



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting September 2, 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.

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

**Board of Supervisors
Lakeside Community
Development District**

August 27, 2026

REVISED AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, September 2, 2026, at 10:00 a.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**
 1. Consideration of the Nebula Lighting Proposal..... Tab 1
 2. Ratification of the Addendum to the Landscape Maintenance Services Agreement Extending the Term Tab 2
 - 3. Discussion of Towing Policy Tab 3**
 - 4. Consideration of Resolution 2026-21, Adopting Inventory Policy..... Tab 4**
- 4. STAFF REPORTS**
 - A. District Engineer
 - B. AWC Waterway Inspection Report Tab 5
 - C. Landscape Inspection Report..... Tab 6
 - D. Pine Lake Landscape/Irrigation Inspection Report
 - E. Maintenance Report
 - F. District Counsel
 - G. District Manager
 1. Presentation of District Managers' Report and Monthly Financials . Tab 7
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor Meeting August 5, 2026 Tab 8
 - B. Consideration of Operation & Maintenance Expenditures for July 2026 Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1

AGREEMENT FOR LIGHTING SERVICES

THIS AGREEMENT (the “**Agreement**”) is made and entered into effective this ____ 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*, located in Pasco County, Florida, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (“**District**”); and

NEBULA LED LIGHTING SYSTEMS OF GREATER BAY AREA LLC D/B/A NEBULA LED LIGHTING SYSTEMS, a Florida limited liability company, with a mailing address of 4956 Freccia Loop, Wesley Chapel, Florida 33543 (“**Contractor**” and, together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, operating and/or maintaining certain public infrastructure supporting community development within the District; and

WHEREAS, the District has a need to retain an independent contractor to install lighting at the entry monuments at the entrances to the District; and

WHEREAS, Contractor represents that it is qualified to perform such services and has agreed to provide the District those services identified in this Agreement and in **Exhibit A** attached hereto and incorporated by this reference (“**Services**”) at the locations identified in **Exhibit B** attached hereto and incorporated herein by this reference; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DUTIES. The District agrees to use Contractor to provide the Services in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are described in **Exhibit A** hereto.

- A.** Contractor shall provide the materials and Services identified in **Exhibit A**, including any effort reasonably necessary to allow the District to receive the maximum benefit

of all of the Services and items described herein. To the extent any of the provisions of this Agreement conflict with the provisions of **Exhibit A**, this Agreement controls. Should any error or inconsistency appear in the Services, Contractor, before proceeding with the Services, must notify the District for the proper adjustment, and in no case proceed with the Services in uncertainty.

- B.** This Agreement grants to Contractor the right to enter the District property that is subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations. To the extent Contractor needs to use or access non-District property while providing the Services, Contractor shall coordinate such use in advance with the District Representative (as defined herein).
- C.** Contractor shall perform all Services in a neat and workmanlike manner and shall use industry best practices and procedures when carrying out the Services. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to the District, the District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials incorporated into the Services.
- D.** Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Services, Contractor shall assign such experienced staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects of the Services to ensure efficient and full completion.
- E.** Contractor shall report directly to Daryl Adams, who serves as District Manager, or his designee (the “**District Representative**”). The Services shall be coordinated with the District Representative. Any schedule determined between the District and Contractor may only be altered in writing by the District in its sole discretion.
- F.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to complete repair of any damage resulting from Contractor’s activities within twenty-four (24) hours in instances affecting health, safety or welfare, and otherwise within five (5) calendar days.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under this Agreement. At completion of the Services, Contractor shall remove from the site waste materials, rubbish, tools, machinery and surplus materials. If Contractor fails to clean up as provided herein, the District may do so, and the cost thereof shall be charged to Contractor and may be applied as an offset to the final payment to Contractor.
- H.** Contractor shall be as fully responsible to the District for the acts and omissions of its subcontractors, and of persons either directly or indirectly employed by them, as Contractor is for the acts and omissions of persons directly employed by Contractor.

Nothing contained herein shall create contractual relationships between any subcontractor and the District.

SECTION 3. COMPENSATION AND PAYMENT.

- A.** The District shall pay Contractor **Twenty-Four Thousand, Seven Hundred Dollars and Zero Cents (\$24,700.00)** (“**Compensation**”) for the Services as identified in **Exhibit A** attached hereto. A deposit of fifty percent (50%) of the Compensation, Twelve Thousand, Three Hundred Fifty Dollars and Zero Cents (\$12,350.00), shall be invoiced upon execution of this Agreement, with the remaining fifty percent (50%) of the Compensation, Twelve Thousand, Three Hundred Fifty Dollars and Zero Cents (\$12,350.00), payable upon final completion and acceptance by the District for the Services. Such amounts include all equipment, materials, permits and labor necessary for full execution of the Services. Contractor shall maintain records conforming to usual accounting practices.
- B.** All payments and invoices shall be subject to Florida’s Local Government Prompt Payment Act, Sections 218.70 through 218.80, *Florida Statutes*. The invoice shall contain, at a minimum, the District’s name, Contractor’s name, the invoice date, an invoice number, an itemized listing of all costs billed on each invoice with a sufficient description of each, the timeframe within which the Services were provided, and the address or bank information to which payment is to be remitted.
- C.** If the District should desire additional work or services, Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to an addendum, addenda, or change order(s) to this Agreement. Contractor shall be compensated for such agreed additional work or services based upon a payment amount acceptable to the Parties and agreed to in writing.
- D.** The District may require, as a condition precedent to making any payment to Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of lien releases or partial waivers of lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that Contractor provide an affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from Contractor, in a form satisfactory to the District, that any indebtedness of Contractor, as to services to the District, has been paid and that Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen’s Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

SECTION 4. WARRANTY. Contractor warrants to the District that all materials furnished by Contractor under this Agreement shall be new, and that all Services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for

projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, if any, which Contractor shall assign to the District as necessary to give the District the benefit of said warranties, all Services provided by Contractor pursuant to this Agreement shall be warranted for material, workmanship and labor for twenty (20) years from the date of acceptance of the Services by the District. Contractor shall repair or replace any non-functioning LED lightbulbs for the lifetime of the lighting system, and the cost of the replacement lightbulbs, parts, materials, and labor associated with such repair or replacement shall be provided at no cost to the District. Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor final payment therefore, nor any provision of this Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the materials or Services are found to be defective, deficient or not in accordance with this Agreement, without intending to limit any other remedies, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional and design standards and practices for projects of similar design and complexity as the development occurring within the District; (ii) in compliance with all applicable federal, state, county municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interest of the District.

SECTION 5. TERM AND TERMINATION.

- A. *Term.*** This Agreement shall become effective as of the date first above written and shall terminate upon completion of the Services set forth herein and described in any amendment hereto, unless terminated in accordance with the terms of this Agreement.
- B. *Termination.*** The District agrees that Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District. Contractor agrees that the District may terminate this Agreement immediately for cause by providing a written notice of termination to Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, Contractor shall be entitled to payment for all material and labor provided up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against Contractor.

SECTION 6. INSURANCE.

- A.** Contractor shall, at its own expense, maintain throughout the term of this Agreement insurance with limits of liability not less than the following:

Workers' Compensation

Statutory

General Liability

Bodily Injury

\$1,000,000/\$2,000,000

(including Contractual)

Property Damage

\$1,000,000/\$2,000,000

(including Contractual)

Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

Automobile Liability

Combined Single Limit \$1,000,000

Bodily Injury / Property Damage

- B.** The District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Additional Insureds**") shall be named as additional insured parties on the Commercial General Liability and Automobile Liability policies. Contractor shall furnish the District with a Certificate of Insurance evidencing compliance with this requirement prior to commencing the Services. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, shall be considered primary and non-contributory with respect to the Additional Insureds, and shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the Additional Insureds.
- C.** If Contractor fails to have secured and maintained the required insurance, the District has the right but not the obligation to secure such required insurance in which event Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 7. INDEMNIFICATION.

- A.** To the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District and its officers, supervisors, agents, managers, counsel, engineers, staff and representatives (together, "**Indemnitees**"), from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach

of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), and any interest, expenses, damages, penalties, fines, or judgments against the District. Nothing in this Agreement is intended to waive or alter any other remedies that the District may have as against Contractor. The provisions of this Section 7 are independent of, and will not be limited by, any insurance required to be obtained by Contractor pursuant to this Agreement or otherwise obtained by Contractor, and the provisions of this Section 7 survive the expiration or earlier termination of this Agreement with respect to any claims or liability arising in connection with any event occurring prior to such expiration or termination.
- C.** Contractor shall ensure that all subcontracts related to the services include this section for the benefit of the Indemnitees.

