



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting August 5, 2026

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

www.lakesidecdd.org

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

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

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

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

**Board of Supervisors
Lakeside Community
Development District**

July 27, 2026

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, August 5, 2026, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, Florida 34669.

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A.** Public Hearing on Fiscal Year 2026-2027 Final Budget..... Tab 1
 1. Consideration of Resolution 2026-18; Adopting
Fiscal Year 2026-2027 Final Budget..... Tab 2
 - B.** Public Hearing on Fiscal Year 2026-2027 Assessments
 1. Consideration of Resolution 2026-19; Levying O&M
Assessments for Fiscal Year 2026-2027 Tab 3
 - C.** Consideration of Resolution 2026-17; Setting the
Meeting Schedule for Fiscal Year 2026-2027 Tab 4
 - D.** Ratification of the FY 2025 Audit Report Tab 5
 - E.** Discussion of Permanent Lighting Proposals
 - F.** Consideration of Addendum to Landscape Maintenance Services
Re Extending Term Tab 6
 - G.** Consideration of Resolution 2026-20; Authorizing RFP for
Landscape and Irrigation Maintenance Services Tab 7
- 4. STAFF REPORTS**
 - A.** District Engineer
 1. Discussion of Pond 6 Photos Tab 8
 2. Consideration of Sidewalk Grinding Proposals Tab 9
 - B.** AWC Waterway Inspection Report Tab 10
 - C.** Landscape Inspection Report Tab 11
 - D.** Pine Lake Landscape/Irrigation
 1. Consideration of Pine Lake Landscape Renewal Contract Tab 12
 - E.** Maintenance Report
 - F.** District Counsel
 - G.** District Manager
 1. Presentation of District Managers' Report and Monthly Financials . Tab 13
- 5. BUSINESS ADMINISTRATION**
 - A.** Consideration of Minutes of the Board of Supervisor
Meeting July 1, 2026 Tab 14
 - B.** Consideration of Operation & Maintenance
Expenditures for June 2026 Tab 15
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, or to obtain a copy of the full agenda, please do not hesitate to contact at Darryl Adams darryla@rizzetta.com.

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1

Proposed Budget Lakeside Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
28	Auditing Services	\$ 3,265	\$ 3,265	\$ 3,265	\$ -	\$ 3,450	\$ 185
29	Disclosure Report	\$ 4,500	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -
30	District Engineer	\$ 30,297	\$ 40,396	\$ 20,000	\$ (20,396)	\$ 30,000	\$ 10,000
31	District Management	\$ 13,618	\$ 18,157	\$ 18,157	\$ (0)	\$ 18,157	\$ -
32	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 275	\$ 42	\$ 275	\$ -
33	Financial & Revenue Collections	\$ 4,473	\$ 5,964	\$ 5,965	\$ 1	\$ 7,165	\$ 1,200
34	Legal Advertising	\$ 1,506	\$ 2,008	\$ 3,700	\$ 1,692	\$ 4,500	\$ 800
35	Public Officials Liability Insurance	\$ 3,109	\$ 3,109	\$ 3,405	\$ 296	\$ 3,420	\$ 15
36	Tax Collector /Property Appraiser Fees	\$ 407	\$ 407	\$ 150	\$ (257)	\$ 150	\$ -
37	Trustees Fees	\$ 6,914	\$ 9,219	\$ 8,300	\$ (919)	\$ 8,300	\$ -
38	Website Hosting, Maintenance, Backup (and Email)	\$ 1,800	\$ 2,400	\$ 2,400	\$ -	\$ 2,400	\$ -
39	<i>Legal Counsel</i>						
40	District Counsel	\$ 46,980	\$ 62,640	\$ 30,000	\$ (32,640)	\$ 50,000	\$ 20,000
41							
42	Administrative Subtotal	\$ 151,397	\$ 197,101	\$ 145,387	\$ (51,714)	\$ 177,649	\$ 32,262
43							
44	EXPENDITURES - FIELD OPERATIONS						
45							
46	<i>Electric Utility Services</i>						
47	Utility - Street Lights	\$ 1,367	\$ 1,823	\$ 2,000	\$ 177	\$ 1,500	\$ (500)
48	Utility Services	\$ 5,259	\$ 7,012	\$ 7,400	\$ 388	\$ 6,500	\$ (900)
49	<i>Stormwater Control</i>						
50	Aquatic Maintenance	\$ 23,410	\$ 31,213	\$ 28,092	\$ (3,121)	\$ 28,092	\$ -
51	Aquatic Plant Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
52	Stormwater System Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000	\$ 10,000
53	<i>Other Physical Environment</i>						
54	Amenity Management Services	\$ 26,012	\$ 34,683	\$ 37,693	\$ 3,010	\$ 42,572	\$ 4,879
55	Dog Waste Station Supplies & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 3,300	\$ (6,700)
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 1,500	\$ (500)
57	Entry Monument Light Maintenance	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 850	\$ (150)
58	General Liability Insurance	\$ 3,109	\$ 3,109	\$ 3,405	\$ 296	\$ 3,420	\$ 15
59	Irrigation Maintenance & Repairs	\$ 36,765	\$ 49,020	\$ 50,000	\$ 980	\$ 37,000	\$ (13,000)
60	Landscape - Annuals	\$ 5,180	\$ 6,907	\$ 10,481	\$ 3,574	\$ 7,500	\$ (2,981)
61	Landscape - Mulch	\$ 30,093	\$ 40,124	\$ 24,000	\$ (16,124)	\$ 24,400	\$ 400

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 3,265.00	\$ 3,265.00
\$ 6,000.00	\$ 6,000.00
\$ 35,764.00	\$ 25,383.00
\$ 17,459.00	\$ 16,950.00
\$ 185.00	\$ 275.00
\$ 5,736.00	\$ 5,569.00
\$ 5,740.00	\$ 3,686.00
\$ 3,027.00	\$ 2,829.00
\$ 389.00	\$ 150.00
\$ 8,296.00	\$ 8,297.00
\$ 2,400.00	\$ 2,400.00
\$ 52,111.00	\$ 83,766.00
\$ 182,524.00	\$ 199,798.00
\$ 704.00	\$ 1,774.00
\$ 7,998.00	\$ 6,612.00
\$ 28,092.00	\$ 27,416.00
\$ -	\$ -
\$ -	\$ -
\$ 27,372.00	\$ 1,539.00
\$ 3,233.00	\$ 3,117.00
\$ -	\$ 450.00
\$ 795.00	\$ 150.00
\$ 3,027.00	\$ 2,829.00
\$ 58,685.00	\$ 50,054.00
\$ 7,376.00	\$ 7,749.00
\$ 26,659.00	\$ 12,000.00

Comments
Per Berger Toombs contract
No increase
Board decision
No increase
Per contract
Board decision
EGIS estimate
US Bank Series 2015 + Series 2018
No increase
Board decision
Board decision
Per contract
Board decision
Proposed contract is \$42,572
Based on last year
Board decision
Board decision
EGIS estimate
Per contract \$1700 per month/\$20,400 per year. Board decision
Per Contract 4 Rotations Per Year
Board decision

Proposed Budget Lakeside Community Development District General Fund Fiscal Year 2026/2027							
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
62	Landscape Inspection Services	\$ 9,675	\$ 12,900	\$ 12,900	\$ -	\$ 14,100	\$ 1,200
63	Landscape Maintenance	\$ 131,700	\$ 175,600	\$ 180,000	\$ 4,400	\$ 184,380	\$ 4,380
64	Landscape Replacement Plants, Shrubs, Trees	\$ 16,666	\$ 22,221	\$ 22,500	\$ 279	\$ 25,000	\$ 2,500
65	Landscape-Wetlands D & E	\$ 10,500	\$ 14,000	\$ 14,000	\$ -	\$ 14,700	\$ 700
66	Mailbox Repair & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
67	Property Insurance	\$ 3,437	\$ 3,437	\$ 2,600	\$ (837)	\$ 3,418	\$ 818
68	Rust Prevention	\$ 6,840	\$ 9,120	\$ 9,120	\$ -	\$ 9,120	\$ -
69	Tree Trimming	\$ -	\$ -	\$ 7,500	\$ 7,500	\$ 2,500	\$ (5,000)
70	Well Maintenance	\$ 2,560	\$ 3,413	\$ 3,320	\$ (93)	\$ 3,500	\$ 180
71	Road & Street Facilities						
72	Roadway Repair & Maintenance	\$ 2,000	\$ 2,667	\$ 5,000	\$ 2,333	\$ 5,000	\$ -
73	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 5,000	\$ (5,000)
74	Street Sign Repair & Replacement	\$ 3,970	\$ 5,293	\$ 2,000	\$ (3,293)	\$ 2,000	\$ -
75	Contingency						
76	Capital Improvement Project		\$ -	\$ 26,489	\$ 26,489	\$ 25,000	\$ (1,489)
77	Miscellaneous Contingency	\$ 27,635	\$ 36,847	\$ 39,000	\$ 2,153	\$ 40,000	\$ 1,000
78							
79	Field Operations Subtotal	\$ 346,178	\$ 459,389	\$ 513,500	\$ 54,111	\$ 503,352	\$ (10,148)
80							
81	TOTAL EXPENDITURES	\$ 497,575	\$ 656,490	\$ 658,887	\$ 2,397	\$ 681,001	\$ 22,114

Prior Actuals	
Actual FY 24/25	Actual FY 23/24
\$ 11,700.00	\$ 11,625.00
\$ 179,212.00	\$ 167,937.00
\$ 52,385.00	\$ 36,755.00
\$ 13,999.00	\$ -
\$ 230.00	\$ -
\$ 1,932.00	\$ 1,644.00
\$ 9,880.00	\$ 9,120.00
\$ -	\$ -
\$ 2,901.00	\$ 6,239.00
\$ -	\$ -
\$ -	\$ 4,562.00
\$ 2,854.00	\$ 1,090.00
\$ -	\$ -
\$ 44,444.00	\$ 42,987.00
\$ 483,478	\$ 395,649
\$ 666,002	\$ 595,447

Comments
Per contract
Per contract, \$175,600 per year, and top choice is the \$3,570.
Board decision
Per Contract
Per Board
EGIS estimates
Per contract \$760/month
Board decision
The avg of the last two years plus the trend is \$4,753.
Board decision
Based on last year's actual
Board decision
The avg of the last two years plus the trend is \$41,367.

Proposed Budget Lakeside Community Development District Reserve Fund Fiscal Year 2026/2027								Comments
Chart of Accounts Classification		Actual YTD through 06/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 302,526	\$ 302,526	\$ 302,526	\$ -	\$ 280,412	\$ (22,114)	
6								
7	Assessment Revenue Subtotal	\$ 302,526	\$ 302,526	\$ 302,526	\$ -	\$ 280,412	\$ (22,114)	
8								
9	OTHER REVENUES							
10								
11	Interest Earnings							
12	Interest Earnings	\$ 12,518	\$ 16,691	\$ -	\$ 16,691	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 12,518	\$ 16,691	\$ -	\$ 16,691	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 315,044	\$ 319,217	\$ 302,526	\$ 16,691	\$ 280,412	\$ (22,114)	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserves	\$ 112,839	\$ 150,452	\$ 302,526	\$ 152,074	\$ 280,412	\$ (22,114)	Board decision
22								
23	TOTAL EXPENDITURES	\$ 112,839	\$ 150,452	\$ 302,526	\$ 152,074	\$ 280,412	\$ (22,114)	

Lakeside Community Development District			
Debt Service			
Fiscal Year 2026/2027			
Chart of Accounts Classification	Series 2026 (Refunding 2015)	Series 2018	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$341,518.33	\$341,369.28	\$682,887.61
TOTAL REVENUES	\$341,518.33	\$341,369.28	\$682,887.61
EXPENDITURES			
Administrative			
Debt Service Obligation	\$341,518.33	\$341,369.28	\$682,887.61
Administrative Subtotal	\$341,518.33	\$341,369.28	\$682,887.61
TOTAL EXPENDITURES	\$341,518.33	\$341,369.28	\$682,887.61
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

6.0%

GROSS ASSESSMENTS

\$726,167.37

Notes:

Tax Roll County Collection Costs and Early Payment Discouns are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$961,413.00	2025/2026 O&M Budget:	\$961,413.00
Pasco County Collection Costs:	2%	\$20,455.60	2026/2027 O&M Budget:	\$961,413.00
Early Payment Discount:	4%	\$40,911.19		
2026/2027 Total:		\$1,022,779.79	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparision		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Increment 1					
Villa	Series 2026 Debt Service	\$899.22	\$790.01	-\$109.21	-12.14%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,213.85	\$2,104.64	-\$109.21	-4.93%
Single Family 45'	Series 2026 Debt Service	\$999.13	\$877.79	-\$121.34	-12.14%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,313.76	\$2,192.42	-\$121.34	-5.24%
Single Family 55'	Series 2026 Debt Service	\$999.13	\$877.79	-\$121.34	-12.14%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,313.76	\$2,192.42	-\$121.34	-5.24%
Single Family 55'	Series 2026 Debt Service	\$0.00	\$0.00	\$0.00	0.00%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$1,314.63	\$1,314.63	\$0.00	0.00%
Single Family 80'	Series 2026 Debt Service	\$1,298.87	\$1,141.13	-\$157.74	-12.14%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,613.50	\$2,455.76	-\$157.74	-6.04%
Increments 2 & 3					
Villa	Series 2018 Debt Service	\$900.00	\$900.00	\$0.00	0.00%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,214.63	\$2,214.63	\$0.00	0.00%
Single Family 40'	Series 2018 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,314.63	\$2,314.63	\$0.00	0.00%
Single Family 55'	Series 2018 Debt Service	\$1,000.00	\$1,000.00	\$0.00	0.00%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,314.63	\$2,314.63	\$0.00	0.00%
Single Family 60'	Series 2018 Debt Service	\$1,125.00	\$1,125.00	\$0.00	0.00%
	Operations/Maintenance	\$1,314.63	\$1,314.63	\$0.00	0.00%
	Total	\$2,439.63	\$2,439.63	\$0.00	0.00%

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$961,413.00
COLLECTION COSTS @ 2.0%		\$20,455.60
EARLY PAYMENT DISCOUNT @ 4.0%		\$40,911.19
TOTAL O&M ASSESSMENT		\$1,022,779.79

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2026 DEBT SERVICE ⁽¹⁾	SERIES 2018 DEBT SERVICE ⁽²⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2026 DEBT SERVICE ⁽³⁾	SERIES 2018 DEBT SERVICE ⁽⁴⁾	TOTAL ⁽⁵⁾
Increment 1											
<i>Villa</i>	86	85	0	1.00	86.00	11.05%	\$113,057.92	\$1,314.63	\$790.01	\$0.00	\$2,104.64
<i>Single Family 45'</i>	150	149	0	1.00	150.00	19.28%	\$197,194.05	\$1,314.63	\$877.79	\$0.00	\$2,192.42
<i>Single Family 55'</i>	113	113	0	1.00	113.00	14.52%	\$148,552.85	\$1,314.63	\$877.79	\$0.00	\$2,192.42
<i>Single Family 55'</i>	1	0	0	1.00	1.00	0.13%	\$1,314.63	\$1,314.63	\$0.00	\$0.00	\$1,314.63
<i>Single Family 80'</i>	58	58	0	1.00	58.00	7.46%	\$76,248.36	\$1,314.63	\$1,141.13	\$0.00	\$2,455.76
Increments 2 & 3											
<i>Villa</i>	114	0	114	1.00	114.00	14.65%	\$149,867.48	\$1,314.63	\$0.00	\$900.00	\$2,214.63
<i>Single Family 40'</i>	114	0	114	1.00	114.00	14.65%	\$149,867.48	\$1,314.63	\$0.00	\$1,000.00	\$2,314.63
<i>Single Family 55'</i>	99	0	99	1.00	99.00	12.72%	\$130,148.07	\$1,314.63	\$0.00	\$1,000.00	\$2,314.63
<i>Single Family 60'</i>	43	0	42	1.00	43.00	5.53%	\$56,528.96	\$1,314.63	\$0.00	\$1,125.00	\$2,439.63
	778	405	369		778.00	100.00%	\$1,022,779.79				

LESS: Pasco County Collection Costs (2%) and Early Payment Discounts (4%):

(\$61,366.79)

Net Revenue to be Collected:

\$961,413.00

⁽¹⁾ Reflects the number of total lots with Series 2026 debt outstanding.

⁽²⁾ Reflects the number of total lots with Series 2018 debt outstanding.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2026 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁴⁾ Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

⁽⁵⁾ Annual assessment that will appear on November 2026 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

Tab 2

RESOLUTION 2026-18

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, submitted to the Board of Supervisors (“**Board**”) of the Lakeside Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing Fiscal Year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the Fiscal Year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakeside Community Development District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	\$ _____
DEBT SERVICE FUND (SERIES 2018)	\$ _____
DEBT SERVICE FUND (SERIES 2026)	\$ _____
RESERVE FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that Fiscal Year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in

the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District’s website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget for Fiscal Year 2027

Tab 3

RESOLUTION 2026-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such

special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lakeside Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 5TH DAY OF AUGUST 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit B: Assessment Roll

Tab 4

RESOLUTION 2026-17

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE
ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; 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 District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“Fiscal Year 2027”), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

Exhibit A:

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027**

The Board of Supervisors (“Board”) of the Lakeside Community Development District (“District”) will hold their regular meetings for Fiscal Year 2027 at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669, unless otherwise indicated, on the following dates:

October 7, 2026 *
November 4, 2026 *
December 2, 2026
January 6, 2027 *
February 3, 2027 *
March 3, 2027
April 7, 2027
May 5, 2027 *
June 2, 2027
July 7, 2027
August 4, 2027 *
September 1, 2027

The meetings are open to the public and will be conducted in accordance with the provision of Florida law for community development districts. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained by contacting the District Manager c/o Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33755, Ph. (813) 994-1001 (“District Manager’s Office”), or may be obtained on the District’s website at <https://www.lakesidecdd.org/>.

