2025	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.

Previous Balance **41.43**  
 Payment **41.43CR**  
 Balance Forward **0.00**



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.

Customer Charge **39.16**  
 Energy Charge 13 KWH @ 0.06090 **0.79**  
 Fuel Adjustment 13 KWH @ 0.04375 **0.57**  
 FL Gross Receipts Tax **1.04**

Total Current Charges **41.56**  
 Total Due **41.56** E.F.T.

APR 16 2026

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$57.06. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY  
 Total amount will be electronically transferred on or after 04/24/2026.



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: 04/10/2026

District: BP06

Use above space for address change ONLY.



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

BP06

Electronic Funds Transfer on or after 04/24/2026  
**TOTAL CHARGES DUE 41.56**  
**DO NOT PAY**

000154410500000415600000415600

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

Bill Date **04/10/2026**  
 Amount Due **42.84**  
 Current Charges Due **05/05/2026**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
03/05	5702	04/06	5727				25

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Apr 2026	32	1
Mar 2026	29	1
Apr 2025	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.

Previous Balance **42.84**  
 Payment **42.48CR**  
 Balance Forward **0.00**



Customer Charge **39.16**  
 Energy Charge 25 KWH @ 0.06090 **1.52**  
 Fuel Adjustment 25 KWH @ 0.04375 **1.09**  
 FL Gross Receipts Tax **1.07**

Total Current Charges **42.84**  
 Total Due **42.84** E.F.T.

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.

APR 16 2026

**\*\*\* ATTENTION \*\*\***

The 2025 Capital Credits assigned amount for this account is \$58.42. These credits are not refundable at this time nor can they be applied toward the balance owed.

Capital Credits will be refunded as approved by the Cooperative's Board of Trustees and in compliance of our mortgage agreement with the United States Government.

DO NOT PAY

Total amount will be electronically transferred on or after 04/24/2026.

Bill Date: 04/10/2026

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 04/24/2026  
**TOTAL CHARGES DUE 42.84**  
**DO NOT PAY**