SECTION 8. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property. Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify the District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 10. LIENS AND CLAIMS. Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement.

Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of Contractor's performance under this Agreement, and Contractor shall immediately discharge any such claim or lien. If Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

SECTION 11. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

SECTION 12. AGREEMENT; AMENDMENTS. This instrument shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 13. ASSIGNMENT. Neither the District nor Contractor may assign this Agreement without the prior written approval of the other. Any purported assignment without such approval shall be void.

SECTION 14. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 15. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The Parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, the District will not: i) withhold FICA (Social Security) from Contractor's payments; ii) make state or federal unemployment insurance contributions on Contractor's behalf;

iii) withhold state or federal income tax from payment to Contractor; iv) make disability insurance contributions on behalf of Contractor; or v) obtain workers' compensation insurance on behalf of Contractor.

SECTION 16. ENFORCEMENT OF AGREEMENT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. If either party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 17. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Pasco County, Florida.

SECTION 18. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of this Agreement's term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 933-5571, DARRYL@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 19. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate this Agreement immediately for cause if there is a good faith belief that Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 20. NOTICES. All notices, requests, consents and other communications under this Agreement (each, a “**Notice**” and collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to the District: Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 East College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

B. If to Contractor: Nebula LED Lighting Systems of Greater Bay Area LLC
d/b/a Nebula LED Lighting Systems
4956 Freccia Loop
Wesley Chapel, Florida 33543
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties and addressees set forth in this Agreement.

SECTION 21. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 22. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 23. COUNTERPARTS. This Agreement 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.

SECTION 24. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 25. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. Notwithstanding anything contained herein to the contrary, the Parties agree that neither party shall be entitled to consequential or special damages arising out of or relating to this Agreement or termination of this Agreement in accordance with the terms hereof. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 26. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a Foreign country of concern as that term is defined within the above referenced statute.

SECTION 27. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies or Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies or Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 28. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 29. ANTI-HUMAN TRAFFICKING. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement the day and year first above written.

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

Chair/Vice-Chair, Board of Supervisors

**NEBULA LED LIGHTING SYSTEMS OF GREATER
BAY AREA LLC D/B/A NEBULA LED LIGHTING
SYSTEMS**

By: _____
Its: _____

Exhibit A: Scope of Services

Exhibit B: Locations

EXHIBIT A

Scope of Services

		5450 Bruce B Downs Blvd, Suite 135		ESTIMATE/CONTRACT	
		Wesley Chapel, FL 33544 (813) 996-0001 www.nebulalighting.com			
		LIC. # EC13003460 DATE: 8/17/2026			
		INSURANCE CERTIFICATES AVAILABLE UPON REQUEST			
Financing Available! SAME-AS-CASH AND LOW INTEREST LOAN OPTIONS!					
PROPOSAL SUBMITTED TO (OWNER)			PRODUCT DESCRIPTION & QUANTITY		
NAME: Lakeside CDD ADDRESS: 3434 Colwell Ave., Suite 200 CITY: Tampa FL 33614 PHONE: (813) 994-1001 EMAIL: darryla@rizetta.com GATE CODE:			TYPE: HOA - ARCHITECTURAL & THEME LIGHTING 3 POWER SUPPLY 3 HUB2 CONTROLLER 830 TOTAL LINEAR FOOTAGE N/A ADDTL POWER SUPPLY + \$499 (OVER 225 LFT) N/A GFI OUTLET +\$199		
We hereby propose to furnish the materials and perform the labor necessary for the completion of a Nebula LED Lighting System to include:					
		PROJECT NOTES:			
SOFFIT COLOR: TRACK TYPE: PLACEMENT: STRUCTURE TYPE/SIZE: REVEAL Y/N?: LIP DEPTH: LIFT NEEDED?: RES/COMM/CDD/HOA: PER LINEAR FT PRICE: FLOOD LIGHT PRICE:	HOA MONUMENT HOA MONUMENT NO CDD \$35 PLF STD TRACK	INCLUDES GEMSTONE LIGHTS ON TOP CROWN OF MONUMENT AND PILLARS FOR BOTH ENTRANCES 1 AND 2. / 3 TOTAL MONUMENTS MONUMENT COLOR = SANDALWOOD GRAB / PILLAR TOP = WHITE MONUMENT = COMP. BACKTRACK / PILLARS = S-LOCK PERFORM WORK: 13739 Lakemont Dr Hudson, FL 34669 - 1104	GUTTER: FASCIA SIZE B/T ONLY: START: ROOF TYPE: GFI: GFI TESTED: GFI CONTROL: WIFI TYPE: HOA APPROVAL: SALESPERSON:	TECH CHOICE EXISTING YES OTHER - SPECIFY Marc Baykara	
					
					

\$500 Change fee applies to track type and color made by customer on the day of installation.						
All material is guaranteed to be as specified, and work to be performed in accordance with drawings and specifications submitted for above work and completed in the substantial workmanlike manner for the sum of :						
REGULAR PRICE:	\$29,050	RIZZETTA REFERRAL DISC	15%	DISCOUNT	YOUR PRICE	\$24,700
PAYMENTS TO BE MADE AS FOLLOWS:			REFERRAL SOURCE: RIZZETTA			
\$ 12,350	ON DEPOSIT	Per:		Marc Baykara		
\$ 12,350	ON COMPLETION	<i>This proposal may be withdrawn if not accepted within 30 days.</i>				
PAYMENT METHOD:		OUR OFFICE WILL EMAIL A QUICKBOOKS INVOICE FOR CREDIT CARD AND E-CHECKS (ACH TRANSFERS). PAPER CHECKS MAY ALSO BE MAILED TO ADDRESS ON CONTRACT.				
PLEASE NOTE: ANY CREDIT CARD PAYMENTS WILL INCLUDE THE APPLICABLE 2.9% PROCESSING FEE. THERE WILL BE NO PROCESSING FEE FOR PAYMENTS MADE USING CASH, ZELLE, ACH, CHECK						
LEAD-TIME	2 TO 3	WEEKS. (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).				

EXHIBIT B
Locations



ENTRANCE 1



ENTRANCE 2

Tab 2

ADDENDUM TO LANDSCAPE MAINTENANCE AGREEMENT

THIS ADDENDUM (the “Addendum”) is made and entered into effective this 1st day of August 2026 (“Effective Date”), 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, as amended (together with all amendments, the “Agreement”); and

WHEREAS, the parties now desire to extend the Agreement on a month-to-month basis until December 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 from the Effective Date until December 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.

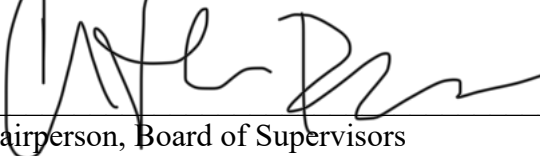
SECTION 4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the

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 3

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

In accordance with Chapter 190, Florida Statutes, and on June 3, 2026, at a duly noticed public meeting, the Board of Supervisors of the Lakeside Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property (the "Rule" or "Policy"). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Parked Vehicles and Vessels (hereinafter defined) on certain District property cause hazards and danger to the health, safety and welfare of District's property and its residents, paid users and the general public. This Rule is intended to provide for the removal of such Vehicles and Vessels from District designated Tow-Away Zones (hereinafter defined) consistent with this Rule and as indicated on **Exhibit A** attached hereto.

This Rule addresses the areas as identified in **Exhibit A** only and does not apply to private residential lots or lands owned by any other private or governmental entity. On-street parking shall be in compliance with and is subject to applicable Florida and Pasco County laws and ordinances.

SECTION 2. DEFINITIONS.