There may be occasions when one or more Board Supervisors or District staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

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

District Manager

Tab 5

Darryl,

Lakeside Community Development District Audited Financial Statements for the year ended September 30, 2025.

Presentation of the audited financial statements to the BOS:

The financial statements of the District are required to be audited pursuant to the requirements outlined in Florida Statutes Chapter 218. The Audited financial statements should be evaluated based on several items: The Auditor's Report, the financial statements and the notes to the financial statements, the Report on Internal Control and the Management Letter.

Auditor's Opinion -

An unqualified opinion is the Auditor's opinion of the financial statements, given without any reservations. Such an opinion basically states that the auditor feels the District followed all accounting rules appropriately and that the financial reports are an accurate representation of the District's financial condition.

Is the Auditor's opinion unqualified for this district ☒ YES NO (Circle one.)

See pages 1-3 of audit report.

Financial Statements and the Notes to the Financial Statements -

The financial statements themselves are presented in accordance with generally accepted accounting principles and include the notes to the financial statements. The phrase "see notes to the financial statements" (or similar wording) is a phrase you will see at the bottom of the financial statements. This means that reading the notes in conjunction with the financial statements will provide a more complete picture of the District's financial position and the results of its operations. The notes serve to explain, clarify, and expand upon the figures presented in the financial statements, and provide some additional information as well.

Report on Internal Control -

Report on Internal Control over financial reporting and other matters based on an audit of financial statements performed in accordance with Government Auditing Standards. The auditor includes this report to specifically identify any internal control deficiencies or instances of noncompliance with laws, regulations and contracts.

Instances or adverse findings reported for this district YES ☒ NO (Circle one.) If yes, see further explanation below.

See pages 28-29

Management Letter -

The Management Letter is issued pursuant to the rules of the Auditor General of the State of Florida. This report is issued by the auditors to present any findings or recommendations the auditors may have as well as the status of any findings that may have been identified in the prior year. This report also identifies compliance with the provisions of the Auditor General of the State of Florida.

Instances or adverse findings reported for this district in the current year	YES	☒ NO
Instances or adverse findings reported for this district in the prior year	YES	☒ NO
(Circle one.) If yes, see further explanation below.		
See pages 30-33		

If there are any questions with the audit report, the numbers or any of the disclosures, please contact Venessa Smith.

Please let me know when the BOS accepts the report.

Thanks,

Venessa

Lakeside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

Lakeside Community Development District

ANNUAL FINANCIAL REPORT

September 30, 2025

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Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities and each major fund of Lakeside Community Development District (the "District"), as of and for the year ended September 30, 2025, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2025, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors
Lakeside Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibility for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis be presented to supplement the basic financial statements.



To the Board of Supervisors
Lakeside Community Development District

Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with Florida Statutes 218.39(3)(c) but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued a report dated June 9, 2026 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts and grant agreements and other matters.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 9, 2026

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

Management's discussion and analysis of Lakeside Community Development District's (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

OVERVIEW OF THE FINANCIAL STATEMENTS

The District's basic financial statements comprise three components; 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories: 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment, culture/recreation, and debt service.

Fund financial statements present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Fund financial statements include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including capital assets are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, reconciliations are provided from the *fund financial statements* to the *government-wide financial statements*.

Notes to financial statements provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

Financial Highlights

The following are the highlights of financial activity for the year ended September 30, 2025.

- ◆ The District's total liabilities exceeded total assets by \$43,979 (net position). Net investment in capital assets for the District was \$(929,674). Restricted net position was \$239,293. Unrestricted net position was \$646,402.
- ◆ Revenues from governmental activities totaled \$1,650,333 and expenses from governmental activities totaled \$1,849,890.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

Net Position

	Governmental Activities	
	2025	2024
Current assets	\$ 720,857	\$ 712,242
Restricted assets	809,350	766,855
Capital assets	7,915,344	8,342,100
Total Assets	<u>9,445,551</u>	<u>9,821,197</u>
Current liabilities	519,530	455,619
Non-current liabilities	8,970,000	9,210,000
Total Liabilities	<u>9,489,530</u>	<u>9,665,619</u>
Net Position		
Net investment in capital assets	(929,674)	(732,918)
Restricted	239,293	192,312
Unrestricted	646,402	696,184
Total Net Position	<u>\$ (43,979)</u>	<u>\$ 155,578</u>

The increase in restricted assets is related to revenues exceeding expenditures in the Debt Service Fund in the current year.

The decrease in capital assets is primarily related to depreciation in excess of capital asset additions in the current year.

The increase in current liabilities is related to the increase in accounts payable and accrued expenses in the current year.

The decrease in non-current liabilities is related to the principal payments on long-term debt in the current year.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Financial Analysis of the District (Continued)

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

Change in Net Position

	Governmental Activities	
	2025	2024
Program Revenues		
Charges for services	\$ 1,554,215	\$ 1,518,285
Miscellaneous revenue	43,000	-
Investment income	53,118	59,271
Total Revenues	<u>1,650,333</u>	<u>1,577,556</u>
Expenses		
General government	182,523	205,694
Physical environment	1,141,533	873,608
Culture/recreation	27,372	-
Interest and other charges	498,462	508,840
Total Expenses	<u>1,849,890</u>	<u>1,588,142</u>
Change in Net Position	(199,557)	(10,586)
Net Position - Beginning of Year	<u>155,578</u>	<u>166,164</u>
Net Position - End of Year	<u><u>\$ (43,979)</u></u>	<u><u>\$ 155,578</u></u>

The increase in miscellaneous revenue is related to the easement access agreement entered into in the current year.

The increase in physical environment is primarily related to the increase in landscape expenses in the current year.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Capital Assets Activity

The following schedule provides a summary of the District's capital assets as of September 30, 2025 and 2024:

Description	Governmental Activities	
	2025	2024
Infrastructure	\$ 13,276,458	\$ 13,240,324
Equipment	12,000	-
Accumulated depreciation	(5,373,114)	(4,898,224)
Total Capital Assets, Net	<u>\$ 7,915,344</u>	<u>\$ 8,342,100</u>

During the year, depreciation was \$474,890, additions to infrastructure were \$36,134, and additions to equipment were \$12,000.

General Fund Budgetary Highlights

Final budgeted expenditures exceeded actual expenditures in the current year because capital outlay and capital reserve expenditures were less than anticipated.

The September 30, 2025 budget was amended to increase capital outlay that was more than originally anticipated.

Debt Management

Governmental Activities debt includes the following:

- In July 2015, the District issued \$5,635,000 Series 2015 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2015 Project. As of September 30, 2025, the balance outstanding was \$4,610,000.
- In July 2018, the District issued \$5,275,000 Series 2018 Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation and equipping of a portion of the 2018 project. As of September 30, 2025, the balance outstanding was \$4,600,000.

**Lakeside Community Development District
MANAGEMENT'S DISCUSSION AND ANALYSIS
For the Year Ended September 30, 2025**

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Economic Factors and Next Year's Budget

Lakeside Community Development District does not expect any economic factors to have any significant effect on the financial position or results of operations of the District in fiscal year 2026.

Request for Information

The financial report is designed to provide a general overview of Lakeside Community Development District's finances for all those with an interest. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Lakeside Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

Lakeside Community Development District
STATEMENT OF NET POSITION
September 30, 2025

	Governmental Activities
ASSETS	
Current Assets	
Cash	\$ 463,191
Investments	250,000
Prepaid expenses	6,914
Deposits	752
Total Current Assets	<u>720,857</u>
Non-current Assets	
Restricted Assets	
Investments	809,350
Capital Assets, Being Depreciated	
Infrastructure	13,276,458
Equipment	12,000
Accumulated depreciation	<u>(5,373,114)</u>
Total Non-current Assets	<u>8,724,694</u>
Total Assets	<u>9,445,551</u>
LIABILITIES	
Current Liabilities	
Accounts payable and accrued expenses	74,455
Bonds payable	240,000
Accrued interest	<u>205,075</u>
Total Current Liabilities	<u>519,530</u>
Non-current Liabilities	
Bonds payable	<u>8,970,000</u>
Total Liabilities	<u>9,489,530</u>
NET POSITION	
Net investment in capital assets	(929,674)
Restricted for debt service	239,293
Unrestricted	<u>646,402</u>
Total Net Position	<u><u>\$ (43,979)</u></u>

See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expenses) Revenues and Changes in Net Position Governmental Activities
Governmental Activities			
General government	\$ (182,523)	\$ 170,214	\$ (12,309)
Physical environment	(1,141,533)	621,687	(519,846)
Culture/recreation	(27,372)	25,526	(1,846)
Interest and other charges	(498,462)	736,788	238,326
Total Governmental Activities	<u>\$ (1,849,890)</u>	<u>\$ 1,554,215</u>	<u>(295,675)</u>
General Revenues			
Miscellaneous revenue			43,000
Investment income			53,118
Total general revenues			<u>96,118</u>
Changes in Net Position			(199,557)
Net Position - Beginning of Year			<u>155,578</u>
Net Position - End of Year			<u>\$ (43,979)</u>

See accompanying notes to financial statements.

Lakeside Community Development District
BALANCE SHEET -
GOVERNMENTAL FUNDS
September 30, 2025

	General	Debt Service	Total Governmental Funds
ASSETS			
Cash	\$ 463,191	\$ -	\$ 463,191
Investments	250,000	-	250,000
Prepaid expenses	6,914	-	6,914
Deposits	752	-	752
Restricted assets			
Investments	-	809,350	809,350
Total Assets	<u>\$ 720,857</u>	<u>\$ 809,350</u>	<u>\$ 1,530,207</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Accounts payable and accrued expenses	<u>\$ 74,455</u>	<u>\$ -</u>	<u>\$ 74,455</u>
FUND BALANCES			
Nonspendable	6,914	-	6,914
Prepaid expenses	752	-	752
Deposits			
Restricted			
Debt service	-	809,350	809,350
Assigned			
Capital projects reserve	601,225	-	601,225
Unassigned	37,511	-	37,511
Total Fund Balances	<u>646,402</u>	<u>809,350</u>	<u>1,455,752</u>
Total Liabilities and Fund Balances	<u>\$ 720,857</u>	<u>\$ 809,350</u>	<u>\$ 1,530,207</u>

See accompanying notes to financial statements.

Lakeside Community Development District
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances	\$ 1,455,752
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, infrastructure, \$13,276,458, and equipment, \$12,000, net of accumulated depreciation, \$(5,373,114), used in governmental activities are not current financial resources, and therefore, are not reported at the fund level.	7,915,344
Long-term liabilities, bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(9,210,000)
Accrued interest expense for long-term debt is not a current financial use, and therefore, is not reported at the fund level.	<u>(205,075)</u>
Net Position of Governmental Activities	<u><u>\$ (43,979)</u></u>

See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES - GOVERNMENTAL FUNDS
For the Year Ended September 30, 2025

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 817,427	\$ 736,788	\$ 1,554,215
Miscellaneous revenues	43,000	-	43,000
Investment income	14,463	38,655	53,118
Total Revenues	<u>874,890</u>	<u>775,443</u>	<u>1,650,333</u>
Expenditures			
Current			
General government	182,523	-	182,523
Physical environment	666,643	-	666,643
Culture/recreation	27,372	-	27,372
Capital outlay	48,134	-	48,134
Debt service			
Principal	-	230,000	230,000
Interest	-	502,948	502,948
Total Expenditures	<u>924,672</u>	<u>732,948</u>	<u>1,657,620</u>
Net Change in Fund Balances	(49,782)	42,495	(7,287)
Fund Balances - Beginning of Year	<u>696,184</u>	<u>766,855</u>	<u>1,463,039</u>
Fund Balances - End of Year	<u>\$ 646,402</u>	<u>\$ 809,350</u>	<u>\$ 1,455,752</u>

See accompanying notes to financial statements.

Lakeside Community Development District
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES
For the Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$	(7,287)
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Amounts reported for governmental activities in the Statement of Activities are different because:

Capital outlay is reported as expenditures at the fund level. However, in the Statement of Activities, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the amount that depreciation, \$(474,890), exceeded capital outlay, \$48,134, in the current period.		(426,756)
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Repayment of bond principal is an expenditure at the fund level, but the repayment reduces long-term liabilities at the government-wide level.		230,000
--	--	---------

At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest in the current period.		4,486
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Change in Net Position of Governmental Activities	\$	(199,557)
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See accompanying notes to financial statements.

Lakeside Community Development District
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND
For the Year Ended September 30, 2025

	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues				
Special assessments	\$ 811,413	\$ 811,413	\$ 817,427	\$ 6,014
Miscellaneous revenue	-	-	43,000	43,000
Investment income	-	-	14,463	14,463
Total Revenues	<u>811,413</u>	<u>811,413</u>	<u>874,890</u>	<u>63,477</u>
Expenditures				
Current				
General government	140,043	140,043	182,523	(42,480)
Physical environment	598,079	598,079	666,643	(68,564)
Culture/recreation	33,291	33,291	27,372	5,919
Capital outlay	40,000	190,000	48,134	141,866
Total Expenditures	<u>811,413</u>	<u>961,413</u>	<u>924,672</u>	<u>36,741</u>
Net Change in Fund Balances	-	(150,000)	(49,782)	100,218
Fund Balances - Beginning of Year	<u>-</u>	<u>150,000</u>	<u>696,184</u>	<u>546,184</u>
Fund Balances - End of Year	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 646,402</u>	<u>\$ 646,402</u>

See accompanying notes to financial statements.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the District have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

1. Reporting Entity

The District was established on August 27, 2007 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the "Act"), by Pasco County Ordinance 07-19 as a Community Development District. The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of the infrastructure necessary for community development within its jurisdiction. The District is authorized to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing district roads, landscaping, and other basic infrastructure projects within or outside the boundaries of the Lakeside Community Development District. The District is governed by a five-member Board of Supervisors. The District operates within the criteria established by Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Lakeside Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

2. Measurement Focus and Basis of Accounting

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

a. Government-wide Financial Statements

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are primarily supported by special assessments and interest. Program revenues are netted with program expenses in the statement of activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

b. Fund Financial Statements

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.

The District has various policies governing the fund balance classifications.

Nonspendable Fund Balance – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

Restricted Fund Balance – This classification includes amounts that can be spent only for specific purposes stipulated by constitution, external resource providers, or through enabling legislation.

Assigned Fund Balance – This classification consists of the Board of Supervisors' intent to be used for specific purposes but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

Unassigned Fund Balance – This classification is the residual classification for the government's general fund and includes all spendable amounts not contained in the other classifications. Unassigned fund balance is considered to be utilized first when an expenditure is incurred for purposes for which amounts in any of those unrestricted fund balance classifications could be used.

Fund Balance Spending Hierarchy – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2. Measurement Focus and Basis of Accounting (Continued)

b. Fund Financial Statements (Continued)

Governmental Funds (Continued)

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period, or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of “available spendable resources”.

Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of “available spendable resources” during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

3. Basis of Presentation

a. Governmental Major Funds

General Fund – The General Fund is the District’s primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

3. Basis of Presentation (Continued)

a. Governmental Major Funds (Continued)

Debt Service Fund – The Debt Service Fund accounts for debt service requirements to retire the capital improvement revenue bonds which were used to finance the construction of District infrastructure improvements.

b. Non-current Governmental Assets/Liabilities

GASB Statement 34 requires that non-current governmental assets, such as capital assets, and non-current governmental liabilities, such as capital improvement bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

4. Assets, Liabilities, and Net Position or Equity

a. Cash and Investments

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

Cash equivalents include time deposits and all highly liquid debt instruments with original maturities of three months or less and held in a qualified public depository as defined by Section 280.02, Florida Statutes.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

b. Restricted Net Position

Certain net position of the District is classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

c. Capital Assets

Capital assets, which include infrastructure and equipment, are reported in the governmental activities column.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of two years. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	5 - 30 years
Equipment	5 years

d. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the financial statement date and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

4. Assets, Liabilities, and Net Position or Equity (Continued)

e. Budgets

Budgets are prepared and adopted after a public hearing for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. The legal level of budgetary control is at the fund level. All budgeted appropriations lapse at year end. Formal budgets are adopted for the general and debt service funds. As a result, deficits in the budget columns of the accompanying financial statements may occur.

NOTE B – CASH AND INVESTMENTS

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2025, the District's bank balance was \$480,663 and the carrying value was \$463,191. Exposure to custodial credit risk was as follows. The District maintains all deposits and certificates of deposit in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by the Federal Deposit Insurance Corporation or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2025, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Certificates of Deposit	02/01/26	\$ 250,000
First American Treasury Obligations Fund	48 Days*	374,035
US Bank Managed Money Market	N/A	435,315
Total		<u>\$ 1,059,350</u>

*Maturity is a weighted average maturity.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE B – CASH AND INVESTMENTS (CONTINUED)

Investments (Continued)

The District categorizes its fair value measurement within the fair value hierarchy established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most realizable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that use the best information available under the circumstances which includes the District's own data in measuring unobservable inputs.