- A. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include Oversized Vehicles, Recreational Vehicles, Prohibited Vehicles, and Abandoned/Broken-Down Vehicles.
- B. *Oversized Vehicle.*** As used herein, "Oversized Vehicle" shall mean any of the following:
 - i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck; or
 - ii. Motor Vehicles with a trailer attached; or
 - iii. Motor coaches; or
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer; or
 - v. Mobile homes or manufactured homes.
- C. *Recreational Vehicle.*** A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- D. *Prohibited Vehicles.*** All-Terrain Vehicles (also known as ATVs or Four-Wheelers) shall not be permitted to be operated or parked on any streets within the District's boundaries nor shall such vehicles be operated on any property located within the District's boundaries.
- E. *Abandoned/Broken-Down Vehicle.*** As used herein, "Abandoned/Broken-Down Vehicle" shall mean a vehicle that:

- i. Has no license plate; or
 - ii. Has expired registration; or
 - iii. Is visibly not operational (i.e., if one or more parts which are required for the operation of the vehicle are missing, are dismantled, are inoperative or are not attached to the vehicle as designed); or
 - iv. Is in a state of disrepair and incapable of immediate movement under its own power; or
 - v. Is incapable of being lawfully operated on the streets of the state; or
 - vi. Has not moved for a period of seven (7) consecutive days.
- F. *Vessel.*** Every description of watercraft, barge or airboat used or capable of being used as a means of transportation on water.
- G. *Park(ed)/(ing).*** A Vehicle or Vessel left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- H. *Tow-Away Zone.*** District streets, lawns and open spaces more particularly depicted in **Exhibit A** in which Parking of any Vehicle is prohibited and in which the District is authorized to initiate a towing/removal action.
- I. *Overnight.*** Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. ESTABLISHMENT OF TOW-AWAY ZONES. District streets, lawns and open spaces within the District boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones.” Parking of any Vehicle or Vessel in the Tow-Away Zones shall be subject to towing at the owner’s expense, subject to the Rules set forth herein.

SECTION 4. PARKING RULES.

- A. *Overnight Street Parking.*** Vehicles and Vessels may not Park Overnight in Tow-Away Zones on District streets.
- B. *Designated Areas Only.*** Vehicles and Vessels may be Parked on District property only when such property has been designated for Parking by the District, whether by markings or signage on site, identification in this Rule, or special permission granted on a case-by-case basis. Vehicles and Vessels may not Park on other grounds of the District, including but not limited to open spaces, grassy areas near the ponds or bordering the roadways, at any time, unless an exception is granted by the District.
- C. *Manner of Parking.*** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District’s property, restrict the normal operation of the District’s business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

SECTION 5. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. Vendors/Contractors.** The District Manager or his/her designee may authorize vendors/contractors conducting business with the District to temporarily Park company Vehicles in the Tow-Away Zones while actively engaged in the provision of their work or services in order to facilitate District business. All Vehicles so authorized must be identified by a parking pass issued by the District Manager or his/her designee stating the specific timeframe the company Vehicle is permitted to be Parked in an area otherwise designated as a Tow-Away Zone.
- B. Delivery Vehicles and Governmental Vehicles.** Delivery vehicles, including but not limited to, UPS, FedEx, USPS, moving company Vehicles, and lawn maintenance vendor Vehicles may Park on District property in Tow-Away Zones, but not on District-owned grassed and/or landscaped areas or District-owned sidewalks, while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- C. Parking Pass.** The District Manager may, in their discretion, authorize parking of a Vehicle in the Tow-Away Zone by a written pass to be displayed on the windshield of such Vehicle for the duration of the authorized parking period. Notwithstanding the foregoing, the District may delegate authority to the Lakeside Community Association, Inc. ("HOA") to develop and implement a policy on issuing temporary parking passes, subject to comment and approval from the District. In addition, any Pasco County-issued parking passes will be honored by the District as a valid parking pass.

SECTION 6. UNAUTHORIZED VEHICLES; SIGNAGE; AND TOWING PROCEDURES. Any Vehicle or Vessel parked in a Tow-Away Zone in violation of this Rule shall be deemed "unauthorized" and may be subject to towing/removal at its owner's expense. The District Manager may act on behalf of the District in determining whether a Vehicle or Vessel is Parked in violation of this Rule and whether it should be removed, subject to the following conditions:

- A. Towing/Removal Authority.** To tow/remove a Vehicle or Vessel reported to be Parked in violation of this Rule, the District Manager or his/her designee must verify that the subject Vehicle or Vessel was not authorized to Park under this Rule in the Tow-Away Zone and then must contact a firm authorized by Florida law and currently contracted with the District to tow/remove such unauthorized Vehicle or Vessel at its owner's expense. The unauthorized Vehicle or Vessel shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service vendor retained by the District may tow/remove any unauthorized Vehicle or Vessel Parked in the Tow-Away Zone.
- B. Agreement with Authorized Towing Service; Required Signage.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized Vehicles or Vessels and in accordance with Florida law and with the Rules set forth herein. Such firm shall post, in conspicuous locations, notices of the Tow-Away Zones in the manner set forth in Section 715.07, *Florida Statutes*, and as are approved by the District's Board of Supervisors.

SECTION 7. DAMAGES TO DISTRICT PROPERTY. Persons who violate these Rules may be required to compensate the District for any damage to the District's landscape or other improvements caused by such violation, to reimburse the District for any fees or expenses it incurs due to a "call back" of its landscape maintenance contractor in order to mow or otherwise maintain any common area that was inaccessible on the scheduled maintenance date due to such violation, or to make restitution to the District for any other damages, expenses or costs incurred due to such violation.

SECTION 8. ADHERENCE TO THE RULES. Residents shall be responsible for their tenants', guests', and invitees' adherence to these Rules.

SECTION 9. PARK AT YOUR OWN RISK. Vehicles and Vessels may be Parked on the District property other than the Tow-Away Zones pursuant to these Rules and in compliance with all applicable laws, ordinances and codes; provided, however, that **THE DISTRICT SHALL NOT BE RESPONSIBLE FOR ANY INJURY, THEFT, VANDALISM AND/OR DAMAGE TO PERSONS OR PROPERTY RESULTING FROM OR RELATED TO, PARKING IN ANY DISTRICT COMMON AREAS OR THE TOW-AWAY ZONES.**

SECTION 10. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining portions of these Rules, or any part of these Rules not held to be invalid or unenforceable.

Exhibit A: Tow-Away Zones

Effective date: June 3, 2026

Exhibit A: Tow-Away Zones

ALL INTERNAL STREETS, LAWNS AND OPENS SPACES WITHIN THE DISTRICT ARE TOW-AWAY ZONES



Tab 4

RESOLUTION 2026-21

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN INVENTORY POLICY; AND PROVIDING FOR SEVERABILITY AND 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 within Pasco County, Florida; and

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

WHEREAS, the District wishes to set forth procedures governing the use of District-owned tools, equipment, supplies, and materials by independent contractors providing field operations and maintenance services of District assets; and

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

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

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

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

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

PASSED AND ADOPTED this 2nd day of September 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Inventory Policy

EXHIBIT A

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT INVENTORY POLICY

Adopted: _____

I. Purpose

The Board of Supervisors (“Board”) of the Lakeside Community Development District (“District”) establishes this Inventory Policy (“Policy”) for the purpose of establishing procedures for maintaining an accurate inventory of District-owned tools, equipment, supplies, materials, and other personal property used in the operation and maintenance of District property and facilities.

II. Scope

This Policy applies to District-owned tools, equipment, supplies, materials, and other personal property (“Property”) stored in the District’s maintenance shed and used by District staff and/or the District’s authorized independent contractor(s) engaged for providing field operations and maintenance services of District assets.

III. Inventory Record

A. The District shall maintain an inventory record for District Property subject to this Policy. The inventory record must be maintained in a format approved by the District.

B. To the extent applicable, the inventory record must include:

- (1) Description of the Property;
- (2) Photograph of the Property;
- (3) Manufacturer, make, model, and/or serial number, if applicable;
- (4) Quantity of the Property;
- (5) Date the Property was purchased;
- (6) Cost of the Property at the time of purchase;
- (7) Current status of the Property, including whether it is available, checked out, under repair, damaged, or disposed;
- (8) Date of last inventory verification; and
- (9) Any other information determined appropriate by the District.

C. The District completed an initial inventory as of March 31, 2025, a copy of which is attached hereto at **Exhibit A**, which was subsequently updated as of July 2026. The inventory record shall be updated within three (3) business days when there is a change to the status, location, or disposition of the Property, including but not limited to:

- (1) Receipt of new Property;
- (2) Damage of Property requiring repair or replacement;

- (3) Disposal, sale, donation, or other authorized disposition of the Property;
- (4) Loss or theft of the Property; or
- (5) Any other circumstance that affects the accuracy of the inventory.

D. A physical verification of the District's inventory record shall be conducted at least quarterly by District management staff.

IV. Check-In/Check-Out Requirements

A. Property stored in the maintenance shed shall remain in the maintenance shed when not in use.

B. Before removing any Property from the maintenance shed, the authorized user shall record, at minimum:

- (1) The name of the person taking possession of the Property;
- (2) The Property being checked out;
- (3) The date and time the Property is checked out; and
- (4) The intended use of the Property.

C. Property shall be returned to the maintenance shed promptly after use. Upon return, the authorized user shall record the date and time of return and shall note any damage, loss, or other condition of the Property.

V. Lost, Stolen, or Damaged Property

Any authorized user who is aware or reasonably should be aware that Property has been lost, stolen, or damaged shall promptly notify the District Manager or his/her designated representative, and shall update the inventory record to reflect the status of the Property within three (3) business days.

VI. Records

Inventory records and all documents of any kind provided to the District in connection with this Policy may be public records, and, accordingly, shall be maintained in accordance with all applicable provisions of Florida law in handling such records, including but not limited, to Section 119.0701, *Florida Statutes*.

Exhibit A
Inventory Record as of March 31, 2025

In Shed as of 3/31/2025	Item	Amount Purchased	Picture
Missing	Mechanic XL brown leather work gloves	1	 500+ bought last week MECHANIX WEAR X-large Brown Leather Item #2160253 Model #2160253 Shop MECHANIX WEAR ★★★★★ 4.6 189 \$24.98
Missing	Dewalt 7 1/4 inch circular saw blade	1	 5k+ bought last week DEWALT 7-1/4-Inch 24-Tooth Rough Finish Tungsten Carbide-Coated Steel Item #D2140253 Model #D2140253 Shop DEWALT ★★★★★ 4.6 25 \$9.98
Missing	Simpson Strong-Tie Strong-Drive SDWS Framing #12 x 2-1/2-in Zinc-plated Exterior Wood screws (50 -Per Box)	1	 500+ bought last week Simpson Strong-Tie Strong-Drive SDWS Framing #12 x 2-1/2-in Zinc-plated Exterior Wood screws (50 -Per Box) Item #S1000001 Model #S1000001 Shop Simpson Strong-Tie ★★★★★ 4.8 358 \$14.98

In Shed as of 3/31/2025	Item	Amount Purchased	Picture
1	Kobalt Aluminum 24-Inches 3 Vial Box beam level	1	 500+ bought last week Kobalt Aluminum 24-Inches 3 Vial Box beam level Item #K000907 Model #K000907 Shop Kobalt ★★★★★ 4.8 15 \$24.⁹⁸
1	Kobalt Compact 25-ft Tape Measure	1	 1k+ bought last week Kobalt Compact 25-ft Tape Measure Item #K000000 Model #K000000 Shop Kobalt ★★★★★ 4.4 251 \$18.⁹⁸
1	CRAFTSMAN Mini 4.5-Inches Diagonal cutting pliers	1	 Trending Now 5k+ bought last week CRAFTSMAN Mini 4.5-Inches Diagonal cutting pliers Item #P000000 Model #P000000 Shop CRAFTSMAN ★★★★★ 4.7 2000 \$6.⁹⁸

In Shed as of 3/31/2025	Item	Amount Purchased	Picture
1	Kobalt Kobalt Set Screwdriver Bit Set 50 -Piece	1	 ↳ bought last week Kobalt Kobalt Set Screwdriver Bit Set 50 -Piece Item #100000 Model #100000 Shop Kobalt ★★★★★ 4.6 244 \$24.98
1	Shop Towel Rolls	1	 ↳ bought last week SELLARS ToolBox 330-Pack Paper Towel Item #100000 Model #100000 Shop SELLARS ★★★★★ 4.8 241 \$12.98 (\$3.99 / Roll)
1	Goof off Adhesive Remover	1	 ↳ bought last week Goof Off 16-Fl oz Adhesive Remover Item #100000 Model #100000

In Shed as of 3/31/2025	Item	Amount Purchased	Picture
1	24 inch Quickie Bulldozer deck brush	No receipt	
1	Lowes 1 gallon Paint Can	No receipt	
1	Dust Bin	No receipt	
1	Greenworks Commercial Cart		

Tab 5

Lakeside CDD Pond Notes

- Pond 3 – Minor washout towards the end of the riprap by the inlet pipe behind 14023 Crater Cir.
- Pond 4 – Large wash out by area after riprap by inlet pipe behind 13735 Reindeer Cir.
- Pond 4 – Inlet structure closest to Lakemont Dr. washing out from the top corner of the structure.
- Pond 5 – Bank on the opposite side of homes, close to the corner of the fence, terrain is very loose and washing into pond.
- Pond 9 – washout towards the end of the riprap behind 13701 Eastlake Dr.
- Pond 9 – washout on top of inlet pipe 13702 Eastfork Ln.
- Pond 9 - Washout at end of the riprap by 13648 Eastfork Ln.
- Pond 8 – Washout next to inlet behind 13319 Crestlake Dr.
- Sump 2 – minor washout below inlet pipe
- Pond 14 – minor washout by inlet pipe 13301 Marble Sands Ct.
- Pond 7 – Large wash out around inlet pipe and riprap behind 13572 Moosehead Cir.
- Pond 1 – Washout by riprap behind 13968 Nisbet Ct.
- Pond 1 - washout around inlet pipe behind 13423 Newport Shores Dr.
- Pond 2 - Washout from inlet pipe and around riprap behind 13801 Newport Shores Dr.
- Pond 2 – Top of inlet pipe washing out 13903 Crater Cir.







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







Tab 6

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) Completed. treated for fungal disease. will continue to monitor**



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) will continue to monitor**



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) scheduled for 8/6**



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) Scheduled for 8/6**



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) Irrigation inspection scheduled for 8/10**



- 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) Repairs will be completed by 8/7**

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)**

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) scheduled for 8/6**



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) Irrigation repairs made. Pressure issue resolved**



- 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) scheduled for 8/6-7**



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) Scheduled for 8/6-7**



Tab 7



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 7, 2026, at 10:00 am
- **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

September 2

2026

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FINANCIAL SUMMARY

7/31/2026

General Fund Cash &
Investment Balance:

\$234,120

Reserve Fund Cash &
Investment Balance:

\$761,333

Debt Service Fund
Investment Balance:

\$519,122

**Total Cash and Investment
Balances:**

\$1,514,575

**General Fund Expense
Variance: \$16,218**

**Under
Budget**



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

July 31, 2026

Prepared by: Rizzetta & Company, Inc.

lakesidecdd.org
rizzetta.com

Lakeside Community Development District

Balance Sheet

As of 07/31/2026

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	162,771	(89,193)	12,817	86,395	0	0
Investments	71,349	850,526	506,305	1,428,180	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	519,122
Amount To Be Provided Debt Service	0	0	0	0	0	8,322,878
Total Assets	234,872	761,333	519,122	1,515,327	13,288,457	8,842,000
Liabilities						
Accounts Payable	13,395	0	0	13,395	0	0
Accrued Expenses	2,000	0	0	2,000	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	8,842,000
Total Liabilities	15,395	0	0	15,395	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	130,551	203,859	(290,229)	44,181	0	0
Total Fund Equity & Other Credits	219,478	761,333	519,122	1,499,933	13,288,457	0
Total Liabilities & Fund Equity	234,872	761,333	519,122	1,515,327	13,288,457	8,842,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	5,882	5,882
Special Assessments				
Tax Roll	658,887	658,887	665,491	6,604
Total Revenues	658,887	658,887	671,373	12,486
Expenditures				
Legislative				
Supervisor Fees	12,000	10,000	10,400	(400)
Total Legislative	12,000	10,000	10,400	(400)
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	0
Accounting Services	17,897	14,914	14,914	0
Administrative Services	5,370	4,475	4,475	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	5,000	5,000	0
District Engineer	20,000	16,667	36,762	(20,095)
District Management	18,157	15,131	15,131	0
Dues, Licenses & Fees	275	258	175	83
Financial & Revenue Collections	5,965	4,971	4,970	0
Legal Advertising	3,700	3,083	1,655	1,430
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	2,000	2,000	0
Total Financial & Administrative	103,387	89,122	106,280	(17,157)
Legal Counsel				
District Counsel	30,000	25,000	49,512	(24,513)
Total Legal Counsel	30,000	25,000	49,512	(24,513)
Electric Utility Services				
Utility - Street Lights	2,000	1,667	1,584	82
Utility Services	7,400	6,167	6,003	164
Total Electric Utility Services	9,400	7,834	7,587	246
Stormwater Control				
Aquatic Maintenance	28,092	23,410	23,410	0
Total Stormwater Control	28,092	23,410	23,410	0
Other Physical Environment				
Amenity Management Service Contracts	37,693	31,410	29,349	2,063
Entry & Walls Maintenance & Repair	2,000	1,667	0	1,666
Entry Monument Light Maintenance	1,000	833	0	834
Facility Supplies	10,000	8,334	0	8,333