Based on the criteria in the preceding paragraph, the investments in First American Treasury Obligations Fund is a Level 1 asset.

Interest Rate Risk

The District does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

The District's investments are limited by state statutory requirements and bond compliance. The District has no investment policy that would further limit its investment choices. As of September 30, 2025, the District's investments in First American Treasury Obligations Fund were rated AAAM by Standard & Poor's. The District's investments in US Bank Managed Money Market were not rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one fund. The District's investments in the Certificate of Deposit represent 24% of their total investments, the investments in First American Treasury Obligations Fund hold 35% of their total investments, and the investments in the US Bank Managed Money Market represent 41% of the District's total investments.

The types of deposits and investments and their level of risk exposure as of September 30, 2025 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE C – CAPITAL ASSETS

Capital asset activity for the period ended September 30, 2025 was as follows:

	Balance October 1, 2024	Additions	Disposals	Balance September 30, 2025
<u>Governmental Activities:</u>				
Capital assets, being depreciated				
Infrastructure	\$ 13,240,324	\$ 36,134	\$ -	\$ 13,276,458
Equipment	-	12,000	-	12,000
Accumulated depreciation	(4,898,224)	(474,890)	-	(5,373,114)
Capital Assets, being depreciated, net	<u>\$ 8,342,100</u>	<u>\$ (426,756)</u>	<u>\$ -</u>	<u>\$ 7,915,344</u>

Depreciation of \$474,890 was charged to physical environment.

NOTE D – LONG-TERM DEBT

The following is a summary of debt activity for the District for the period ended September 30, 2025:

Bonds payable as of October 1, 2024	\$ 9,440,000
Principal payments	<u>(230,000)</u>
Bonds payable as of September 30, 2025	<u>\$ 9,210,000</u>

District debt is comprised of the following as of September 30, 2025:

Capital Improvement Revenue Bonds

\$5,635,000 Series 2015 Capital Improvement Revenue Bonds maturing through 2045, at various interest rates between 4.75% and 5.75%, payable May 1 and November 1 beginning November 2015. Current portion is \$130,000.

\$ 4,610,000

\$5,275,000 Series 2018 Capital Improvement Revenue Bonds maturing through 2048, at various interest rates between 4.00% and 5.10%, payable May 1 and November 1 beginning November 2018. Current portion is \$110,000.

\$ 4,600,000

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – LONG-TERM DEBT (CONTINUED)

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

Year Ending September 30,	Principal	Interest	Total
2026	\$ 240,000	\$ 492,180	\$ 732,180
2027	250,000	479,970	729,970
2028	265,000	467,255	732,255
2029	275,000	453,760	728,760
2030	290,000	439,260	729,260
2031-2035	1,720,000	1,947,550	3,667,550
2036-2040	2,260,000	1,433,704	3,693,704
2041-2045	2,965,000	745,191	3,710,191
2046-2048	945,000	97,920	1,042,920
Totals	<u>\$ 9,210,000</u>	<u>\$ 6,556,790</u>	<u>\$ 15,766,790</u>

Summary of Significant Bonds Resolution Terms and Covenants

Significant Bond Provisions

The Series 2015 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2025, at a price equal to the par amount of the Series 2015 Bonds thereof, together with accrued interest to the date of redemption. The Series 2015 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Series 2018 Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2028, at the redemption price the principal amount to be redeemed plus accrued interest to the date of redemption. The Series 2018 are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indentures require certain amounts be maintained in a reserve account. In addition, the Trust Indentures have certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The Trust Indenture requires the District to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Lakeside Community Development District
NOTES TO FINANCIAL STATEMENTS
September 30, 2025

NOTE D – LONG-TERM DEBT (CONTINUED)

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Funds – The Series 2015 and 2018 Reserve Accounts were funded from the proceeds of the Series 2015 and 2018 Bonds in an amount equal to 50 percent of the maximum annual debt service for the Series 2015 and 2018 Bonds.

Monies held in the reserve accounts will be used only for the purposes established in the Trust Indentures.

The following is a schedule of required reserve balances as of September 30, 2025:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Capital Improvement Revenue Bonds, Series 2015	\$ 194,681	\$ 194,606
Capital Improvement Revenue Bonds, Series 2018	\$ 170,376	\$ 170,376

NOTE E – SPECIAL ASSESSMENT REVENUES

Special assessment revenues recognized for the 2024-2025 fiscal year were levied in August 2024. All assessments are due and payable on November 1 or as soon as the assessment roll is certified and delivered to the Tax Collector. Per Section 197.162, Florida Statutes, discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January, and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on or prior to June 1; therefore, there were no material taxes receivable at fiscal year-end.

NOTE F – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims have not exceeded commercial coverage in the last three years.

NOTE G – SUBSEQUENT EVENT

In May 2026, the District issued Series 2026 Capital Improvement Revenue Refunding Bonds in the amount of \$4,352,000 which fully refunded the outstanding principal on the Series 2015 Capital Improvement Revenue Bonds.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements, as listed in the table of contents, of Lakeside Community Development District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated June 9, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered Lakeside Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Lakeside Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Lakeside Community Development District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.



To the Board of Supervisors
Lakeside Community Development District

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether Lakeside Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 9, 2026



Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

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MANAGEMENT LETTER

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Lakeside Community Development District as of and for the year ended September 30, 2025, and have issued our report thereon dated June 9, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 9, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors
Lakeside Community Development District

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Lakeside Community Development District met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that Lakeside Community Development District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for Lakeside Community Development District. It is management's responsibility to monitor Lakeside Community Development District's financial condition; and our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Specific Information

The information below was provided by management and has not been audited by us; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, Lakeside Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year as: 0
- 2) The total number of independent contractors, defined as individuals or entities that receive 1099s, to whom nonemployee compensation was paid in the last month of the District's fiscal year as: 6
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$544,960.35
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2024, together with the total expenditures for such project as: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: The budget was amended. See below:

To the Board of Supervisors
Lakeside Community Development District

	Original Budget	Actual	Variance with Final Budget Positive (Negative)
Revenues			
Special assessments	\$ 811,413	\$ 817,427	\$ 6,014
Miscellaneous revenue	-	43,000	43,000
Investment income	-	14,463	14,463
Total Revenues	811,413	874,890	63,477
Expenditures			
Current			
General government	140,043	182,523	(42,480)
Physical environment	598,079	666,643	(68,564)
Culture/recreation	33,291	27,372	5,919
Capital outlay	40,000	48,134	(8,134)
Total Expenditures	811,413	924,672	(113,259)
Net Change in Fund Balances	-	(49,782)	(49,782)
Fund Balances - Beginning of Year	-	696,184	696,184
Fund Balances - End of Year	\$ -	\$ 646,402	\$ 646,402

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, Lakeside Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District as:
\$1,109.52 for the General Fund and \$0 – \$1,298.87 for the Debt Service Fund
- 2) The amount of special assessments collected by or on behalf of the District as: Total special assessments collected was \$1,542,782.07
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds are as follows: \$4,610,000 Series 2015 Bonds due on 5/1/2045 and \$4,600,000 Series 2018 Bonds due on 5/1/2048

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.



Berger, Toombs, Elam,
Gaines & Frank
Certified Public Accountants PL

To the Board of Supervisors
Lakeside Community Development District

Purpose of this Letter

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 9, 2026



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE WITH
SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have examined Lakeside Community Development District's compliance with Section 218.415, Florida Statutes during the period ended September 30, 2025. Management is responsible for Lakeside Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lakeside Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lakeside Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lakeside Community Development District's compliance with the specified requirements.

In our opinion, Lakeside Community Development District complied, in all material respects, with the aforementioned requirements during the period ended September 30, 2025.

*Berger Toombs Elam
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank
Certified Public Accountants PL
Fort Pierce, Florida

June 9, 2026

Tab 6

ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT

THIS ADDENDUM (the “Addendum”) is made and entered into this 5th day of August 2026, by and between:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Pasco County, Florida, whose mailing address is c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”), and

PINE LAKE SERVICES, LLC, a Florida limited liability company, whose mailing address is 1714 Dale Mabry Highway, Lutz, Florida 33548 (the “Contractor”).

RECITALS

WHEREAS, the District owns, operates and maintains certain public improvements, including landscaping and irrigation improvements; and

WHEREAS, the District and the Contractor previously entered into that certain *Landscape Maintenance Agreement*, dated August 1, 2023 (the “Agreement”); and

WHEREAS, the parties now desire to extend the Agreement on a month-to-month basis until November 1, 2026, to allow time for the District to competitively solicit proposals for landscape and irrigation maintenance services and award a new on-going contract.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and are incorporated as a material part of this Addendum.

SECTION 2. AMENDMENT OF AGREEMENT. The term of the Agreement shall be extended on a month-to-month basis until November 1, 2026, or until terminated according to the terms of the Agreement.

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the

Contractor have full power and authority to comply with the terms and provisions of this Addendum.

SECTION 5. EXECUTION IN COUNTERPARTS. This Addendum may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have signed this Addendum on the day and year first written above.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

PINE LAKE SERVICES, LLC

By: _____
Its: _____

Tab 7

RESOLUTION 2026-20

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING REQUEST FOR PROPOSAL DOCUMENTS FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 5th day of August 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: RFP Notice
 Evaluation Criteria

Tab 8











































Tab 9



Prepared by:
George Steinmetz
George.Steinmetz@lregsi.com

LRE Foundation Repair, LLC
www.lrefoundationrepair.com
TF (800) 580-0229
F (352) 754-4558
License# CBC1256398

Prepared for:
Lakeside

Job location:

Prepared on:
7-16-26

Project Summary

Grinding	\$10,000.00
Total Investment	\$10,000.00
Same Day Savings	\$500.00
Total Contract Price	\$9,500.00
Deposit Required - 25%	\$2,375.00
Deposit Paid	\$0.00
Amount Due Upon Installation	\$9,500.00

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This proposal reflects the professional opinion of LRE, based on the experience of the design specialist, information provided by the Customer, and observations made during the site visit. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Customer understands that after the three day rescind period from the date the contract is signed, a 25% non-refundable deposit will apply. If additional post-repair settling or damage occurs that is the result of sinkhole activity, any warranties offered, expressed or implied would be null and void. If final payment is not received, any warranties offered, expressed or implied would be null and void. My signature indicates that I have reviewed and accepted the terms within this contract including the Limited Warranty and Rescind Contract page(s). The prices proposed, specifications, and conditions are satisfactory and are hereby accepted. Deposit due prior to mobilization, remaining balance due upon completion of project, not subject to waiting on completion reports, inspections, or permits. Remaining balances will be charged 5% monthly interest. LRE reserves the right to cancel the contract at any time. *THIS PROPOSAL, INCLUDING PRICING, IS GOOD FOR ONLY THIRTY (30) DAYS FROM THE DATE OF PREPARATION. By signing any forms or agreements provided to you by LRE, you understand, agree and acknowledge that your electronic signature is the legally binding equivalent to your handwritten signature. You agree, by providing your electronic signature, that you will not repudiate, deny or challenge the validity of your electronic signature and their binding effect.

Customer Signature _____ **Date** _____

Customer acknowledges that lift will be attempted to the maximum practical extent, but is not guaranteed.

Initial _____

I have reviewed and accepted all pages within this contract.

Initial _____

Job Details

Job Details (Continued)

Specifications

Contractor Will

- 1.) Attempt to achieve maximum practical lift of the foundation, but is not responsible for cosmetic damage that may result. (Achieving lift is not guaranteed)
- 2.) LRE is licensed and insured for all work performed.
- 3.) Attempt to lift, but is not guaranteed. Grinding may be needed, but authorization will be requested to grind if lift is not achieved.
- 4.) Contact and have the proper, necessary local and state authorities locate all public underground utilities prior to start of work.
- 5.) LRE will install base footings for SmartJacks or Block Piers per the engineer's recommendations with the allowance of slight variation either more or less than the standard 2x2 footings with Engineer's approval. Footing types will also vary based on soil conditions and will be determined onsite by the foreman's discretion.
- 6.) Pull back grass, mulch, dirt or other materials adjacent to the install area as necessary to expose the slab; contractor is not responsible for replacing this material

Customer Will

- 1.) Provide site access to the work area.
- 2.) Move items at least 10 feet away from the work area.
- 3.) Mark any private utilities that may be hidden underground.
- 4.) Repair any sprinkler lines that may be damaged during the installation. Customer acknowledges that utility insurance was offered by the Design Specialist and has been declined.
- 5.) Pay balance upon completion of each individual project on the final day of installation, not subject to waiting on completion reports, inspections, or permits.
- 6.) Be responsible for removal and replacement of any landscaping and/or sod that is in the work area.
- 7.) Hire a landscaper to remove and replace any landscaping that they would like to keep.
- 8.) Water supply within 100 feet of the work area.
- 9.) Be responsible to replace any pavers removed during installation, customer understands that pavers may break during removal and is the responsibility of the customer to replace.
- 10.) Customer acknowledges that foundation piers were proposed and are the recommended solution for settlement.
- 11.) Customer understands that any systems that LRE installs for water diversion can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. This means you will see pooling water, but your system will operate to remove this water eventually if the surrounding areas or where exit lines are, are not flooded. In order for our systems to operate properly, street irrigation or where the exit lines are cannot be flooded, or our system will not drain. The surrounding flooding must subside before the water has a place to dissipate. Should the water not drain after the flooding has dissipated, please call the Service Department to schedule a technician to check your system.
- 12.) Customer understands that NexusPro is not paintable.
- 13.) Confirm the Vuba Stone is acceptable under HOA rules before installation
- 14.) Turn off sprinklers the day before the install and leave them off through the duration the install team communicates
- 15.) Edge any grass adjacent to the install area so all concrete is exposed; pull back any vegetation that overhangs onto the install area
- 16.) Keep people, pets and items off of the install area through the duration the install team communicates

Additional Notes

LRE Foundation Repair, LLC. will provide customer with a "Contractor's or Supplier's Final Waiver of Lien" after final invoice payment, upon request.

Due to engineering tests/reports and permitting processes, it can take up to a total of 12 weeks for LRE to complete projects. We cannot guarantee a specific installation date or timeframe unless otherwise noted. Any installation date given is not guaranteed and can change at any time, although we will do our best to avoid these changes.

Product List

Grinding

Mass Crew Grinding	1
--------------------------	---

Recommendations to Your Project

	✓ <u>Option 1</u> Regular \$10,000.00 Savings \$500.00 Total \$9,500.00	Option 2 Regular \$10,000.00 Savings \$500.00 Total \$9,500.00
Grinding	✓	✓
20 areas of grinding	\$10,000.00	\$10,000.00

Limited Warranty

Limited Warranty

This Limited Warranty ("Warranty") is made in lieu of and excludes all other warranties, express or implied, and all other obligations on the part of LRE Foundation Repair, LLC ("Contractor") to the customer ("Customer"). There are no other verbal or written warranties and no warranties that extend beyond the description on the face hereof, including NO WARRANTIES OF EXPRESS OR IMPLIED MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

General Terms

For the applicable time periods indicated below, this Warranty is transferable at no charge to future owners of the structure on which the work specified in this Contract is completed. This Warranty is in effect if the job specified in this Contract is completed and paid in full and, alternatively, is null and void if full payment is not received. Contractor does not warrant products not mentioned below, but some of such products may be covered by a manufacturer's warranty. All material used is warranted to be as specified in this Contract. All work will be completed in a workmanlike manner according to the standard practices of the industry.

Change Orders

This Agreement may be amended by mutual agreement of the parties hereto and a writing to be attached to and incorporated into this Agreement. Contractor reserves the right to request change orders for extra work required as a result of conditions unforeseen based on the original information obtained during the proposal stage. Customer will be responsible for any additional costs associated with such written change orders.

Opportunity to Cure

In the event that the Customer believes there is any alleged deficiencies or material defect(s) in the workmanship of the work performed, the Customer shall promptly notify the Contractor in writing of alleged deficiencies or material defect and give the Contractor the first and reasonable opportunity to cure any alleged defect in performance. The Customer must retain, at their own expense, an independent engineer professional to submit a written report for the Contractor's review and subsequent submission by the Contractor to the original engineer of record or an engineer of the Contractor's choosing, in order to determine the cause of the alleged material defect in the workmanship of the work. For this Warranty to apply, the original engineer of record or the engineer chosen by the Contractor must find that a material defect in workmanship of the work performed by the Contractor exists and that such defect was a result of the material defect in the workmanship of the work provided by the Contractor. The Customer's exclusive remedy pursuant to this Warranty and Contractor's only liability shall be for the Contractor to repair the material defect in the workmanship of the work at no cost to the Customer; provided, however, in no event shall the value of the services, labor and materials provided pursuant to this Warranty exceed the original contract price for the work provided by the Contractor. If the Contractor is denied the first opportunity to cure, expenses incurred will be the sole responsibility of the Customer.

Governing Law

This Agreement shall be construed under and in accord with the laws of the State of Florida. Unless otherwise stated, any legal proceedings against the customer related to this agreement, including but not limited to collection and lien foreclosure actions, venue shall be in Hernando County, Florida, if possible.