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026	Through 07/31/2026	Year To Date 07/31/2026	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
General Liability Insurance	3,405	3,405	3,109	296
Irrigation Maintenance & Repair	50,000	41,666	40,305	1,362
Landscape - Annuals/Flowers	10,481	8,735	5,180	3,554
Landscape - Mulch	24,000	24,000	30,092	(6,093)
Landscape Inspection Services	12,900	10,750	10,750	0
Landscape Maintenance	180,000	150,000	146,334	3,667
Landscape Replacement Plants, Shrubs, Tr	22,500	18,750	19,876	(1,126)
Landscape-Wetlands D & E	14,000	11,666	11,666	0
Mailbox Repair & Maintenance	3,000	2,500	0	2,500
Property Insurance	2,600	2,600	3,437	(837)
Rust Prevention	9,120	7,600	6,840	760
Tree Trimming Services	7,500	6,250	0	6,250
Well Maintenance	3,320	2,767	2,560	207
Total Other Physical Environment	393,519	332,933	309,498	23,436
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	4,167	2,000	2,166
Sidewalk Maintenance & Repair	10,000	8,333	0	8,334
Street Sign Repair & Replacement	2,000	1,667	3,970	(2,303)
Total Road & Street Facilities	17,000	14,167	5,970	8,197
Parks & Recreation				
Telephone, Internet, Cable	0	0	1,274	(1,274)
Total Parks & Recreation	0	0	1,274	(1,274)
Contingency				
Capital Improvements	26,489	22,074	0	22,074
Miscellaneous Contingency	39,000	32,500	26,891	5,609
Total Contingency	65,489	54,574	26,891	27,683
Total Expenditures	658,887	557,040	540,822	16,218
Total Excess of Revenues Over(Under) Ex- penditures	0	101,847	130,551	28,704
Fund Balance, Beginning of Period	0	0	88,927	88,926
Total Fund Balance, End of Period	0	101,847	219,478	117,630

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,171	14,171
Special Assessments				
Tax Roll	302,526	302,526	302,526	0
Total Revenues	<u>302,526</u>	<u>302,526</u>	<u>316,697</u>	<u>14,171</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>203,858</u>	<u>203,858</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>761,333</u>	<u>761,333</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	14,322	14,322
Special Assessments				
Prepayments	0	0	10,489	10,489
Tax Roll	389,999	389,999	392,677	2,678
Total Revenues	389,999	389,999	417,488	27,489
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	(901)
Principal	130,000	130,000	130,000	0
Total Debt Service	389,999	389,999	390,900	(901)
Total Expenditures	389,999	389,999	586,680	(196,681)
Total Excess of Revenues Over(Under) Ex-	0	0	(169,192)	(169,192)
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	129,665	129,665

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 07/31/2026

(In Whole Numbers)

	Year Ending 09/30/2026 Annual Budget	Through 07/31/2026 YTD Budget	Year To Date 07/31/2026 YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	12,988	12,988
Special Assessments				
Tax Roll	341,369	341,369	343,714	2,344
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>356,702</u>	<u>15,332</u>
Expenditures				
Debt Service				
Interest	231,369	231,369	231,280	90
Principal	110,000	110,000	110,000	0
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>341,280</u>	<u>90</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>341,280</u>	<u>90</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>15,422</u>	<u>15,422</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>389,458</u>	<u>389,458</u>

**Lakeside CDD
Investment Summary
July 31, 2026**

<u>Account</u>	<u>Investment</u>	<u>Balance as of July 31, 2026</u>
Valley Bank	Governmental Checking	\$ 71,349
Total General Fund Investments		\$ 71,349
Hancock Bank	Certificate of Deposit	\$ 250,000
Valley Bank	Governmental Checking	600,526
Total Reserve Fund Investments		\$ 850,526
US Bank Series 2015 2026 Revenue	US Bank GCTS 0490	\$ 22,072
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	95,406
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	215,465
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	2,530
Total Debt Service Fund Investments		\$ 506,305

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 07/01/2026 to 07/31/2026

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258	235 General Fund	07/31/2026	Lighthouse Engineering Inc., dba LHE	11	Engineering Services 07/26	6,464.95
	235 General Fund	07/31/2026	Pine Lake Services, LLC	10728	Landscape Replacement 07/26	3,209.71
	235 General Fund	07/29/2026	Pine Lake Services, LLC	10720	Irrigation Repair 07/26	1,467.61
	235 General Fund	07/31/2026	Rizzetta & Company, Inc.	INV0000111438	Personnel Reimbursement 07/26	600.61
	235 General Fund	07/31/2026	Suncoast Rust Control, Inc.	09720	Rust Control 07/26	760.00
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544104-081126	Electric Services 07/26	43.47
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544105-081126	Electric Services 07/26	41.53
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544106-081126	Electric Services 07/26	42.78
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544100-081126	Electric Services 07/26	75.76
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544102-081126	Electric Services 07/26	136.85
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544101-081126	Electric Services 07/26	207.30
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544099-081126	Electric Services 07/26	301.66
	235 General Fund	07/31/2026	Withlacoochee River Electric Cooperative, Inc.	1544103-081126	Electric Services 07/26	42.44
Sum for 235, 2258						13,394.67
Sum for 235						13,394.67
Sum Total						13,394.67

Lakeside Community Development District
Notes to Unaudited Financial Statements
July 31, 2026

Balance Sheet

1. Trust statement activity has been recorded through 07/31/26.
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 8

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 public hearing of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, August 5, 2026, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

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

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Christina Brooks	Board Supervisor, Vice Chair (via conference call)
Megan Birnholz- Couture	District Counsel, Kilinski Van Wyk
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Amy Palmer	District Engineer, Lighthouse Engineering
Aimee Brodeen	Community Asset Manager, Rizzetta & Company
Dylan Campbell	Community Asset Manager, Rizzetta & Company
Alex Solano	Aquatic Weed Control
Terry Mclane	Branch Manager, Pine Lake Landscaping
Roger Chatleain	Account Manager, Pine Lake Landscaping
Lucas Bosch	Assistant Amenities Manager
Cameron Nagin	Ranger Electric
Kris Nagin	Ranger Electric

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

FIRST ORDER OF BUSINESS

Called to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

Supervisor Ramlot inquired about the Spectrum bills and Pond 8.

THIRD ORDER OF BUSINESS

**Public Hearing on Fiscal Year 2026-2027
Final Budget**

On a Motion by Ms. Ramlot, seconded by Ms. Callahan, with four in favor, the Board of Supervisors opened the public hearing on Fiscal Year 2026-2027 Final Budget, for the Lakeside Community Development District.

Mr. Adams reviewed the budget for those in attendance and responded to questions and comments.

On a Motion by Mr. Wood, seconded by Ms. Ramlot, with four in favor, the Board of Supervisors closed the public hearing on Fiscal Year 2026-2027 Final Budget, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2026-18; Adopting Fiscal Year 2026-2027 Final Budget

On a Motion by Mr. Wood, seconded by Ms. Ramlot, with four in favor, the Board of Supervisors approved Resolution 2026-18; Adopting Fiscal Year 2026-2027 Final Budget, for Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Public Hearing on Fiscal Year 2026-2027 Assessments

No public hearing is required, as there is no increase in assessments.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-19; Levying O&M Assessments for Fiscal Year 2026-2027

On a Motion by Ms. Ramlot, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved Resolution 2026-19; Levying O&M Assessments for Fiscal Year 2026-2027, for Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-17; Setting the Meeting Schedule for Fiscal Year 2026-2027

On a Motion by Ms. Ramlot, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved Resolution 2026-17; Setting the Meeting Schedule for Fiscal Year 2026-2027, for Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Ratification of the FY 2025 Audit Report

On a Motion by Ms. Callahan, seconded by Ms. Ramlot, with four in favor, the Board of Supervisors ratified the FY 2025 Audit Report for Lakeside Community Development District.

NINTH ORDER OF BUSINESS

Discussion of Permanent Lighting Proposals

Mr. Nagin presented his proposals.

TENTH ORDER OF BUSINESS

Consideration of Addendum to Landscape Maintenance Services Re Extending Term

On a Motion by Ms. Ramlot, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved Addendum to Landscape Maintenance Services Re Extending Term from August 1 to December 1, for Lakeside Community Development District.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2026-20; Authorizing RFP for Landscape and Irrigation Maintenance Services

The Board tabled this item.

TWELFTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

On a Motion by Ms. Ramlot, seconded by Ms. Callahan, with four in favor, the Board of Supervisors approved the repair of the Pond 8 erosion, with Charles Wood authorized to make the final decision, for an amount not to exceed \$25,000, for Lakeside Community Development District.

1. Discussion of Pond 6 Photos

On a Motion by Ms. Ramlot, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved the Element Environmental Draining and Erosion Proposal in the amount of \$8,800, for Lakeside Community Development District.

2. Consideration of Sidewalk Grinding Proposals

On a Motion by Ms. Ramlot, seconded by Ms. Callahan, with four in favor, the Board of Supervisors approved Steven Simmons' Sidewalk Grinding proposal for \$2,500, for Lakeside Community Development District.

B. AWC Waterway Inspection Report

Mr. Solano reviewed the AWC Waterway Inspection Report.

C. Landscape Inspection Report

Mr. Campbell reviewed his report. The Board requested sod replacement proposals.

D. Pine Lake Landscape/Irrigation Inspection Report

No report provided.

1. Consideration of Pine Lake Landscape Renewal Contract

The Board skipped this item.

E. Maintenance Report

The Board 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 September 2, 2026 at 10:00 a.m. at the Lakeside Amenity Center.

SIXTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors July 1, 2026

On a Motion by Mr. Wood, seconded by Ms. Ramlot, with four in favor, the Board of Supervisors approved the July 1, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for June 2026

On a Motion by Mr. Wood, and seconded by Ms. Ramlot, with four in favor, the Board of Supervisors ratified June 2026 (\$49,488.86) 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 sod replacement, blocked sidewalks, and driveways.

On a Motion by Ms. Ramlot, seconded by Mr. Wood, with four in favor, the Board of Supervisors approved suspending street towing for Lakeside Community Development District.

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 Mr. Wood, with all in favor, the Board of Supervisors adjourned the meeting at 8:39 p.m., for the Lakeside Community Development District.

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152

Secretary/Assistant Secretary

Chair/Vice Chairman

DRAFT

Tab 9

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 July 2026 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2026 through July 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$55,398.88**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Alarm Engineers, Inc.	300282	79713	Annual License Upgrade 04/26	\$ 3,480.00
Aquatic Weed Control, Inc.	300296	1141763	Aquatic Maintenance 07/26	\$ 2,341.00
Barbara A. Callahan	20260714-1	BC070126-235	Board of Supervisors Meeting 07/01/26	\$ 200.00
Charles Wood	300287	CW070126-235	Board of Supervisors Meeting 07/01/26	\$ 200.00
Christina Brooks	300288	CB070126-235	Board of Supervisors Meeting 07/01/26	\$ 200.00
Costena Services, LLC	300293	71326-2	Miscellaneous Expense 07/26	\$ 350.00
Haydie Molina	300279	HM060326-235	Board of Supervisors Meeting 06/03/26	\$ 200.00
Haydie Molina	300289	HM070126-235	Board of Supervisors Meeting 07/01/26	\$ 200.00
Kilinski Van Wyk, PLLC	300294	15414	Legal Services 06/26	\$ 2,875.15
Kilinski Van Wyk, PLLC	300294	15415	Legal Services 06/26	\$ 157.50
Lighthouse Engineering Inc., dba LHE	300283	10	Engineering Services 06/26	\$ 7,426.00
Linda Ramlot	20260714-2	LR070126-235	Board of Supervisors Meeting 07/01/26	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	300291	10263	Landscape Replacement 06/26	\$ 6,968.71
Pine Lake Services, LLC	300284	10334	Irrigation Maintenance 07/26	\$ 1,166.65
Pine Lake Services, LLC	300284	10335	Landscape Maintenance 07/26	\$ 14,633.35
Pine Lake Services, LLC	300284	10336	Irrigation Maintenance 07/26	\$ 1,700.00
Pine Lake Services, LLC	300277	10437	Irrigation Repair 06/26	\$ 1,260.27
Pine Lake Services, LLC	300295	10513	Irrigation Repair 07/26	\$ 372.81
Rizzetta & Company, Inc.	300280	INV0000110588	Accounting Services 07/26	\$ 5,724.08
Rizzetta & Company, Inc.	300281	INV0000110720	Personnel Reimbursement, Amenity Management & Oversight 07/26	\$ 1,930.96
Rizzetta & Company, Inc.	300290	INV0000110800	EE Recruiting, Cell Phone, Auto Mileage & Travel 06/26	\$ 210.83
Rizzetta & Company, Inc.	300292	INV0000110845	Personnel Reimbursement 07/26	\$ 804.67
Romaner Graphics	300278	23153	Concrete Sections Work 06/26	\$ 1,500.00
Spectrum	20260717-1	1740653062826	Internet Services 07/26	\$ 130.03

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
The Observer Group, Inc.	300285	26-01546P	Legal Advertising 07/26	\$ 148.76
Valley National Bank	20260728-1	CC063026-235	Credit Card Expenses 06/26	\$ 49.45
Withlacoochee River Electric Cooperative, Inc.	20260724-6	1544099-071026	Electric Services 06/26	\$ 309.05
Withlacoochee River Electric Cooperative, Inc.	20260724-4	1544100-071026	Electric Services 06/26	\$ 93.51
Withlacoochee River Electric Cooperative, Inc.	20260724-5	1544101-071026	Electric Services 06/26	\$ 209.46
Withlacoochee River Electric Cooperative, Inc.	20260724-8	1544102-071026	Electric Services 06/26	\$ 185.64
Withlacoochee River Electric Cooperative, Inc.	20260724-1	1544103-071026	Electric Services 06/26	\$ 42.67
Withlacoochee River Electric Cooperative, Inc.	20260724-3	1544104-071026	Electric Services 06/26	\$ 43.80
Withlacoochee River Electric Cooperative, Inc.	20260724-7	1544105-071026	Electric Services 06/26	\$ 41.64
Withlacoochee River Electric Cooperative, Inc.	20260724-2	1544106-071026	Electric Services 06/26	<u>\$ 42.89</u>
Report Totals				<u>\$ 55,398.88</u>

Work Order #79042



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

Contact: Daryl Adams
+18139941001

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

Invoice Date	04/28/26
Total	\$3,480.00
Payments	\$0.00
Balance	\$3,480.00

Annual Cloud Camera Renewal

NCIC Upgrade vs Turing AI Cloud

Schedule

Date	Event	Technician(s)
Tue Apr 28 2026 10:30 AM - 11:30 AM	Work Worked with Pasco County. Viewed NCIC set up with Deputies. Ready for Community Deployment	Assigned to Ronald Mosley

Scope of Work

Current System

- **All cameras:** Core AI
- **Tag / LPR cameras:** Premium LPR

This provides basic analytics and license plate recognition with limited investigative tools.

Proposed Upgrade

Upgrade the existing system to **Turing AI Cloud - Guardian Level Analytics**.

License Upgrades Required

- **Standard cameras:**
 - Upgrade from **Core AI** → **Guardian AI**
- **Tag / LPR cameras:**
 - Upgrade from **Premium LPR** → **Guardian LPR Premium**

What This Upgrade Provides

- Advanced AI detection and behavior analytics
- Improved forensic search and investigations
- Enhanced license plate recognition accuracy
- Vehicle attribute identification
- Support for **NCIC-style investigative workflows**
- Cloud-based analytics with future scalability

Scope of Work

- Apply upgraded AI licenses to all cameras

- Configure Guardian-level analytics features
- Optimize LPR performance
- Test and validate system functionality
- Provide updated system documentation

Exclusions

- Camera hardware replacement
- Network upgrades
- Physical camera relocation

Charges

Item	Description	Unit Cost	Tax	Quantity	Line Total
Turing Annual Cloud Renewal	1. Lakeside Annual AI Licensing Upgrade Description: Annual upgrade of AI licenses for all Lakeside cameras, including 3 standard 180-degree cameras upgraded from Core AI → Guardian AI, and 4 LPR/tag cameras upgraded from Premium LPR → Guardian LPR Premium. Pricing Summary: Standard Cameras (3): Increase from \$360 to \$540 per year LPR Cameras (4): Increase from \$960 to \$3,840 per year Total Current Annual Cost: \$1,320 Total Upgraded Annual Cost: \$4,800 Net Annual Increase: \$3,480 Line Item Total: \$4,800 per year	\$3,480.0	%	1.0	\$3,480.00

Subtotal \$3,480.00
 Tax \$0.00
Total \$3,480.00

Payments

Date	Type	Amount
No payments		

IMPORTANT: Alarm Engineers Inc. must serve as the primary technical support liaison between AEI and its IT tech partners. Before reaching out to any Partner IT Department, all technical support inquiries must first be directed to the Alarm Engineers Help Desk. Additionally, all technicians are required to check in and check out by contacting the Alarm Engineers Help Desk upon arrival and departure at the job site.