Severability

In any case where one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Exclusions

THIS WARRANTY DOES NOT COVER, CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR, AND CUSTOMER HOLDS CONTRACTOR HARMLESS FROM: 1) exterior waterproofing; 2) plumbing damage; 3) Customer-caused damage; 4) dust from installation; 5) damage to real or personal property such as walls, wall covering, countertop, finished/unfinished flooring, door and/or window framing, sheetrock, drywall, concrete, exterior veneers, cabinets, appliances, or including any damage alleged to have been done by the Contractor's use of heavy equipment necessary to complete the job; 6) any injury or damage caused by mold to property or person; 7) failure or delay in performance or damage caused by acts of God (flood, fire, storm, methane gas, etc.), acts of civil or military authority, or any cause outside Contractor's control; 8) damage from a lifting operation; 9) basement water seepage; and 10) damage from heave, lateral movements/forces of hillside creep, land sliding, or slumping of fill soils. 11) While Contractor assumes responsibility for utility damage that occurs as a result of Contractor's installation, such protection is limited to replacing/repair the area Contractor damaged and does not include any upgrades to utilities for code compliance or other reasons. 12) System clogging or malfunctioning from mineral accumulations, iron ochre, iron gel or bacteria from the soil, tree roots, mud, or sand, etc. 13) Drainage Systems can be overwhelmed during Tropical Storms, Hurricanes, Excess Rain, or "Acts of God" storms. Pooling water will exist in the areas of installation, but your system will operate to remove the water over time if the surrounding areas or where exit lines are, are not flooded. In order for the System to operate properly, street irrigation or where the exit lines are cannot be flooded, or the system will not drain. The surrounding flooding must subside before the water has a place to dissipate.

Sinkhole Exclusions

LRE is not responsible for any manmade condition including any subsidence or sinkhole that was not repaired by LRE. As well as any subsidence or sinkholes on any adjacent property.

Clay Shrink/Swell Limitations

The project does not address the problem of shrink/swell materials (clay). This material is highly subjected to volume changes due to climatic conditions such as drought and heavy rainfall. These types of conditions are beyond the scope of this project.

Limited Warranty (Continued)

Termination for Cause by Contractor

Contractor may, without prejudice to any other right or remedy available to Contractor, and upon written notice to Customer, terminate this Agreement, in whole or part, if any of the following occur:

- 1) Customer is named as a debtor in any bankruptcy proceeding, or a foreclosure action is initiated against the real property that is subject of this Agreement;
- 2) If the subject real property or any interest therein is sold to any person who is not a party to this Agreement, whether before or after work has commenced;
- 3) A receiver is appointed for Customer for any real property that is subject of this Agreement;
- 4) Customer refuses, fails, or is unable to make timely payment(s) for the work, services or labor provided;
- 5) Customer fails to timely perform any of its obligations under or is in violation of or in default under any provision of this Agreement.
- 6) Customer delays the project over 120 days from contract signing. If Customer delays project more than 120 days, Contractor will keep any deposits paid.

The rights or remedies provided to Contractor in this paragraph are in addition to, and not in place of, any other rights or remedies available to Contractor under this Agreement or at law or in equity. In the event of a breach of this Agreement by the Customer, and whether or not this Agreement is terminated by Contractor, Customer will be liable for all damages, losses, costs, and expenses incurred by the Contractor as a result of the Customer's breach. The termination or expiration of this Agreement for whatever reason, in accordance with the provisions hereunder, shall not prejudice or affect any accrued rights or claims of Contractor as provided for in this Agreement.

Indemnification Clause

Client assumes all responsibility for damages due to breakage of any hidden fuel lines, utility lines, irrigation lines, pool plumbing and/or exterior or interior cosmetic or structural damage due to the stabilization process, though we will do our best to avoid such damage.

Liability

THIS WARRANTY DOES NOT COVER, AND THE CONTRACTOR SPECIFICALLY DISCLAIMS LIABILITY FOR WATER DAMAGE TO FLOOR COVERINGS, FURNITURE, STORED ITEMS, FINISHED WALLS AND OTHER OBJECTS INSIDE THE FOUNDATION. Contractor will not be responsible for any damages caused by mold, to include but not be limited to property damage, personal injury, loss of income, emotional distress, death, loss of use, loss of value, and adverse health effects, or any other effects. Homeowner agrees to keep area dry and report all other obligations on contractor's part. There are no other warranties verbal or written.

Engineering

If applicable, Contractor will provide coordination with the engineering company in regards to their report(s) and material used in drafting said report(s). Contractor will perform the repair program based on the outline above in coordination and cooperation with the Engineer of Record and/or their representative will monitor, if one is required for the completion of the project. Customer agrees that a representative from the Engineer of Record will be present and/or monitor Contractor's performance at all times and Contractor will not be held responsible if said representative is not present and/or monitoring Contractor's performance at any time during Contractor's work being completed.

Project Reschedules

Should Contractor mobilize to the property after notifying the Customer of the scheduled date and on the day of installation the Customer requests to cancel or change the installation date, Contractor reserves the right to charge a remobilization fee. Should the customer delay the given installation date by more than 60 days, the project is subject to price increases or cancellation of the contract, withholding any deposits paid.

Items For Which Customer Is Responsible

Customer shall: 1) make full payment to the crew leader upon completion of work; 2) prepare the work area for installation; 3) be responsible for any finish carpentry, painting, paneling, landscaping, etc. that may be necessary after Contractor's work is finished; 4) mark private lines (satellite, propane, sprinkler, etc.) 5) maintain positive drainage away from the repaired wall(s); 6) keep gutters clean and in good working order; 7) direct downspouts a sufficient distance away from the repaired wall(s); 8) maintain proper expansion joints in concrete slabs that are adjacent to the repaired wall(s); and 9) any items mentioned in this Contract under "Customer Will" or "Additional Notes."

Annual Maintenance Recommended/Service Calls

Contractor recommends that Customer maintain the System annually. The cost of maintenance is not included in this proposal or in this Warranty unless specified. Annual maintenance can prevent most problems with the System. Customer agrees to keep gutters clean, downspouts extended, the area dry, the grade outside pitched away from house, and report any leaks that may be related to Contractor's work. There will be NO charge for service calls made to address leaks in the System.

Construction Lien Law and Rescind Contract Terms

CONSTRUCTION LIEN LAW INFORMATION

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001-713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR A SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

RESCIND CONTRACT TERMS

The 1968 Truth in Lending Act and the 1969 Federal Reserve Board Regulation Z Rules under the Consumer Credit Protection Act gives property OWNERS a three day cancellation / rescission right. By signing and dating the contract below, you, the Homeowner(s), understand that you may cancel this transaction without any penalty or obligation, within three business days from the date signed below. Your written cancellation must be postmarked no later than midnight of the third business day after the contract date below. However, if this agreement should be breached or cancelled after the allotted timeframe aforementioned, we, the Contractor, are entitled to recovering any and all applicable fees, which include, but are not limited to, documenting fees, labor, travel, or equipment, to complete any portion of the contract, equaling 25% of the contract's value. Additionally, LRE will not be held liable for any cost, expense or compromise incurred by legal action associated with the breach of contract.

PROPOSAL

Steve Simmons Concrete, Inc.

2650 36th Ave. SE • Ruskin, FL 33570 • 813-313-8383

Licensed • Insured • simmonsconcreteinc.com

Solid Foundations, Lasting Quality

Date: July 14, 2026

Proposal submitted to: **LAKESIDE CDD**

Work to be performed at: **(Common area)**

Phone: _____ Email: _____

We hereby propose to furnish the materials and perform the labor necessary for the completion of:

1.	Northeast Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
2.	Northeast Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
3.	Northeast Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
4.	Southwest Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
5.	Southwest Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
6.	Southwest Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
7.	Northeast Corner of Newport Shores Dr. and Lakemont Dr.	Lifted S/W Panel (1 Panel)	
8.	Northeast Corner of Newport Shores Dr. and Lakemont Dr.	Lifted S/W Panel (1 Panel)	
9.	Intersection of Crest Lake Dr. and Sea Bridge Dr.	Lifted S/W Panel (1 Panel)	
10.	Near Intersection of Sea Bridge Dr. and Marble Sands Ct.	Lifted S/W Panel (1 Panel)	
11.	Southwest Corner of Lakemont Dr. and Crater Cir.	Lifted S/W Panel (1 Panel)	
12.	Higgins Ln. (Between Lakmont Dr. and Reindeer Cir.)	Lifted S/W Panel (1 Panel)	
13.	Southeast Corner of Higgins Ln. and Reindeer Cir.	Lifted S/W Panel (1 Panel)	
14.	Southeast of 14048 Lugano Ct.	Lifted S/W Panel (1 Panel)	
15.	Adjacent to 13724 Reindeer Cir.	Lifted S/W Panel (1 Panel)	
16.	Adjacent to 13724 Reindeer Cir.	Lifted S/W Panel (1 Panel)	
17.	In Front of 13758 Crest Lake Dr.	Lifted S/W Panel (1 Panel)	
18.	Intersection of Weddington Ter. And Eastfork Ln.	Lifted S/W Panel (1 Panel)	
19.	Northeast Corner of Opopka St. and Newport Shores Dr.	Lifted S/W Panel (1 Panel)	
20.	Northeast Corner of Opopka St. and Newport Shores Dr.	Lifted S/W Panel (1 Panel)	
20 Grinds @ \$125 each TOTAL			\$2,500.00

*Cracks in concrete are inevitable. There are many factors contributing to this including shrinkage and weather. We will do everything possible to minimize the appearance of cracks by pre-cutting control joints. **We DO NOT guarantee this will prevent cracking.***

PROPOSAL includes all materials as specified, and the above work performed in accordance with the drawings/specifications submitted and completed in a substantial workmanlike manner.

ACCEPTANCE: The above prices, specifications and conditions are satisfactory and are hereby accepted. Steve Simmons Concrete Inc. is authorized to complete this contract as specified. Payment will be made as outlined.

Date: _____ Signature: _____

Tab 10



Aquatic Weed Control, Inc.

Your **CLEAR** Choice Since 1992
407-859-**2020** or 800-543-6694
www.aquaticweedcontrol.net
Orlando—Tampa—Ft. Myers—Daytona Beach

Newsletter

July 2026

We Can Do That!

We at Aquatic Weed Control have the knowledge and skills to do **All We Can** to resolve your needs during the changing seasons. If you are looking for ways to...

- Kill shoreline grasses - we can do that!
- Kill weeds in the center of your lake - we can do that!
- Remove exotic trees - we can do that!
- Add carp and a barrier to keep them from escaping your pond - we can do that!
- Remove invasive plants - we can do that!
- Plant and preserve native plants - we can do that!
- Restore a wetland - we can do that!



Shoreline Preservation



Airboat To The Rescue



Tree Removal



Carp Barrier

At **AWC**, we will do **All We Can** to rid your ponds of weeds, control algae and continue to keep your waterway beautiful.

Let Aquatic Weed Control be your **CLEAR** choice in waterway management and we will do all we can to make that happen.

WE WILL DO THAT!!



Treat Invasive Plants



Plant Native Plants



Aquatic Weed Control

Let us know how we can help streamline the process in getting your invoices to you. Just email us at dbertakis@aquaticweedcontrol.net or phone us at 407-859-2020 to receive your invoices by email. Providing the following details will help us.....**help you!**

1. The account name
2. Where to email invoices
3. The contact name/dept.

We will do the rest!

- ☐ Naiad ☐ _____
- ☐ Pickerelweed
- ☐ Soft Rush ☐









AQUATIC WEED CONTROL, Inc.

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

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1456 Customer: LAKESIDE CDD

Technician: CJAY

Date: 07/11/2026 Time: 11:22 AM

Customer Signature: _____

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

Sprayed all structures and weirs

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
☒ < 1'	☒ None	☒ ATV	☐ Boat	☐ High	☒ Clear
☐ 1-2'	☐ Slight	☐ Airboat	☐ Truck	☐ Normal	☐ Cloudy
☐ 2-4'	☐ Visible	☐ Backpack	☐ Barrier Inspected	☒ Low	☒ Windy
☐ > 4'					☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☐ Alligator	☐ Catfish	☐ Gallinules	☐ Osprey	☐ Woodstork
☐ Anhinga	☐ Coots	☐ Gambusia	☐ Otter	☐ _____
☐ Bass	☐ Cormorant	☒ Herons	☐ Snakes	☐ _____
☐ Bream	☒ Egrets	☐ Ibis	☒ Turtles	

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead	☐ Bulrush	☐ Golden Canna
☐ Bacopa	☐ Chara	☐ Gulf Spikerush
☐ Blue Flag Iris	☐ Cordgrass	☐ Lily

Beneficial Vegetation Notes:

☐ Naiad	☐ _____
☐ Pickerelweed	
☐ Soft Rush	☐ _____







Tab 11

LAKESIDE

COMMUNITY ASSET MANAGEMENT REPORT



July 17, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

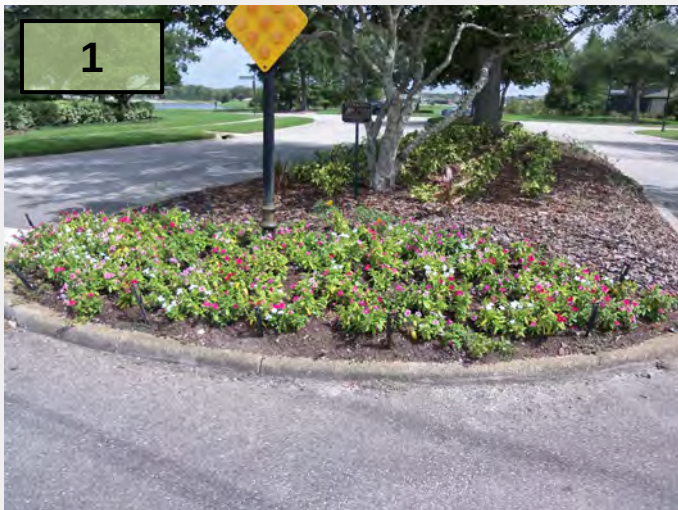
Summary, Opopka Street

➤ General Updates, Recent & Upcoming Maintenance Events:

- **St. Augustine – July Fertilization Guidelines:** A foliar application of ferrous sulfate (2 oz. per 3–5 gallons of water per 1,000 sq. ft.) is scheduled for the St. Augustine turf. This application provides readily available iron, enhancing green coloration without promoting excessive growth. Foliar iron applications improve overall turf appearance, support chlorophyll production, and help maintain a healthy, vibrant stand, particularly during periods of environmental stress.

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. **Opopka Street (Annuals):** A large circular section of browning turf on the west side of the roadway, previously noted in prior reports, has nearly doubled in size since the last inspection; request immediate inspection for disease, fungus, pest activity, and other contributing factors to prevent continued spread and turf loss. **(Pic 1)**
2. **Opopka Street:** The landscape surrounding the community entrance monument sign is well maintained and healthy overall. Only minor, isolated dieback was observed within the groundcover, with the remainder of the landscape in good condition. **(Pic 2)**



Newport Shores Drive, Moosehead Circle, PS3

3. **Newport Shores Drive:** The previously reported area of thinning and browning turf on the north side of the roadway west of Opopka Street remains present. Surrounding turf has become denser and is beginning to fill in the affected area, indicating encouraging signs of natural recovery. Continued monitoring is recommended. **(Pic 3)**



5. **Moosehead Circle:** The turf throughout the large park area within the center of the roadway is showing improved vigor, density, and overall color. Previously reported bare areas remain present, but the surrounding turf is healthier and should continue to promote natural recovery. Continued monitoring is recommended. **(Pic 5)**



4. **Newport Shores Drive(Park):** The previously reported thinning turf and exposed soil within the park are beginning to recover, with surrounding healthy turf gradually filling in the affected areas. Continued monitoring is recommended as natural recovery progresses. **(Pic 4)**



6. **Pump Station(PS3):** The roadway easement in front of the pump station continues to exhibit bare spots, exposed soil, and weed presence. Continued weed removal is recommended to reduce competition for water, nutrients, and root space and support the reestablishment of turf coverage. **(Pic 6)**



Sea Bridge Drive, PS1

7. **Sea Bridge Drive:** Turf along both sides of the roadway continues to exhibit bare spots, exposed soil, and weed presence. Overall turf vigor has improved, and continued aggressive weed removal is recommended to reduce competition for water, nutrients, and root space, encouraging healthy turf to naturally fill in the affected areas. **(Pics 7A & 7B)**



8. **Pump Station (PS1):** The previously reported area of missing turf and exposed sand remains present with minimal improvement. Surrounding turf is healthy and dense, which may encourage natural recovery over time. Continued monitoring is recommended, with supplemental restoration considered if recovery does not progress. **(Pic 8)**



9. **Pump Station (PS1):** The mulched beds surrounding the pump station are well maintained, with no noticeable weed or turf grass intrusion. The hedges would benefit from additional detailing to remove runners and stray growth, improving their overall appearance and definition. **(Pic 9)**



Lakemont Drive, Crest Lake Drive

10. Lakemont Drive: The median north of Sea Bridge Drive and Crest Lake Drive is well maintained overall, with healthy turf and cleanly detailed plantings. Minor soft edging deficiencies and minimal weed presence were observed; recommend routine maintenance to correct these items and preserve the appearance of this highly visible landscape feature. **(Pic 10)**



12. Crest Lake Drive: Turf in front of the mulched landscape beds within this area has declined since the previous inspection, exhibiting increased thinning and browning. Plantings within the beds remain healthy. Request inspection for irrigation deficiencies, disease, fungal activity, pest pressure, and other potential contributors to the turf decline. **(Pic 12)**



11. Crest Lake Drive: The landscape beds on the east side of the roadway, just south of Higgins Lane, exhibit considerable weed presence and soft edging deficiencies. Recommend redefining bed edges and removing weeds to improve appearance and reduce competition for water, nutrients, and root space. **(Pic 11)**



13. Crest Lake Drive: Directly across the roadway from the previous item, a large area of exposed soil and missing turf extends from the roadway easement to the landscape bed behind the sidewalk. Surrounding turf remains healthy continued weed removal is recommended to reduce competition for water and nutrients to encourage natural turf recovery. **(Pic 13)**



- 14. Pump Station(PS2):** Damaged irrigation drip lines remain present from previous inspections; repair is recommended to restore proper irrigation coverage, prevent water loss, minimize bed washouts and mulch displacement, and support the continued health of the surrounding landscape plantings. **(Pics 14A & 14B)**



- 15. Pump Station(PS2):** The previously reported thinning turf on both sides of the pump station has shown minimal recovery. Turf on one side of the pump station is exhibiting improved color and vigor, while the opposite side continues to struggle. Request inspection for underlying causes and ensure optimal irrigation coverage, as resolving these issues may allow the affected areas to naturally fill back in. **(Pics 15A & 15B)**



Higgins Lane, Lakemont Drive

16. Higgins Lane: The new median plantings are healthy, establishing well, and the landscape beds are well maintained with only minimal weed presence. Turf within the medians continues to exhibit bare spots and localized dieback. However, overall turf vigor has improved. Continued weed control and routine maintenance are recommended to encourage natural turf recovery. **(Pics 16A & 16B)**



17. Lakemont Drive: The previously reported area of turf dieback directly in front of the annual beds at the intersection with Higgins Lane is beginning to recover, with healthy turf gradually filling into the affected area. Continued monitoring is recommended as natural recovery progresses. **(Pics 17)**



18. Lakemont Drive: A tree on the northeast corner of the Higgins Lane intersection is heavily covered in Spanish moss, with moss extending into and falling onto the hedges below. The excessive moss is negatively impacting the underlying plantings. Request demossing to relieve stress and enhance the appearance of all plantings. **(Pic 18)**



Lakemont Drive, General Notes

19. Lakemont Drive: The entryway medians along the roadway are exhibiting areas of progressive turf dieback, and previously reported thinning remains present. Due to the visibility of this primary community entrance, request inspection of the concentrated decline for irrigation deficiencies, disease, fungal activity, pest pressure, and other potential contributing factors. **(Pics 19A & 19B)**



20. Lakemont Drive: The previously reported turf decline within the exit-side roadway easement is showing signs of recovery compared to its previous condition. Continued irrigation and routine maintenance are recommended to support ongoing natural recovery and improve overall turf coverage. **(Pic 20>)**

21. General Note, Demossing: Spanish moss typically does not harm large, mature trees; however, excessive moss on smaller ornamental trees can reduce sunlight to the canopy, retain moisture, increase limb weight, and contribute to reduced vigor. Routine demossing is recommended to improve light penetration, increase air circulation, reduce branch loading, and maintain the health and appearance of the trees. **(Pic 21)**



Lakemont Drive Entrance

22. Lakemont Drive Entrance: The annual beds appear more uniform and consistently maintained than during previous inspections. While the annuals are exhibiting reduced vigor and fewer blooms, the beds remain clean with minimal weed presence and clear evidence of routine maintenance. **(Pic 22)**



23. Lakemont Drive Entrance: Turf grass and weeds are growing throughout the groundcover surrounding the exterior monument sign. Recommend removal to eliminate competition for water, nutrients, sunlight, and root space, improve bed definition, and maintain the appearance of this prominent entry feature. **(Pic 23)**



Tab 12



Lakeside IRRIGATION ONLY CONTRACT RENEWAL 26-27

Date 4/20/2026
Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669
Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Dear Jason,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
Irrigation Inspection	12	\$1,785.00	\$21,420.00
Annual Maintenance Price			\$21,420.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
September	\$1,785.00	\$0.00	\$1,785.00
October	\$1,785.00	\$0.00	\$1,785.00
November	\$1,785.00	\$0.00	\$1,785.00
December	\$1,785.00	\$0.00	\$1,785.00
January	\$1,785.00	\$0.00	\$1,785.00
February	\$1,785.00	\$0.00	\$1,785.00
March	\$1,785.00	\$0.00	\$1,785.00
April	\$1,785.00	\$0.00	\$1,785.00
May	\$1,785.00	\$0.00	\$1,785.00
June	\$1,785.00	\$0.00	\$1,785.00
July	\$1,785.00	\$0.00	\$1,785.00
August	\$1,785.00	\$0.00	\$1,785.00
	\$21,420.00	\$0.00	\$21,420.00

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

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

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged

Customer Initials _____

with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.

Customer Initials _____

- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.
- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Customer Initials _____

Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows:
Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials _____

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

Customer Initials _____

services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials _____

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By



Terry McLane

Date

4/20/2026

Pine Lake Services, LLC

By

Lakeside CDD

Date



Proposal #8438

Lakeside Community Development RENEWAL 26-27

Date 4/20/2026

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

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

Dear Jason,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
Palm Pruning	2	\$6,090.00	\$12,180.00
General Maintenance	52	\$2,722.70	\$141,580.40
Fertilizer and Pest Control	12	\$2,551.63	\$30,619.56
Annual Maintenance Price			\$184,379.96

Optional Services

Initial next to optional services you would like added to your contract.	Frequency	Cost per Occ.	Annual Cost
☐ Mulch Application	2	\$12,200.00	\$24,400.00
☐ Spring Color	1	\$3,400.75	\$3,400.75
☐ Summer Color	1	\$3,400.75	\$3,400.75
☐ Fall Color	1	\$3,400.75	\$3,400.75
☐ Winter Color	1	\$3,400.75	\$3,400.75

Payment Schedule

Schedule	Price	Sales Tax	Total Price
August	\$15,365.00	\$0.00	\$15,365.00
September	\$15,365.00	\$0.00	\$15,365.00
October	\$15,365.00	\$0.00	\$15,365.00
November	\$15,365.00	\$0.00	\$15,365.00
December	\$15,365.00	\$0.00	\$15,365.00
January	\$15,365.00	\$0.00	\$15,365.00
February	\$15,365.00	\$0.00	\$15,365.00
March	\$15,365.00	\$0.00	\$15,365.00
April	\$15,365.00	\$0.00	\$15,365.00
May	\$15,365.00	\$0.00	\$15,365.00
June	\$15,365.00	\$0.00	\$15,365.00
July	\$15,365.00	\$0.00	\$15,365.00
	\$184,380.00	\$0.00	\$184,380.00

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

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

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Edging:

- All lawn areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking lots, curbing, headers, retaining walls, and utility foundations will be edged

Customer Initials _____

with a "blade edger" in order to maintain clean, crisp, and consistent edge lines.

- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds, and tree trunks, so as to prevent encroachment from lawn and other adjacent materials.
- Edging of walks and curbs, will be performed every other time the turf is mowed.
- Clip or chemically treat around the bases of walls and fences and around posts, lights, trees, utility installations and valves, as required to keep a neat and clean appearance.

Weeding:

- Weeding of plant beds will be performed as necessary to control weed population and maintain healthy plants with a neat appearance.
- Ground cover beds infested with weeds will be chemically treated.
- Weed control in plant beds, open beds, ground between plants, joints in walks, decks, curbs, and drives, will be performed using appropriate manual (hand pulling), and/or chemical (herbicide) control methods. When it is necessary and practical to use chemical control, pre- and post- emergent herbicides will be applied with care so as not to injure adjacent desirable plants.

Clean up:

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Pruning/Trimming/Shearing:

- Selective pruning will be performed on all ornamental plants and trees in order to maintain the natural habit of the plant/tree and to ensure health and vigor.
- Trim all trees per best management practices up to a height of twelve (12') feet and no single branches larger than 2" diameter.
- All properties that have Palm trees under 12' will be trimmed once a year, palms over 12' can also be trimmed if additional services are agreed to.
- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each type of plant variety.
- Plant pruning, trimming, and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices, which allow for further budding, blooming, and proper growth habit.
- Pruning of plants, which overhang curbs, sidewalks, passageways, patios, balconies, fences, air conditioning units, and parking areas will be addressed when necessary.
- All trimmings and clippings will be collected and removed from the property.

Note: The intent is to maintain a consistent lateral line height of the canopy at 10 to 12 feet depending upon the specific requirement of the tree with respect to its location.

Fertilization:

- St. Augustine turf will be fertilized four (4) times per year using a fertilizer formulated to meet specific turf and seasonal requirements, or as needed based upon seasonal conditions.

Customer Initials _____

- All applications will be performed using a complete fertilizer blend.
- Contractor will provide all materials for fertilization.
- All fertilizations will follow the Florida Best Management Practice guidelines.
- Certain municipalities' fertilizer black out ordinances will apply. Adjustments to this program can be made.
- Bahia, Bermuda and Zoysia turf is excluded from this contract but can be priced separately under an additional contract.

Weed Control:

- Turf weed control will require spot treatment in all grasses.
- Weeds germinating in paved areas, covered by these specifications, will be chemically controlled.

Disease and Fungal control:

- Any outbreaks of turf disease or fungal activity can be evaluated and proposed on a case by case basis. Treatments can be wide ranging and a proposal can be generated for treatment based on actual site visit at additional cost.

Contractor will provide a spraying program to minimize infestation of weeds and insects in all plant bed areas:

- Plant material will be fertilized two (2) times per year.
- Weed control will require spot treatment in all beds.
- Fire Ant control treatment will be provided upon approval of separate proposal additional cost.
- Insect control is limited to shrub and turf damaging insects only. Insect control does not cover pests such as termites, fleas, rats, carpenter ants, etc.
- There are exclusions with imported pests that do not currently have effective treatment options.
- Contractor will provide all materials for fertilization and insecticide.

Irrigation Management:

- Contractor will repair or replace properly installed and functioning sprinkler heads and ancillary devices damaged during the grounds maintenance operations.
- Sprinkler system repairs not resulting from maintenance operations will be performed on a time and materials basis. Such operations may include: Replacing damaged or missing heads, broken pipes, adding or moving heads in under watered areas, time clock repair, replacing or rebuilding valves, locating and splicing cut wires, and etc... all work requires prior written approval. A pre-approval authorization form will be sent.
- Time clocks and valves will be checked for proper operation and or malfunctions. Time clocks and various zones will be properly coordinated to provide adequate water to maintain all areas in a thriving condition with each season of the year. The clocks will be timed so that water generates throughout the root zone frequently as necessary to allow an adequate supply of oxygen to the root system to encourage proper growth.
- All irrigation clocks will be set to operate according to local watering restrictions.
- The system will be run monthly to check for coverage and even distribution rates, during non-business hours in an effort to prevent water deposits on vehicles in the parking areas. A written report will be submitted monthly on all findings.

Customer Initials _____

Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows:
Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation

Customer Initials _____

or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend

Customer Initials _____

services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs

Customer Initials _____

and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By



Terry McLane

Date

4/20/2026

Pine Lake Services, LLC

By

Lakeside CDD

Date



Proposal #8437

Lakeside Community Development wetlands D & E RENEWAL 26-27

Date 4/20/2026

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

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

Dear Jason,

We realize our industry is highly competitive and you have a number of choices when it comes to landscape services. We are very pleased you have chosen Pine Lake Services and given us the opportunity to present you with a copy of our contract agreement for landscape management and services at your property.

We are confident that this agreement contains all the necessary services and conditions to exceed your expectations. Please take some time to review it. If by chance we missed something, please let us know as soon as possible in order to make the appropriate adjustments. If you have any questions or concerns regarding the agreement, please do not hesitate to contact your Business Development Professional or your Account Manager.

Pine Lake Services is aware you have many options when it comes to a landscape service provider which is why we continually strive to improve the look and feel of your property. In addition to the value of services we provide you, we also intend to deliver unsurpassed customer service and communication. We believe this is what sets us apart from our competitors.

We look forward to working with you and are confident that we will successfully exceed your expectations. We appreciate the opportunity to build a long-term relationship and want to assure you we will strive to maintain the trust you have placed in Pine Lake.

Please don't hesitate to call any of us personally if we can assist you in any way.

Respectfully,

Pine Lake Services Management Team
(813) 948-4736

Fixed Payment Services

Description	Frequency	Cost per Occ.	Annual Cost
Contract Services			
General Maintenance	42	\$350.00	\$14,700.00
Annual Maintenance Price			\$14,700.00

Payment Schedule

Schedule	Price	Sales Tax	Total Price
August	\$1,225.00	\$0.00	\$1,225.00
September	\$1,225.00	\$0.00	\$1,225.00
October	\$1,225.00	\$0.00	\$1,225.00
November	\$1,225.00	\$0.00	\$1,225.00
December	\$1,225.00	\$0.00	\$1,225.00
January	\$1,225.00	\$0.00	\$1,225.00
February	\$1,225.00	\$0.00	\$1,225.00
March	\$1,225.00	\$0.00	\$1,225.00
April	\$1,225.00	\$0.00	\$1,225.00
May	\$1,225.00	\$0.00	\$1,225.00
June	\$1,225.00	\$0.00	\$1,225.00
July	\$1,225.00	\$0.00	\$1,225.00
\$14,700.00		\$0.00	\$14,700.00

Customer Initials _____

Terms & Conditions

General Contract Terms

A. The term of this contract:

From start date _____ To end date: _____

B. Client agrees to pay Contractor the total price of all seasonal services as compensation for the complete performance of the terms and conditions of this contract.

C. Client shall be invoiced on the first (1st) of each month of service and the payment shall be due the last day of that month.

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

E. If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charged.

F. Both parties reserve the right to cancel this agreement at any time with thirty (30) days written notice.

Section A: Scope of Services

The following represents Pine Lake Services standard scope of services provided. Pine Lake will provide general service and mowing visits during the growing season each year with detail services provided when full scale mowing is not required. Additional services can be negotiated and will be detailed in the service package.

Mowing:

- All lawns will be mowed at least once each week while in the growing season, typically April-September. All lawns will be mowed every other week during the dormant season, typically October - March.
- Lake banks and retention ponds will be mowed to the water's edge.
- Mowing height will depend upon the type of turf and the season. Typically, the height will range from 2" to 4".
- Retention areas, and other areas too wet for proper mowing, will be mowed when the ground is firm enough to allow normal mowing procedures,
- Use of rotary mower with blades sharpened prior to each visit and properly balanced on a monthly basis shall be used on each property.

Clean up:

Customer Initials _____

- All debris generated during the performance of this contract will be blown from sidewalks and curbs. This will encompass complete removal of weeds at curbs and pavement lines.
- All lawn areas will be cleared of litter and debris before mowing, so as not to shred and scatter foreign matter.
- All bed areas will be cleared of litter and debris to maintain a neat, clean appearance.

Section B: Additional Services

Work performed under this category, and not included in the contract scope of work, will be performed and charged using a time and material basis. Estimates for proposed work will be discussed with the client for approval before any work will begin.

Part 1: Additional Options if selected

Annual flower Plants:

- If included in this contract, the replacement of existing annuals shall be done four (4) times per year. Annuals that are included as a part of this contract will be of standard variety; premium annuals are available at an additional charge. Annuals in addition to, or not included in this contract, will be provided upon Client approval.

Mulch:

- If included in this contract, all mulched areas shall be replenished once annually. Material consists of cypress, pine bark, recycled, etc. Blowing and clean-up are included.

Palm Pruning:

- If included in this contract, palms in excess of twelve (12) feet, on average, will be trimmed once annually to ensure a proper and appealing appearance.

Part 2: Additional Services:

Other Available Services: Examples of additional services available but not included are as follows:
Preventative fire ant control, turf fungicide applications & various tree injections

- Preventative fire ant control, fungicide applications, or various tree injection treatments.
- Landscape additions and renovations
- Landscape Lighting
- Plant replacement not attributed to Contractor negligence
- Turf/Sod replacement
- Repairs & modifications to irrigation system

Customer Initials _____

SECTION C: GENERAL TERMS AND CONDITIONS

Part 1: Contractor's Responsibility

The Contractor shall recognize and perform in accordance with written terms, written specifications and designs, contained or referred herein. The Contractor reserves the right to renegotiate or amend the contract when price or scope of work is affected by changes to any local, state, or federal law, regulation or ordinance that goes into effect after the contract is signed.

A. Workforce: The Contractor shall assign a trained workforce with experience in the services being provided. The workforce will be presentable and identifiable at all times. All employees shall be competent and qualified, and U.S. citizens or legally authorized to work in the United States.

B. Landscape Materials: All materials shall conform to bid specifications. The Contractor will meet and comply with all Agricultural licensing and reporting requirements.

C. Licenses and Permits: The Contractor will maintain all licenses, as required by state or local law, and will comply with all other license and permit requirements of the county, state and federal governments, as well as all other requirements of law.

D. Taxes: The Contractor agrees to pay taxes applicable for its work under this contract, including sales tax on material supplied where applicable.

E. Insurances: The Contractor agrees to maintain General Liability Insurance Automotive Liability Insurance, Workers' Compensation Insurance, and any other insurance at the Contractor's discretion or required by law. In addition, the Contractor will require the same of any sub-contractors and will provide proof of such upon Client request. The Contractor is also responsible for obtaining any licenses and/or permits required by law for activities on the Client's property.