Help Desk Contact Information:
 Ron Mosley - (813) 293-2460

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

Return of Unused Parts:
 All contractors must send back any unused parts to the following address:

Alarm Engineers Inc. 4259 Praytor Way Trussville, Alabama 35173

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

Lakeside CDD
SUPERVISOR PAY REQUEST
Meeting Date: July 1, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:00
Meeting End Time:	12:26
Total Meeting Time:	2:26

Time Over (3) Hours:

Total at \$400 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

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

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

DM Signature: _____





Costena Services, LLC

Licensed Electrical Contractor EC13003223

30729 Burleigh Dr Wesley Chapel FL 33543

www.costenaservices.com

Call Us (813) 401-6571

Invoice

7/13/2026

Customer: Lakeside CDD
Property address: 13648 Eastfork Ln Hudson FL 34669
Job Number: 71326-2

Scope of Work:
Verified wiring scope for Lighthouse Engineering for drawing submittal.

Balance Due \$ **350.00**

Terms: Due upon receipt, net 10 days.

Please remit to: 30729 Burleigh Drive Wesley Chapel FL 33543

Thank you for your business!

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:	
--------------------------	--

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]



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 # 15414
Date: 07/16/2026
Due On: 08/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$2,875.15	) - (\$0.00	) = \$2,875.15

LSCDD-01

Lakeside CDD - General

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	06/02/2026	Confer with District staff regarding restoration of District property on Lakemont.	0.30	\$315.00	\$94.50
Service	GR	06/02/2026	Finalize agreement with Element Environmental regarding Erosion Repair Project, confer with District staff regarding the same.	0.60	\$315.00	\$189.00
Service	SD	06/03/2026	Begin drafting a New Supervisor Notebook for Supervisor Molina.	0.90	\$190.00	\$171.00
Service	GR	06/03/2026	Attend Board meeting.	4.60	\$315.00	\$1,449.00
Expense	KB	06/03/2026	Travel: Mileage - GR.	54.00	\$0.725	\$39.15
Service	LG	06/10/2026	Respond to auditor follow-up.	0.10	\$375.00	\$37.50
Service	SD	06/10/2026	Report no changes to the Auditor for the Lakeside CDD FY25 Audit.	0.10	\$190.00	\$19.00
Service	SD	06/11/2026	Revise New Supervisor Notebook Letter and New Supervisor Notebook.	0.20	\$190.00	\$38.00
Service	GR	06/11/2026	Review and revise new supervisor	0.30	\$315.00	\$94.50

materials for H. Molina.						
Service	SD	06/12/2026	Transmit New Supervisor Notebook to Supervisor Molina.	0.10	\$190.00	\$19.00
Service	GR	06/15/2026	Prepare Fiscal Year 2027 Annual Assessment Resolution.	0.40	\$315.00	\$126.00
Service	GR	06/17/2026	Review tentative agenda for July meeting.	0.10	\$315.00	\$31.50
Service	GR	06/23/2026	Confer with District Manager regarding resident access use and restoration of District property.	0.20	\$315.00	\$63.00
Service	GR	06/25/2026	Review July agenda materials, including staff and vendor reports, vendor proposals, draft June meeting minutes; confer with District Manager regarding revisions to the June draft minutes; review engineering sidewalk evaluation; confer with A. Palmer regarding Pond 3 erosion repair.	0.90	\$315.00	\$283.50
Service	GR	06/29/2026	Review updated sidewalk exhibit; confer with District Manager regarding Agreement for Erosion Repair Project with Element Environmental, prepare amendment to the same regarding Pond 3 repairs; review mailbox incident.	0.70	\$315.00	\$220.50
					Total	\$2,875.15

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 # 15415
Date: 07/16/2026
Due On: 08/15/2026

Statement of Account

Outstanding Balance	New Charges	Payments Received	Total Amount Outstanding
(\$0.00	+ \$157.50	) - (\$0.00	) = \$157.50

LSCDD-106

Lakeside CDD - Utility Connection Coordination Project

Type	Attorney	Date	Notes	Quantity	Rate	Total
Service	GR	06/10/2026	Confer with C. Hayes, A. Palmer regarding updated punchlist for remediation of District property, status of the same.	0.30	\$315.00	\$94.50
Service	GR	06/11/2026	Confer with A. Palmer, Vice Chair regarding status of updated punchlist, advise C. Hayes regarding the same.	0.20	\$315.00	\$63.00
Total						\$157.50

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 10
Date 07/01/2026
Project **Lakeside CDD**

Lighthouse Engineering, Inc.

Invoice Summary

Description	Total Billed	Prior Billed	Current Billed
GENERAL ENGINEERING CONSULTANT	40,714.00	33,288.00	7,426.00
Total	40,714.00	33,288.00	7,426.00

General Engineering Consultant
Professional Fees

	Hours	Rate	Billed Amount
Senior Project Engineer			
Thomas Liu			
Project Chargeable Labor	29.00	174.00	5,046.00
Administrative			
Amy L. Palmer			
Project Chargeable Labor	14.00	170.00	2,380.00
General Administrative	2.00		0.00
Subtotal	16.00		2,380.00
Phase subtotal			7,426.00
Invoice total			7,426.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
10	07/01/2026	7,426.00	7,426.00				
	Total	7,426.00	7,426.00	0.00	0.00	0.00	0.00

Approved by:

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

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: 06/30/2026				
	Date	Units	Rate	Amount
Labor				
WIP Status: Billable				
Senior Project Engineer				
Thomas Liu				
Project Chargeable Labor	06/10/2026	2.00	174.00	348.00
Lakeside CDD - Created exhibits for field visit (S/W inventories)				
Project Chargeable Labor	06/11/2026	2.00	174.00	348.00
Lakeside CDD - Exhibit for CDD community (S/W inventory)				
Project Chargeable Labor	06/12/2026	2.00	174.00	348.00
Lakeside CDD - Exhibit for CDD community (S/W inventory)				
Project Chargeable Labor	06/15/2026	2.00	174.00	348.00
Lakeside CDD - Exhibit for CDD community (S/W inventory)				
Project Chargeable Labor	06/16/2026	5.00	174.00	870.00
Lakeside CDD - Field Visit (S/W)				
Project Chargeable Labor	06/17/2026	2.00	174.00	348.00
Lakeside CDD - Exhibits for S/W picture locations				
Project Chargeable Labor	06/18/2026	1.00	174.00	174.00
Lakeside CDD - Exhibits (Picture Locations), Picture Descriptions Spread Sheet				
Project Chargeable Labor	06/22/2026	4.00	174.00	696.00
Lakeside CDD - Field Review (Ponds 4,6,8,9) and S/W (Common Areas)				
Project Chargeable Labor	06/23/2026	6.00	174.00	1,044.00
Lakeside CDD - Picture exhibit for ponds and S/W (Common Areas)				
Project Chargeable Labor	06/25/2026	3.00	174.00	522.00
Lakeside CDD - Updated exhibit, sidewalk description, and pictures per comments from Christian Brooks				
Subtotal		29.00		5,046.00
Administrative				
Amy L. Palmer				
Project Chargeable Labor	06/03/2026	2.50	170.00	425.00
Lakeside CDD meeting and travel Site inspection of remediation work				
Project Chargeable Labor	06/05/2026	1.00	170.00	170.00
Homeowner complaints regarding staging at Pond 6: Several phone calls with Element, homeowner and District Manager to deal with homeowners objections Research on easements Follow up emails				
Project Chargeable Labor	06/09/2026	0.50	170.00	85.00
Follow up on Shed permitting Follow up on additional erosion issues and Pond 6 remediation				
Project Chargeable Labor	06/10/2026	0.50	170.00	85.00
Correspondence with Element regarding remediation				
Project Chargeable Labor	06/16/2026	3.50	170.00	595.00
Sidewalk Inspection				
Project Chargeable Labor	06/22/2026	4.00	170.00	680.00
Onsite Visit - finish sidewalk eval, QA/QC for remediation work				
Project Chargeable Labor	06/30/2026	2.00	170.00	340.00

Invoice Supporting Detail

250200121 Lakeside CDD
250200121 General Engineering Consultant

Phase Status: Active

Billing Cutoff: 06/30/2026

Date	Units	Rate	Amount
Labor			
WIP Status: Billable			
Administrative			
Amy L. Palmer			
Research shed permitting with Pasco County, begin application.			
Apply for address with Pasco County for the parcel where the shed is located to be able to continue the application			
General Administrative	06/16/2026	2.00	
Write-off for additional work not needed			
	Subtotal	16.00	2,380.00
	Labor total	45.00	7,426.00

Invoice Summary

	Contract	Billed	%	Remaining	%
Labor		40,714.00		-40,714.00	
Expense					
Consultant					
Total		40,714.00		-40,714.00	