F. Liability: It is understood and agreed that the Contractor is not liable for any damage of any kind that is not caused by the negligence of the Contractor, its agents or employees, including but not limited to: death or decline of plant materials due to improper selection, placement, planting or maintenance before the time of this contract; damage due to improper irrigation components in existence at the time of contract execution; exposed cables/wires or sprinkler components/lines normally found below the surface of the lawn; flooding, storm or wind damage; disease or damage to lawns or landscape plants caused by excessive irrigation or lack of water due to inoperative components provided it reported these to the Client, or irrigation restrictions imposed by Water Management District or civil authorities; damage to or caused by any item hidden in the landscape and not clearly guarded or marked; and damage due to vandalism. The Contractor is liable for any damage due to improper operation of equipment in performing the contract; complying with all laws pertaining to protected plant species such as the mangrove; damage to plant material due to improper horticulture practices; improper installation of irrigation system replacement components; and injury to non-target organisms due to improper application of pesticides.

G. Subcontracts: The Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.

H. Invoicing: The Contractor will submit monthly service invoices for the amount set forth under the prices and terms included in this contract. Any services rendered, that are in addition to or beyond the scope of work required by this contract shall be separately billed.

Part 2: Client's Responsibility

A. Utilities Usage: The Client shall allow the Contractor usage of utilities if needed.

B. Jobsite Access: The Client shall allow access to all parts of the jobsite where the Contractor is to perform work required by this contract or other related functions, during normal business hours and at other reasonable times, and in the

Customer Initials _____

case of after-hours emergencies.

C. Payment: For the convenience of the Client only, the monthly charge under this contract may be an average of the total charge for all work to be performed under the contract divided by the number of calendar months included in the payment period of the contract. The Client shall review invoices submitted by the Contractor and payment shall be due within thirty (30) days following the date of the invoice and considered delinquent if not paid by that date. For work outside of the normal monthly contracted work, The Client shall review invoices submitted by the Contractor and payment shall be due upon completion of the work and receipt of invoice and considered delinquent if not paid accordingly. If payment has not been received within forty-five (45) days, the Contractor reserves the right to suspend services by giving written notice for nonpayment. Should services be suspended, monthly fees will not be prorated and services will resume once past-due payments are received. Additional clean-up fees may apply.

D. Defects: The Client shall give the Contractor at least thirty (30) days to correct any problem or defect discovered in the performance of the work required under this contract. The Contractor may provide a deduction or offset at its discretion if defects are not correctable to the satisfaction of the Client.

Part 3: Other Terms

The Client and the Contractor, respectively bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this contract. Neither the Client nor the Contractor, their partners, successors, assignees and legal representative shall assign, transfer or terminate any interest in this contract without the written consent of the other.

Part 4: Renewal and Termination

This contract shall automatically renew for the same term as that set forth in Section A of the General Contract Terms above unless notice is given by Client to Contractor in writing of Client's intent to terminate this contract at least thirty (30) days prior to the termination of the current term. Additionally, this contract may be terminated by either party with or without cause, upon thirty (30) days written notice to the other party. This contract may be terminated by the Contractor for nonpayment by the Client, upon written notice as stated above. In the event this contract is terminated early by either party, the Contractor shall be entitled to recover those unrecovered costs incurred through the date of termination, including a reasonable amount of overhead and profit, and any amount in excess of the monthly charges paid by the Client through the date of termination. Upon expiration of the stated contract period, and notwithstanding the automatic renewal of this contract, Contractor reserves the right to charge current market value for any additional services or product(s) provided following the expiration of the current term of this contract.

Part 5: Legal

A. Controlling Law: The laws of Florida shall govern the validity, interpretation, construction, and performance of this contract. Each party hereby expressly consents to the personal jurisdiction, venue and convenience of, and the parties agree that any dispute arising here under will be heard in, the state and federal courts for the County of Hillsborough, Florida for any lawsuit arising from or related to this contract agreement. All references herein to the singular shall include the plural.

B. Legal Counsel: Each party has had (or has been advised to seek) independent legal counsel of their

Customer Initials _____

selection in the negotiation of this contract. Each party fully understands the facts and has been informed about their legal rights and obligations, including but not limited to the obligations of Florida Statutes regarding restrictive covenants and liquidated damages. Each party is signing this contract freely and voluntarily intending to be bound by it. Each party hereby knowingly, voluntarily and intentionally waives any right either may have to a trial by jury with respect to any litigation related to or arising out of, under or in conjunction with this contract or Contractor's employment with Pine Lake Services.

C. Attorney's Fees: In the event a dispute arises between the parties hereto and suit is instituted, the prevailing party in such litigation shall be entitled to recover reasonable attorney fees and other costs and expenses from the non-prevailing party, whether incurred at the trial level or in any appellate proceeding. If the Contractor seeks counsel for nonpayment issues and an agreement is reached before a suit/trial those attorney fees can also be recovered.

By



Terry McLane

Date

4/20/2026

Pine Lake Services, LLC

By

Lakeside CDD

Date

Tab 13



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** September 2, 2026, at 10:00 am
- **FY 2025-2026 Audit Completion Deadline:** June 30, 2027
- **Next Election (Seats):** Term 11/22 – 11/26 (Seat 1-Charles Wood); Term 11/22-11/26 (Seat 2-Linda Ramlot); Term 11/22 – 11/26 (Seat 5-Barbara Callahan)

District Manager's Report

August 5

2026

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FINANCIAL SUMMARY

6/30/2026

General Fund Cash &
Investment Balance:

\$439,222

Reserve Fund Cash &
Investment Balance:

\$838,882

Debt Service Fund
Investment Balance:

\$507,277

**Total Cash and Investment
Balances:**

\$1,785,381

**General Fund Expense
Variance: \$9,041**

**Under
Budget**



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

June 30, 2026

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 06/30/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	218,163	(9,991)	2,327	210,499	0	0
Investments	221,059	848,873	504,950	1,574,882	0	0
Refundable Deposits	752	0	0	752	0	0
Fixed Assets	0	0	0	0	13,288,457	0
Amount Available in Debt Service	0	0	0	0	0	507,277
Amount To Be Provided Debt Service	0	0	0	0	0	8,334,723
Total Assets	439,974	838,882	507,277	1,786,133	13,288,457	8,842,000
Liabilities						
Accounts Payable	171,046	79,202	0	250,248	0	0
Accrued Expenses	6,501	0	0	6,501	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,842,000
Total Liabilities	177,547	79,202	0	256,749	0	8,842,000
Fund Equity & Other Credits						
Beginning Fund Balance	88,927	557,474	809,351	1,455,752	0	0
Investment In General Fixed Assets	0	0	0	0	13,288,457	0
Net Change in Fund Balance	173,500	202,206	(302,074)	73,632	0	0
Total Fund Equity & Other Credits	262,427	759,680	507,277	1,529,384	13,288,457	0
Total Liabilities & Fund Equity	439,974	838,882	507,277	1,786,133	13,288,457	8,842,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,585	5,585
Special Assessments				
Tax Roll	658,887	658,887	665,491	6,604
Total Revenues	658,887	658,887	671,076	12,189
Expenditures				
Legislative				
Supervisor Fees	12,000	9,000	9,400	(400)
Total Legislative	12,000	9,000	9,400	(400)
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	17,897	13,423	13,422	0
Administrative Services	5,370	4,027	4,028	0
Arbitrage Rebate Calculation	1,000	0	0	0
Assessment Roll	5,965	5,965	5,965	0
Auditing Services	3,265	3,265	3,265	0
Disclosure Report	6,000	4,500	4,500	0
District Engineer	20,000	15,000	30,297	(15,297)
District Management	18,157	13,618	13,618	0
Dues, Licenses & Fees	275	250	175	75
Financial & Revenue Collections	5,965	4,474	4,473	0
Legal Advertising	3,700	2,775	1,506	1,270
Public Officials Liability Insurance	3,405	3,405	3,109	296
Tax Collector/Property Appraiser Fees	150	150	407	(257)
Trustees Fees	8,300	8,300	6,914	1,386
Website Hosting, Maintenance, Backup & E	2,400	1,800	1,800	0
Total Financial & Administrative	103,387	82,490	95,017	(12,527)
Legal Counsel				
District Counsel	30,000	22,500	46,980	(24,480)
Total Legal Counsel	30,000	22,500	46,980	(24,480)
Electric Utility Services				
Utility - Street Lights	2,000	1,500	1,367	133
Utility Services	7,400	5,550	5,259	291
Total Electric Utility Services	9,400	7,050	6,626	424
Stormwater Control				
Aquatic Maintenance	28,092	21,069	23,410	(2,341)
Total Stormwater Control	28,092	21,069	23,410	(2,341)
Other Physical Environment				
Amenity Management Service Contracts	37,693	28,269	26,012	2,257
Entry & Walls Maintenance & Repair	2,000	1,501	0	1,500
Entry Monument Light Maintenance	1,000	749	0	750
Facility Supplies	10,000	7,500	0	7,500

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 06/30/2026	Year To Date 06/30/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,405	3,405	3,109	296
Irrigation Maintenance & Repair	50,000	37,500	36,765	736
Landscape - Annuals/Flowers	10,481	7,861	5,180	2,680
Landscape - Mulch	24,000	24,000	30,093	(6,092)
Landscape Inspection Services	12,900	9,675	9,675	0
Landscape Maintenance	180,000	135,000	131,700	3,300
Landscape Replacement Plants, Shrubs, Tr	22,500	16,875	16,666	208
Landscape-Wetlands D & E	14,000	10,500	10,500	1
Mailbox Repair & Maintenance	3,000	2,250	0	2,250
Property Insurance	2,600	2,600	3,437	(837)
Rust Prevention	9,120	6,840	6,840	0
Tree Trimming Services	7,500	5,625	0	5,625
Well Maintenance	3,320	2,490	2,560	(70)
Total Other Physical Environment	393,519	302,640	282,537	20,104
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	3,750	2,000	1,750
Sidewalk Maintenance & Repair	10,000	7,500	0	7,500
Street Sign Repair & Replacement	2,000	1,500	3,970	(2,470)
Total Road & Street Facilities	17,000	12,750	5,970	6,780
Parks & Recreation				
Telephone, Internet, Cable	0	0	1,143	(1,144)
Total Parks & Recreation	0	0	1,143	(1,144)
Contingency				
Capital Improvements	26,489	19,867	0	19,867
Miscellaneous Contingency	39,000	29,250	26,492	2,758
Total Contingency	65,489	49,117	26,492	22,625
Total Expenditures	658,887	506,616	497,575	9,041
Total Excess of Revenues Over(Under) Ex- penditures	0	152,271	173,501	21,230
Fund Balance, Beginning of Period	0	0	88,926	88,927
Total Fund Balance, End of Period	0	152,271	262,427	110,157

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,518	12,518
Special Assessments				
Tax Roll	302,526	302,526	302,526	0
Total Revenues	<u>302,526</u>	<u>302,526</u>	<u>315,044</u>	<u>12,518</u>
Expenditures				
Contingency				
Capital Reserve	302,526	302,526	112,839	189,687
Total Contingency	<u>302,526</u>	<u>302,526</u>	<u>112,839</u>	<u>189,687</u>
Total Expenditures	<u>302,526</u>	<u>302,526</u>	<u>112,839</u>	<u>189,687</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>202,205</u>	<u>202,205</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>557,475</u>	<u>557,475</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>759,680</u>	<u>759,680</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,004	14,004
Special Assessments				
Tax Roll	389,999	389,999	392,676	2,678
Total Revenues	389,999	389,999	406,680	16,682
Expenditures				
Financial & Administrative				
District Management	0	0	5,000	(5,000)
Placement Agent Fee	0	0	65,280	(65,280)
Special Assessment Allocation Report	0	0	20,000	(20,000)
Trustees Fees	0	0	7,500	(7,500)
Verification Agent	0	0	2,000	(2,000)
Total Financial & Administrative	0	0	99,780	(99,780)
Legal Counsel				
Bank Counsel	0	0	15,000	(15,000)
Bond Counsel	0	0	35,000	(35,000)
District Counsel	0	0	40,000	(40,000)
Trustee Counsel	0	0	6,000	(6,000)
Total Legal Counsel	0	0	96,000	(96,000)
Debt Service				
Interest	259,999	259,999	260,900	(902)
Principal	130,000	130,000	130,000	0
Total Debt Service	389,999	389,999	390,900	(902)
Total Expenditures	389,999	389,999	586,680	(196,682)
Total Excess of Revenues Over(Under) Ex-	0	0	(180,000)	(180,000)
penditures				
Total Other Financing Sources(Uses)				
Other Costs				
Bond Retirement	0	0	(4,488,458)	(4,488,458)
Debt Proceeds				
Bond Proceeds	0	0	4,352,000	4,352,000
Total Debt Proceeds	0	0	4,352,000	4,352,000
Total Other Financing Sources(Uses)	0	0	(136,458)	(136,458)
Fund Balance, Beginning of Period	0	0	435,315	435,315
Total Fund Balance, End of Period	0	0	118,857	118,857

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 06/30/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 06/30/2026 YTD Budget	Year To Date 06/30/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	11,951	11,951
Special Assessments				
Tax Roll	341,369	341,369	343,713	2,344
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>355,664</u>	<u>14,295</u>
Expenditures				
Debt Service				
Interest	231,369	231,369	231,280	89
Principal	110,000	110,000	110,000	0
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>341,280</u>	<u>89</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>341,280</u>	<u>89</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>14,384</u>	<u>14,384</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>374,036</u>	<u>374,036</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>388,420</u>	<u>388,420</u>

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

<u>Account</u>	<u>Investment</u>	<u>Balance as of June 30, 2026</u>
Valley Bank	Governmental Checking	\$ 221,059
Total General Fund Investments		\$ 221,059
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	598,873
Total Reserve Fund Investments		\$ 848,873
US Bank Series 2015 2026 Revenue	US Bank GCTS 0490	\$ 22,009
US Bank Series 2015 2026 Optional Redemption	US Bank MMKT 5 CT	3
US Bank Series 2015 2026 Interest	First American Treasury Obligation Fd Class Y	95,151
US Bank Series 2015 2026 Cost of Issuance	First American Treasury Obligation Fd Class Y	453
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	214,427
US Bank Series 2018 Reserve	First American Treasury Obligation Fd Class Y	170,376
US Bank Series 2018 Prepayment	First American Treasury Obligation Fd Class Y	2,531
Total Debt Service Fund Investments		\$ 504,950

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

**Lakeside Community Development District
Summary A/P Ledger
From 06/01/2026 to 06/30/2026**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	06/01/2026	Alarm Engineers, Inc.	79713	Annual License Up- grade 04/26	3,480.00
	235 General Fund	06/03/2026	Haydie Molina	HM060326-235	Board of Supervisors Meeting 06/03/26	200.00
	235 General Fund	06/23/2026	Lakeside CDD	235-062326	Transfer from Valley to Bank United OP 06/26	150,000.00
	235 General Fund	06/30/2026	Lighthouse Engineer- ing Inc., dba LHE	10	Engineering Services 06/26	7,426.00
	235 General Fund	06/23/2026	Pine Lake Services, LLC	10437	Irrigation Repair 06/26	1,260.27
	235 General Fund	06/19/2026	Pine Lake Services, LLC	10263	Landscape Replace- ment 06/26	6,968.71
	235 General Fund	06/19/2026	Rizzetta & Company, Inc.	INV0000110800	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	210.83
	235 General Fund	06/23/2026	Romaner Graphics	23153	Concrete Sections Work 06/26	1,500.00
	Sum for 235, 2258					171,045.81
235, 2259						
	235 Reserve Fund	06/16/2026	Element Environmen- tal, LLC	1331	Pond Erosion 06/26	72,077.00
	235 Reserve Fund	06/16/2026	Element Environmen- tal, LLC	1332	Pond Erosion 06/26	7,125.00
	Sum for 235, 2259					79,202.00
	Sum for 235					250,247.81
	Sum Total					250,247.81

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

Balance Sheet

1. Trust statement activity has been recorded through 06/30/26.
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.

Tab 14

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, July 1, 2026, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Chair
Charles Wood	Board Supervisor, Assistant Secretary
Barbara Callahan	Board Supervisor, Assistant Secretary
Christina Brooks	Board Supervisor, Vice Chair
Haydie Molina	Board Supervisor, Assistant Secretary

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Megan Birnholz- Couture	District Counsel, Kilinski Van Wyk
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Amy Palmer	District Engineer, Lighthouse Engineering
Dylan Campbell	Landscape Inspection Manager, Rizzetta & Company
Marc Baykara	VP, Nebula Lighting
Scarlett Spongberg	Amenities Manager, Rizzetta & Company
Roger Chatleain	Account Manager, Pine Lake
Tad Roman	Business Deployment, Aquatic Weed Control

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

FIRST ORDER OF BUSINESS

Called to Order

Mr. Adams called the meeting to order at 10:00 a.m. and confirmed the presence of a quorum.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

During audience comments, residents discussed various concerns and requested additional information from the Board. Mr. Steven had questions regarding the third item on the agenda, water-related matters, additional allergies, and legal questions. Mr. Don Meek inquired about the need for a dump, the cost of flowers, and questioned the expenses associated with landscaping improvements. He also reported a leaking issue on Huggins and expressed concern that a wall may be deteriorating. Mr. Campbell asked about the interim inspection report, the condition of the tubes and ponds, how the District is monitoring these areas, and the reason for paying for internet service. Mr.

Kevin requested information regarding bids and whether all required bids had been obtained. Additional comments were received and addressed by the Board.

THIRD ORDER OF BUSINESS

Discussion of FY 2026-2027 Budget

The Board discussed the FY 2026-2027 Budget.

FOURTH ORDER OF BUSINESS

Consideration of Nebula Lighting Proposal

Mr. Baykara reviewed his proposal. The Board decided to table the item until September.

FIFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer reviewed her report and provided an update on the pond inspections.

B. AWC Waterway Inspection Report

Mr. Roman reviewed the AWC Waterway Inspection Report and the Board requested the inlet inspection to be added to the report.

C. Landscape Inspection Report

Mr. Campbell reviewed his report, and the Board requested that the overgrown trees be inspected.

D. Pine Lake Landscape/Irrigation Inspection Report (*Under Separate Cover*)

Mr. Chatelain discussed the water usage and will provide an update on the water count.

1. Consideration of the Pine Lake Proposals

The Board tabled this item.

E. Maintenance Report

Ms. Sponberg reviewed the maintenance report.

F. District Counsel

Ms. Rinaldi reviewed her report.

G. District Manager

1. Presentation of District Managers' Report and Monthly Financials

Mr. Adams reminded the Board that the next meeting was scheduled for August 5, 2026 at 6:00 p.m. at the Lakeside Amenity Center.

2. Presentation of 2nd Quarterly Website Audit

Mr. Adams presented the quarterly report.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors June 3, 2026

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the June 3, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for April 2026

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified April 2026 (\$79,214.82) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

During audience comments, residents asked questions and provided comments regarding the lighting bid, water sensors, speed bumps, the relocation of the shed, and requested that the street lights remain on at all times.

NINTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 12:21 p.m., for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chairman

Tab 15

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures June 2026 For Board Approval

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

The total items being presented: **\$49,488.86**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
AramSCO, Inc.	300275	235-061126	Sign Maintenance & Repair 06/26	\$ 3,969.93
Barbara A. Callahan	20260609-1	BC060326-235	Board of Supervisors Meeting 06/03/26	\$ 200.00
Berger, Toombs, Elam, Gaines & Frank CPA	300270	376847	Auditing Services FY 24/25	\$ 3,265.00
Charles Wood	300265	CW060326-235	Board of Supervisors Meeting 06/03/26	\$ 200.00
Christina Brooks	300266	CB060326-235	Board of Supervisors Meeting 06/03/26	\$ 200.00
Ewire Solutions, LLC	300271	INV-000222	Internet Services 06/26	\$ 749.94
Fine Line Striping and Sealing LLC	300276	26016	Miscellaneous Expense 05/26	\$ 2,150.00
Kilinski Van Wyk, PLLC	300272	15176	Legal Services 05/26	\$ 4,213.13
Kilinski Van Wyk, PLLC	300272	15177	Legal Services 05/26	\$ 63.00
Lighthouse Engineering Inc., dba LHE	300262	9	Engineering Services 04/26-05/26	\$ 4,491.00
Linda Ramlot	20260609-2	LR060326-235	Board of Supervisors Meeting 06/03/26	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pasco County Tax Collector	300273	061526-235 Postage 25/26	2025 Postage Assesment	\$ 257.00
Pine Lake Services, LLC	300268	10119	Irrigation Maintenance 06/26	\$ 1,166.66
Pine Lake Services, LLC	300268	10120	Landscape Maintenance 06/26	\$ 14,633.34
Pine Lake Services, LLC	300268	10121	Irrigation Maintenance 06/26	\$ 1,700.00
Pine Lake Services, LLC	300274	10228	Irrigation Repair 06/26	\$ 409.93
Pine Lake Services, LLC	300274	10264	Irrigation Repair 06/26	\$ 898.82
Rizzetta & Company, Inc.	300261	INV0000109914	Accounting Services 06/26	\$ 5,724.08
Rizzetta & Company, Inc.	300267	INV0000110062	Personnel Reimbursement, Amenity Management & Oversight 06/26	\$ 1,815.29
Rizzetta & Company, Inc.	300269	INV0000110142	Personnel Reimbursement 06/26	\$ 1,268.80
Spectrum	20260617-1	1740653052826	Internet Services 06/26	\$ 120.00
Suncoast Rust Control, Inc.	300263	09448	Rust Control 05/26	\$ 760.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2026 Through June 30, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Valley National Bank	20260626-9	CC053126-235	Credit Card Expenses 05/26	\$ 87.11
Withlacoochee River Electric Cooperative, Inc.	20260626-4	1544099-060926	Electric Services 05/26	\$ 349.36
Withlacoochee River Electric Cooperative, Inc.	20260626-3	1544100-060926	Electric Services 05/26	\$ 85.87
Withlacoochee River Electric Cooperative, Inc.	20260626-1	1544101-060926	Electric Services 05/26	\$ 205.43
Withlacoochee River Electric Cooperative, Inc.	20260626-8	1544102-060926	Electric Services 05/26	\$ 135.44
Withlacoochee River Electric Cooperative, Inc.	20260626-2	1544103-060926	Electric Services 05/26	\$ 42.38
Withlacoochee River Electric Cooperative, Inc.	20260626-5	1544104-060926	Electric Services 05/26	\$ 43.27
Withlacoochee River Electric Cooperative, Inc.	20260626-6	1544105-060926	Electric Services 05/26	\$ 41.49
Withlacoochee River Electric Cooperative, Inc.	20260626-7	1544106-060926	Electric Services 05/26	<u>\$ 42.59</u>
Report Totals				<u>\$ 49,488.86</u>

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Check Request

Amount: \$3,969.93

Date: 06/11/2026

Payable to: Aramsco, Inc

Address: Att: Christian Apodaco
14521 60th Street North
Clearwater, FL 33760

Reason: This is for the additional street signs for the
Lakeside CDD. This was approved by the Chair.

Requester: Darryl Adams

Approved by: Darryl Adams

Lakeside CDD
SUPERVISOR PAY REQUEST
Meeting Date: June 3, 2026

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Charles Wood	<i>Yes</i>
Linda Ramlot	<i>Yes</i>
Christina Brooks	<i>Yes</i>
<i>Haydie Molina</i>	<i>Yes</i>
Barbara Callahan	<i>Yes</i>
(*) Does not get paid	
NOTE: Supervisors are only paid if checked.	

EXTENDED MEETING TIMECARD

Meeting Start Time:	<i>10:00am</i>
Meeting End Time:	<i>12:40pm</i>
Total Meeting Time:	<i>2:40</i>

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

Total at \$400 per Hour:	
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ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____

[Signature]



**Berger, Toombs, Elam,
Gaines & Frank**

Certified Public Accountants PL

600 Citrus Avenue
Suite 200
Fort Pierce, Florida 34950

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

JUN 22 2021

*LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
TAMPA, FL 33614*

Invoice No. 376847
Date 06/15/2026
Client No. 40209

Services rendered in connection with the audit of Financial Statements
as of and for the year ended September 30, 2025

Total Invoice Amount \$ 3,265.00

You can pay online at: <https://treasurecoastcpas.com> or

Scan to Pay

Berger, Toombs, Elam, Gaines, Frank,
McGuire & Gonano CPAs PL

Invoice Payment



POWERED BY
iCHARGE

We accept major credit cards.
A 3% fee will be applied.

Please enter client number on your check.

Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%.



Invoice

INV-000222

Balance Due
\$749.94

Ewire Solutions

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

Bill To

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

Service Address

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

Invoice Date : 19 Jun 2026

Terms : Due on Receipt

Due Date : 19 Jun 2026

Project name : LakeSide CDD

#	Item & Description	Qty	Rate	Amount
1	5G Internet 3M 5G/4G Internet service with static IP.	2 Each	374.97	749.94
Sub Total				749.94
Total				\$749.94
Balance Due				\$749.94

Notes

Thanks for your business.

Payment Options





Fine Line Striping And Sealing LLC

5838 Sweet William Terrace | Land O' Lakes, Florida 34639
(813) 599-5173 | Flinestriping@gmail.com

RECIPIENT:

Lakeside CDD

att: Darryl A

Hudson, FL

Phone: 813-928-9099

Invoice #26016

Issued May 24, 2026

Due May 24, 2026

Total \$2,150.00

Account Balance \$2,150.00

Product/Service	Description	Qty.	Total
May 24, 2026			
Restripe Street Markings	(2) Restripe Crosswalk (4) New Layout Crosswalk (1) Yellow Street Divider	1	\$2,150.00
Please be advised that the pricing has been adjusted due to five of the crosswalks being new layouts rather than re-stripes. This adjustment has been approved by Amy Palmer.			

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

Total \$2,150.00

Account balance **\$2,150.00**



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 # 15176
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$4,213.13	) - (\$0.00	) = \$4,213.13

LSCDD-01

Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Discount	Total
Service	MB	05/05/2026	Analysis of updated agenda.	0.20	\$295.00	-	\$59.00
Service	LG	05/05/2026	Advise regarding FY27 budget notices.	0.20	\$375.00	-	\$75.00
Service	GR	05/05/2026	Review agenda materials, including Fiscal Year 2027 budget, staff and vendor reports.	0.70	\$315.00	-	\$220.50
Service	MB	05/06/2026	Attend Board of Supervisors meeting; Confer with District Staff regarding agenda revisions.	4.90	\$295.00	100.0%	\$0.00
Service	GR	05/06/2026	Prepare ranking sheets regarding Erosion Repair Project evaluation criteria; attend Board meeting.	4.60	\$315.00	-	\$1,449.00
Expense	KB	05/06/2026	Travel: Mileage - MBC.	76.00	\$0.725	100.0%	\$0.00
Expense	KB	05/06/2026	Travel: Tolls - MBC.	1.00	\$6.36	100.0%	\$0.00

Expense	KB	05/06/2026	Travel: Mileage - GR.	54.00	\$0.725	-	\$39.15
Service	GR	05/07/2026	Prepare Notices of Intent to Award Erosion Repair Project, confer with District Manager regarding the same.	0.40	\$315.00	-	\$126.00
Service	GR	05/08/2026	Confer with District Manager regarding notices of intent to award Erosion Repair Project; update Fiscal Year 2027 budget published notice, Annual Appropriation Resolution.	0.50	\$315.00	-	\$157.50
Service	MB	05/11/2026	Finalize and disseminate shade security session notice and resolution electing officers.	0.10	\$295.00	-	\$29.50
Service	GR	05/11/2026	Confer with A. Palmer regarding damage to District property adjacent to 13640 Lakemont Drive, scope of work for restoration of the same; confer with District Manager regarding Erosion Repair Project, award of the same; review resolution electing officers of the District, notice of closed security session for June meeting.	0.50	\$315.00	-	\$157.50
Service	LG	05/13/2026	Advise regarding pool construction damage.	0.20	\$375.00	-	\$75.00
Service	GR	05/13/2026	Review update regarding Pond 8 remediation; review engineering review of damage to District property adjacent to 13640 Lakemont Drive, confer with A. Palmer, District Manager regarding the same.	0.40	\$315.00	-	\$126.00
Service	GR	05/18/2026	Review update regarding Pond 8 remediation, status of the same; review resident correspondence regarding towing, location of shed; confer with A. Palmer regarding Fine	0.30	\$315.00	-	\$94.50

Line Striping proposal.							
Service	GR	05/19/2026	Review update regarding remediation services for Pond 8.	0.10	\$315.00	-	\$31.50
Service	GR	05/20/2026	Review and revise cease and desist letter to 13722 Newport Shores regarding unauthorized use of District property, confer with District Manager, L. Ramlot regarding the same.	0.50	\$315.00	-	\$157.50
Expense	IK	05/20/2026	Certified Mail: Certified Mail to 13722 Newport Shores Drive.	1.00	\$10.48	-	\$10.48
Service	MB	05/20/2026	Draft cease and desist letter regarding unauthorized parking.	0.60	\$295.00	-	\$177.00
Service	GR	05/21/2026	Review tentative June agenda; confer with C. Brooks regarding proposed amended towing rules.	0.30	\$315.00	-	\$94.50
Service	GR	05/21/2026	Confer with District Manager regarding Fiscal Year 2025 audit.	0.20	\$315.00	-	\$63.00
Service	MB	05/22/2026	Confer with District Staff regarding the erosion RFP agreement.	0.10	\$295.00	-	\$29.50
Service	GR	05/26/2026	Confer with A. Palmer regarding the status of ongoing projects.	0.20	\$315.00	-	\$63.00
Service	GR	05/27/2026	Confer with District staff regarding damage to District property adjacent to 13640 Lakemont Drive, proposals for restoration of the same.	0.30	\$315.00	-	\$94.50
Service	GR	05/28/2026	Review June meeting agenda materials, including draft May meeting minutes, staff and vendor reports, vendor proposals; prepare resolution adopting amended towing rules, confer with District	1.40	\$315.00	-	\$441.00

			Manager regarding the same; confer with District Manager regarding June agenda items.				
Service	MB	05/28/2026	Legal analysis of proposals and reports in preparation for June Board meeting.	1.50	\$295.00	-	\$442.50
				Line Item Discount Subtotal			-\$1,506.96
				Total			\$4,213.13

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

Please pay within 30 days.



Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

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

INVOICE

Invoice # 15177
Date: 06/17/2026
Due On: 07/17/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$63.00	) - (\$0.00	) = \$63.00

LSCDD-106

Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	05/29/2026	Confer with A. Palmer, District Manager regarding updated remediation punchlist for Meadows Oaks, status of the same.	0.20	\$315.00	\$63.00
Total						\$63.00

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 9
Date 06/01/2026

Project **Lakeside CDD**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	33,288.00	28,797.00	4,491.00
Total	33,288.00	28,797.00	4,491.00

General Engineering Consultant
Professional Fees

	Hours	Rate	Billed Amount
Sr. Principal			
Bradley S. Foran			
Project Chargeable Labor	4.00	205.00	820.00
Senior Project Engineer			
Thomas Liu			
Project Chargeable Labor	4.00	174.00	696.00
General Administrative	5.00		0.00
Subtotal	9.00		696.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	17.50	170.00	2,975.00
General Administrative	1.00		0.00
Subtotal	18.50		2,975.00
Phase subtotal			4,491.00
Invoice total			4,491.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
9	06/01/2026	4,491.00	4,491.00				
	Total	4,491.00	4,491.00	0.00	0.00	0.00	0.00

Approved by:

Bradley S. Foran
P.E., Principal / Owner

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

Invoice Supporting Detail

250200121 Lakeside CDD

250200121 General Engineering Consultant

Phase Status: Active

Billing Cutoff: 05/31/2026

Date	Units	Rate	Amount
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Labor

WIP Status: Billable

Sr. Principal

Bradley S. Foran

Project Chargeable Labor	04/10/2026	4.00	205.00	820.00
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Inspected pond 8 repair work and prepared report of findings

Subtotal	4.00		820.00
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Senior Project Engineer

Thomas Liu

Project Chargeable Labor	04/07/2026	2.00	174.00	348.00
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Lakeside CDD - exhibit (6" yellow striping at Lakemont Dr.)

Project Chargeable Labor	04/23/2026	1.00	174.00	174.00
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LakesideCDD - Crosswalk Striping Exhibit (Newport Shores Dr. and Lakemont Dr.)

Project Chargeable Labor	05/13/2026	1.00	174.00	174.00
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Lakeside CDD - Portable Shed Location Exhibit

General Administrative	05/13/2026	1.00		
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Lakeside CDD - GA (ERP Permitted Plans for erosion at pond 8)

General Administrative	05/15/2026	4.00		
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Lakeside CDD - Exhibit for Pond 8 outfall erosion (details)

Subtotal	9.00		696.00
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Administrative

Amy L. Palmer

Project Chargeable Labor	04/07/2026	0.50	170.00	85.00
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*Email Requests and Follow up:
Blue Water Aquatics action items
Easement question*

Project Chargeable Labor	04/09/2026	0.50	170.00	85.00
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Obtaining striping Quotes

Project Chargeable Labor	04/13/2026	1.00	170.00	170.00
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*Pond 8 Erosion Final Inspection Report
Striping Quotes*

Project Chargeable Labor	04/17/2026	1.00	170.00	170.00
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*Review Erosion Proposals
Striping bid and follow up*

Project Chargeable Labor	04/20/2026	0.50	170.00	85.00
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*Striping Quotes - correspondence
Meadow Oaks correspondence*

Project Chargeable Labor	04/21/2026	2.50	170.00	425.00
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*Site Visit - Meadow Oaks remediation
Budget Workshop and Travel time*

Project Chargeable Labor	04/23/2026	0.50	170.00	85.00
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Meadow Oaks update for the Board - reply to developer

Project Chargeable Labor	04/28/2026	0.50	170.00	85.00
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Erosion RFP submittals

Project Chargeable Labor	04/29/2026	0.50	170.00	85.00
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Searching for permit requirements for shed

Project Chargeable Labor	05/06/2026	3.00	170.00	510.00
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Invoice Supporting Detail

250200121 Lakeside CDD
250200121 General Engineering Consultant

Phase Status: Active

Billing Cutoff: 05/31/2026

Date	Units	Rate	Amount
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Labor WIP Status: Billable

Administrative

Amy L. Palmer

Site Visit - Erosion Repair, 13640 Lakemont Drive
CDD Meeting
Travel Time

Project Chargeable Labor	05/12/2026	0.50	170.00	85.00
13640 Lakemont Drive - CDD property damage report				
Project Chargeable Labor	05/13/2026	1.00	170.00	170.00
Solve issues for Pond 8 remediation				
Project Chargeable Labor	05/13/2026	0.50	170.00	85.00
Investigate Shed permitting				
Project Chargeable Labor	05/14/2026	0.50	170.00	85.00
Correspondence and exhibit for portable shed removal and relocation				
Project Chargeable Labor	05/19/2026	0.50	170.00	85.00
Research Shed permitting				
Project Chargeable Labor	05/25/2026	1.00	170.00	170.00
Shed permit research prep for site visit Email correspondence, striping, erosion				
Project Chargeable Labor	05/27/2026	3.00	170.00	510.00
Site Visit: Meet concrete company for quote for new sidewalk panel - Lakemont drive Check and approval striping work Investigate compliance issue with the shed Check remediation at Pond 8				
General Administrative	05/14/2026	0.50		
Call with BlueWater Aquatics re: pond remediation				
General Administrative	05/15/2026	0.50		
Correspondence and exhibits - Pond 8 remediation				
Subtotal		18.50		2,975.00
Labor total		31.50		4,491.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		33,288.00		-33,288.00	
Expense					
Consultant					
Total		33,288.00		-33,288.00	

Pasco County Tax Collector 061526-235 Postage 25/26

Funding Agency	Agency	Agency Code	Roll Yr	Tax	Penalty	Interest	Discount	Commissio
BEXLEY CDD	BEXLEY	BEXLEY	2025	19,701.70	0.00	591.03	0.00	405.86
CONNERTON EAST CDD	CONNERTON EAST	CONNERTON EAST	2025	3,728.87	0.00	111.87	0.00	76.82
CONNERTON WEST CDD	CONRTNW	CONRTNW	2025	18,546.47	0.00	556.41	0.00	382.06
COPPERSPRING CDD	COPPERSPRING CDD	COPPERSPRING CD	2025	8,447.90	0.00	253.45	0.00	174.03
COUNTRY WALK CDD	CWLKCDD	CWLKCDD	2025	21,207.19	0.00	636.20	0.00	436.87
DEERBROOK CDD	DEERBROOK	DEERBROOK	2025	3,005.91	0.00	90.18	0.00	61.92
DEL WEBB BEXLEY CDD	DEL WEB BEXLEY CDD	DEL WEB BEXLEY C	2025	5,639.26	0.00	169.17	0.00	116.17
HIDDEN CREEK NORTH CDD	HIDDEN CREEK NORTH	HIDDEN CREEK NOI	2025	5,833.66	0.00	175.02	0.00	120.18
LAKESIDE CDD	LAKESID	LAKESID	2025	5,590.93	0.00	167.73	0.00	115.18
MEADOW POINTE III CDD	MP3CDD	MP3CDD	2025	35,363.05	0.00	1,060.88	0.00	728.48
MEADOW POINTE IV CDD	MP4CDD	MP4CDD	2025	45,506.30	0.00	1,365.19	0.00	937.43
MITCHELL RANCH CDD	MITCHELL RANCH CDD	MITCHELL RANCH C	2025	9,774.20	0.00	293.23	0.00	201.35
NEW PORT CORNER CDD	NEW PORT CORNER CE	NEW PORT CORNEI	2025	20,027.49	0.00	600.81	0.00	412.57
SEVEN OAKS CDD	SVNOKS	SVNOKS	2025	72,333.43	0.00	2,170.00	0.00	1,490.07
VERANDAHS CDD	VERANDA	VERANDA	2025	5,149.32	0.00	154.47	0.00	106.08
WATER'S EDGE CDD	WATSEDG	WATSEDG	2025	16,166.10	0.00	484.98	0.00	333.02
WESBRIDGE CDD	WESBRIDGE CDD	WESBRIDGE CDD	2025	8,035.34	0.00	241.07	0.00	165.53
WIREGRASS CDD	WIREGRA	WIREGRA	2025	19,807.33	0.00	594.22	0.00	408.03
WIREGRASS II CDD	WIREGRASS II	WIREGRASS II	2025	13,030.88	0.00	390.94	0.00	268.44

Postage Deduction per Florida Statue 197-322 Tax Year 2025

Distributed	Postage Ch	Distribution	Funding Ag	Email
19,886.87	611.19	19,275.68	BEXLEY CD	BLHeureux@rizzetta.com
3,763.92	474.39	3,289.53	CONNERTC	vsmith@rizzetta.com
18,720.82	502.44	18,218.38	CONNERTC	vsmith@rizzetta.com
8,527.32	152.90	8,374.42	COPPERSPI	BLHeureux@rizzetta.com
21,406.52	293.63	21,112.89	COUNTRY	BLHeureux@rizzetta.com
3,034.17	204.59	2,829.58	DEERBROC	BLHeureux@rizzetta.com
5,692.26	177.78	5,514.48	DEL WEB B	BLHeureux@rizzetta.com
5,888.50	144.50	5,744.00	HIDDEN CR	vsmith@rizzetta.com
5,643.48	257.00	5,386.48	LAKESIDE C	BLHeureux@rizzetta.com
35,695.45	558.52	35,136.93	MEADOW	BLHeureux@rizzetta.com
45,934.06	437.82	45,496.24	MEADOW	vsmith@rizzetta.com
9,866.08	202.02	9,664.06	MITCHELL	lvsmith@rizzetta.com
20,215.73	84.77	20,130.96	NEW PORT	BLHeureux@rizzetta.com
73,013.36	864.52	72,148.84	SEVEN OAI	BLHeureux@rizzetta.com
5,197.71	135.80	5,061.91	THE VERAN	vsmith@rizzetta.com
16,318.06	209.45	16,108.61	WATERS EI	BLHeureux@rizzetta.com
8,110.88	131.74	7,979.14	WESBRIDG	BLHeureux@rizzetta.com
19,993.52	386.43	19,607.09	WIREGRAS	BLHeureux@rizzetta.com
13,153.38	342.77	12,810.61	WIREGRAS	vsmith@rizzetta.com



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10119
Terms	Due Date
Net 30	07/01/26

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 June 2026		\$1,166.66	\$0.00	\$1,166.66
	Total		\$1,166.66	\$0.00	\$1,166.66



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10120
Terms	Due Date
Net 30	07/01/26

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 June 2026		\$14,633.34	\$0.00	\$14,633.34
	Total		\$14,633.34	\$0.00	\$14,633.34



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/01/26	10121
Terms	Due Date
Net 30	07/01/26

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
	#6415 - Lakeside IRRIGATION ONLY CONTRACT RENEWAL 25 -26 June 2026		\$1,700.00	\$0.00	\$1,700.00
Total			\$1,700.00	\$0.00	\$1,700.00



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/08/26	10228
Terms	Due Date
Net 30	07/08/26

BILL TO	PROPERTY
Lakeside CDD 3434 Colwell Ave Suite 200 Tampa, FL 33614	Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$409.93	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$409.93	\$0.00	\$409.93
	Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736. Repairs found during May 2026 irrigation inspection. Any spray heads proposed to replace were broken down at the main line.				
	Irrigation Repairs		\$409.93	\$0.00	\$409.93
	Total		\$409.93	\$0.00	\$409.93



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/19/26	10264
Terms	Due Date
Net 30	07/19/26

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
\$898.82	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$898.82	\$0.00	\$898.82
Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736. This will fix the 3 leaking pumps, upgrading all fittings to schedule 80.					
	<i>Irrigation Enhancement</i>		\$898.82	\$0.00	\$898.82
Total			\$898.82	\$0.00	\$898.82

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

Invoice

Date	Invoice #
6/2/2026	INV0000109914

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/5/2026	INV0000110062

Bill To:

Lakeside CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
6/18/2026	INV0000110142

Bill To:

Lakeside CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

May 28, 2026
Invoice Number: 1740653052826
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
Or, call us at 855-252-0675

NEWS AND INFORMATION

You've been selected for exclusive multi-line mobile savings. Call 1-866-294-9488 now.

Pick the right TV package for your business. Stream popular news, sports and entertainment channels! Call 1-855-546-4209 today.

Summary

Service from 05/28/26 through 06/27/26
details on following pages

Previous Balance	150.03
Payments Received -Thank You!	-150.03
Remaining Balance	\$0.00
Spectrum Business™ Internet	120.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.03
Current Charges	\$150.03
YOUR AUTO PAY WILL BE PROCESSED 06/15/26	
Total Due by Auto Pay	\$150.03

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 05292028 NNNNNNNN 01 001298 0005

LAKESIDE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

May 28, 2026

LAKESIDE CDD

Invoice Number: 1740653052826
Account Number: 8337 13 063 1740653
Service At: 13970 SEA BRIDGE DR
SB
HUDSON FL 34669

Total Due by Auto Pay **\$150.03**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833713063174065300150037



Invoice Number: LAKESIDE CDD
 Account Number: 1740653052826
 8337 13 063 1740653

Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 28 05282026 NNNNNNNN 01 001298 0005

Charge Details

Previous Balance	150.03
EFT Payment 05/15	-150.03
Remaining Balance	\$0.00

Payments received after 05/28/26 will appear on your next bill.

Service from 05/28/26 through 06/27/26

Spectrum Business™ Internet

Spectrum Business Internet Glg	180.00
Promotional Discount	-80.00

Your promotional price will expire on 10/27/26

Static IP 1	20.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$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) 233-6226
\$0.00

For additional call details,
 please visit 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
Other Charges Total	\$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.37
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.14
Taxes, Fees and Charges Total	\$5.03

Current Charges **\$150.03**
Total Due by Auto Pay **\$150.03**

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 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.

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 for store locations. For questions or concerns, visit 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	Invoice	09448
Ship to	C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614	Date	Jun 1, 2026
		Terms	Net 30
		Due date	Jul 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.



CC053126-235

0 0

ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,912.00
Statement Closing Date	May 31, 2026
Days in Billing Cycle	31
Previous Balance	\$139.63
Payments & Credits	\$139.63
Purchases & Other Charges	\$87.11
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$87.11

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	\$87.11
Minimum Payment Due	\$87.11
Payment Due Date	June 25, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
				\$139.63-
05/25	05/25	F151500H100CHGDDA	AUTOMATIC PAYMENT - THANK YOU	139.63-
		MICHELLE WHITE		\$0.00
		PETER SCHOBERT		\$0.00
		JOHN WOODS		\$87.11
05/05	05/05	8230509GDEHP347Q2	AMAZON MARK* BV4I55NG1 SEATTLE WA	87.11
			MCC: 5999 MERCHANT ZIP:	
		RAMON ESLAVA		\$0.00

IMPORTANT ACCOUNT INFORMATION

\$0 - \$87.11 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED
AS YOUR AUTOMATIC PAYMENT ON 06/25/26. THE AUTOMATIC
PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR
BEFORE THIS DATE.

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	June 25, 2026
New Balance	\$87.11
Minimum Payment Due	\$87.11
Past Due Amount	\$0.00

Amount Enclosed:

\$

Make Check
Payable to:

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

0 0

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

Lakeside CDD

Credit Card - John Woods

Limit \$10,000.00

Closing Date - 05/31/26

Payment Date - 06/25/26

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	
05/05/26	Amazon	Dog Waste Bags	87.11	87.11
		TOTAL	87.11	87.11



Final Details for Order #113-4771783-6657812

Order Placed: May 5, 2026

Amazon.com order number: 113-4771783-6657812

Order Total: \$87.11

Shipped on May 5, 2026	
Items Ordered	Price
1 of: Zero Waste USA - OLD listing - NEW Listing Available - 4,000 Commercial Grade, non-branded, Dog Waste Station Refill Roll Bags - 40% Thicker competitor brands Roll Bags - Fits Any Dog Waste Station Sold by and invoiced on behalf of: Zero Waste USA (seller profile) Seller Credentials: 889 Certification , Classified Small Business - Gartner Standard Business Price Condition: New	\$87.11
Shipping Address: John Woods 13739 LAKEMONT DR HUDSON, FL 34669-1104 United States	Item(s) Subtotal: \$87.11 Shipping & Handling: \$22.32 Free Shipping: -\$22.32 ----- Total before tax: \$87.11 Sales Tax: \$0.00 -----
Shipping Speed: Two-Day Shipping	
Total for This Shipment:	\$87.11 -----

Payment information	
Payment Method: MasterCard Last digits: 6753	Item(s) Subtotal: \$87.11 Shipping & Handling: \$22.32 Promotion applied: -\$22.32 -----
Billing address Lakeside Community De 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Total before tax: \$87.11 Estimated Tax: \$0.00 -----
	Grand Total: \$87.11
Credit Card transactions	MasterCard ending in 6753: May 5, 2026: \$87.11

To view the status of your order, return to [Order Summary](#) .

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2026**
Amount Due **349.36**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	33731	06/03	36525				2794

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jun 2026	29	96
May 2026	29	51
Jun 2025	30	92

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



1 0 3 4 5 0 2 2

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

Previous Balance **199.45**
Payment **199.45CR**
Balance Forward **0.00**

RECEIVED
JUN 15 2026

Customer Charge **39.16**
Energy Charge 2,794 KWH @ 0.06090 **170.15**
Fuel Adjustment 2,794 KWH @ 0.04700 **131.32**
FL Gross Receipts Tax **8.73**

Total Current Charges **349.36**
Total Due **E.F.T. 349.36**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: **06/09/2026**

Use above space for address change ONLY.

District: BP06

1544099
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 349.36
DO NOT PAY

000154409900003493600003493609

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

Bill Date **06/09/2026**
Amount Due **85.87**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	35304	06/03	35717				413

Comparative Usage Information

Period	Days	Average kWh
Jun 2026	29	14
May 2026	29	12
Jun 2025	30	13

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



1 0 3 4 5 0 2 2

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

Previous Balance **76.77**
Payment **76.77CR**
Balance Forward **0.00**

JUN 15 2021

Customer Charge **39.16**
Energy Charge 413 KWH @ 0.06090 **25.15**
Fuel Adjustment 413 KWH @ 0.04700 **19.41**
FL Gross Receipts Tax **2.15**

Total Current Charges **85.87**
Total Due **E.F.T. 85.87**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	85.87
DO NOT PAY	

00015441000000008587000000858706

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2026**
Amount Due **205.43**
Current Charges Due **07/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	10
May 2026	29	11
Jun 2025	30	8

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



1 0 3 4 5 0 2 2

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	14833	06/03	15121				288

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

Customer Charge **39.16**
Energy Charge 288 KWH @ 0.06090 **17.54**
Fuel Adjustment 288 KWH @ 0.04700 **13.54**
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 @ 0.04700 **4.70**
Poles (QTY 4) **42.00**
FL Gross Receipts Tax **2.01**

Total Current Charges **205.43**
Total Due **E.F.T. 205.43**

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

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHIE 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: **06/09/2026**

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	205.43
DO NOT PAY	

000154410100002054300002054307

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

Bill Date **06/09/2026**
Amount Due **135.44**
Current Charges Due **07/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	30
May 2026	29	26
Jun 2025	30	35

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



1 0 3 4 5 0 2 2

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	33271	06/03	34132				861

Previous Balance **119.80**
Payment **119.80CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 861 KWH @ 0.06090 **52.43**
Fuel Adjustment 861 KWH @ 0.04700 **40.47**
FL Gross Receipts Tax **3.38**

Total Current Charges **135.44**
Total Due **135.44** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: **06/09/2026**

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	135.44
DO NOT PAY	

000154410200001354400001354409

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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 **06/09/2026**
Amount Due **42.38**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	6709	06/03	6729				20

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	1
May 2026	29	1
Jun 2025	30	1

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



1 0 3 4 5 0 2 2

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

Previous Balance **42.20**
Payment **42.20CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.04700 **0.94**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.38**
Total Due **E.F.T. 42.38**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: 06/09/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	42.38
DO NOT PAY	

000154410300000423800000423803

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2026**
Amount Due **43.27**
Current Charges Due **07/06/2026**

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**

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	1
May 2026	29	1
Jun 2025	30	1

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



1 0 3 4 5 0 2 2

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

ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	7365	06/03	7393				28

Previous Balance **43.18**
Payment **43.18CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 28 KWH @ 0.06090 **1.71**
Fuel Adjustment 28 KWH @ 0.04700 **1.32**
FL Gross Receipts Tax **1.08**

Total Current Charges **43.27**
Total Due **43.27** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHIE 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: 06/09/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	43.27
DO NOT PAY	

000154410400000432700000432700

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

Bill Date **06/09/2026**
Amount Due **41.49**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	5085	06/03	5097				12

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	0
May 2026	29	0
Jun 2025	30	0

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



1 0 3 4 5 0 2 2

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

Previous Balance **41.34**
Payment **41.34CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 12 KWH @ 0.06090 **0.73**
Fuel Adjustment 12 KWH @ 0.04700 **0.56**
FL Gross Receipts Tax **1.04**

Total Current Charges **41.49**
Total Due **E.F.T. 41.49**

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33528-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 06/09/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 06/26/2026	
TOTAL CHARGES DUE	41.49
DO NOT PAY	

000154410500000414900000414900

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **06/09/2026**
Amount Due **42.59**
Current Charges Due **07/06/2026**

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						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
05/05	5748	06/03	5770				22

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	1
May 2026	29	1
Jun 2025	30	1

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



1 0 3 4 5 0 2 2

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

Previous Balance **42.42**
Payment **42.42CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 22 KWH @ 0.06090 **1.34**
Fuel Adjustment 22 KWH @ 0.04700 **1.03**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.59**
Total Due **42.59** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 06/26/2026.

**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: **06/09/2026**

Use above space for address change ONLY.

District: BP06

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

Electronic Funds Transfer on or after **06/26/2026**
TOTAL CHARGES DUE 42.59
DO NOT PAY

000154410600000425900000425906