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
06/19/26	10263
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

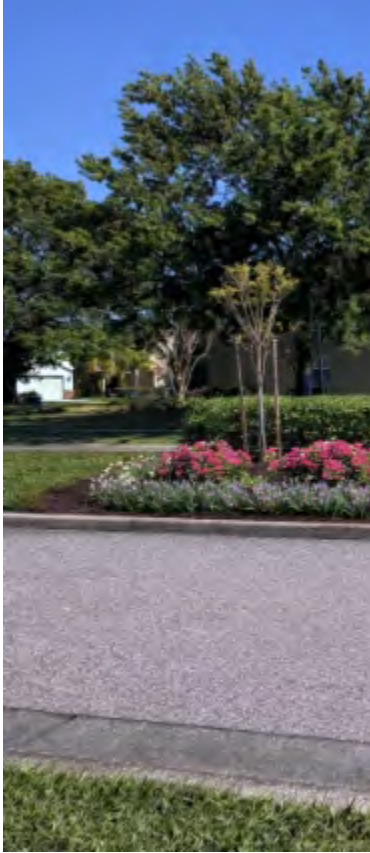
Amount Due	Enclosed
\$6,968.71	

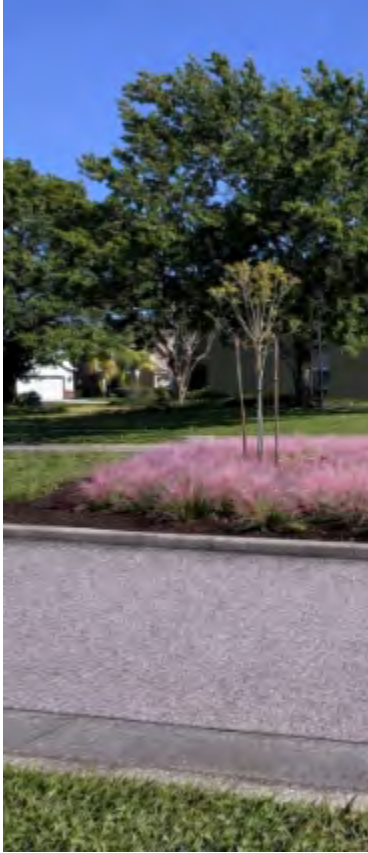
Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$6,968.71	\$0.00	\$6,968.71

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.

Higgins Rd Islands -
Landscape Install





<i>Plant Material Install</i>	\$6,889.00	\$0.00	\$6,889.00
<i>Irrigation Enhancement</i>	\$79.71	\$0.00	\$79.71
Total	\$6,968.71	\$0.00	\$6,968.71



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10334
Terms	Due Date
Net 30	07/31/26

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$1,166.65	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6413 - Lakeside Community Development wetlands D & E RENEWAL 25-26 July 2026		\$1,166.65	\$0.00	\$1,166.65
	Total		\$1,166.65	\$0.00	\$1,166.65



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10335
Terms	Due Date
Net 30	07/31/26

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$14,633.35	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#6414 - Lakeside Community Development RENEWAL 25-26 July 2026		\$14,633.35	\$0.00	\$14,633.35
	Total		\$14,633.35	\$0.00	\$14,633.35



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/01/26	10336
Terms	Due Date
Net 30	07/31/26

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

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$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 July 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.
06/26/26	10437
Terms	Due Date
Net 30	07/26/26

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
\$1,260.27	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,260.27	\$0.00	\$1,260.27
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. A 2" valve was found stuck on and needed to be replaced.					
	Irrigation Enhancement		\$1,260.27	\$0.00	\$1,260.27
Total			\$1,260.27	\$0.00	\$1,260.27



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
07/14/26	10513
Terms	Due Date
Net 30	08/13/26

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
\$372.81	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$372.81	\$0.00	\$372.81
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. The union on pump one is leaking and will be replaced with a galvanized fitting to avoid future leaks.					
	<i>Irrigation Enhancement</i>		\$372.81	\$0.00	\$372.81
Total			\$372.81	\$0.00	\$372.81

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

Invoice

Date	Invoice #
7/2/2026	INV0000110588

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/2/2026	INV0000110720

Bill To:

Lakeside CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/1/2026	INV0000110800

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

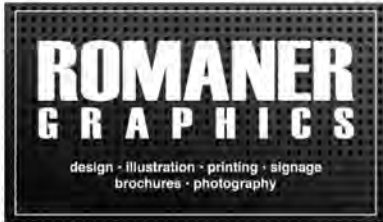
Date	Invoice #
7/17/2026	INV0000110845

Bill To:

Lakeside CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]



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

INVOICE # 23153

TO: Lakeside
COMPANY NAME:
DATE: 6/24/26

96" x 32" x 4" concrete sections under benches
on Lakemont Dr.
2 @ \$750.00 each

TOTAL: \$1,500.00

Thank You,

June 28, 2026

Invoice Number: 1740653062826
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**Stay connected to your business on the go with Spectrum
Mobile for \$30/mo. Plus, get a free mobile line by calling
1-866-486-9947.Give your customers the sports, news and TV entertainment
they want with TV Premier for \$70/mo. by calling 1-866-392-2904.**Summary**Service from 06/28/26 through 07/27/26
details on following pages

Previous Balance	150.03
Payments Received -Thank You!	-120.00
Adjustments	-30.03
Remaining Balance	\$0.00
Spectrum Business [™] Internet	100.00
Spectrum Business [™] Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.03
Current Charges	\$130.03
YOUR AUTO PAY WILL BE PROCESSED 07/15/26	
Total Due by Auto Pay	\$130.03

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 06292026 NNNNNNNN 01 001302 0005LAKESIDE CDD
PO BOX 32414
CHARLOTTE NC 28232-2414

June 28, 2026

LAKESIDE CDD

Invoice Number: 1740653062826
Account Number: 8337 13 063 1740653
Service At: 13970 SEA BRIDGE DR
SB
HUDSON FL 34669**Total Due by Auto Pay** **\$130.03**CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833713063174065300130039

Invoice Number: LAKESIDE CDD
 Account Number: 1740653062826
 8337 13 063 1740653



Contact Us
 Visit us at SpectrumBusiness.net
 Or, call us at 855-252-0875

8633 2390 DY RP 28 06282026 NNNNNNNN 01 001302 0005

Charge Details

Previous Balance		150.03
EFT Payment	06/15	-120.00

Payments received after 06/28/26 will appear on your next bill.

Adjustments

Verf Bill Adjus - Adjustment	06/01	-30.03
Adjustments Total		-\$30.03

Remaining Balance	\$0.00
-------------------	--------

Service from 06/28/26 through 07/27/26

Spectrum Business™ Internet

Spectrum Business Internet Glg	180.00
Promotional Discount	-80.00

Your promotional price will expire on 10/27/2026

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	\$100.00

Spectrum Business™ Internet Total	\$100.00
-----------------------------------	----------

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00

Your promotional price will expire on 10/27/2026

\$20.00

Phone number (727) 233-6225

Spectrum Business™ Voice Continued

\$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	\$130.03
-----------------	-----------------

Total Due by Auto Pay	\$130.03
-----------------------	-----------------

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.

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.



Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01546P

Date 07/03/2026

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

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

Description

Amount

Serial # 26-01546P

\$148.76

Notice of Public Hearing and Regular Board of Supervisors' Meeting

RE: Lakeside Community Development District Public Hearing and Meeting on August 5, 2026 at 6:00 p.m.

Published: 7/3/2026, 7/10/2026

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid

()

Total

\$148.76

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Lakeside Community Development District ("District") will hold a public hearing on August 5, 2026, at 6:00 p.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669 for the purpose of hearing comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 ("Fiscal Year 2027"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544, (813) 994-1001 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.lakesidecdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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.

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

Lakeside Community Development District

District Manager

July 3, 10, 2026

26-01546P

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

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Serial Number
26-01546P

Business Observer

Published Weekly
New Port Richey, Pasco County, Florida

COUNTY OF PASCO

JUL 13 2026

STATE OF FLORIDA

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

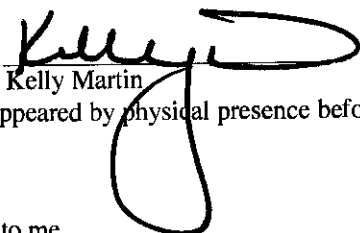
being a Notice of Public Hearing and Regular Board of Supervisors' Meeting

in the matter of Lakeside Community Development District Public Hearing and Meeting on August 5, 2026 at 6:00 p.m.

in the Court, was published in said newspaper by print in the issues of 7/3/2026, 7/10/2026

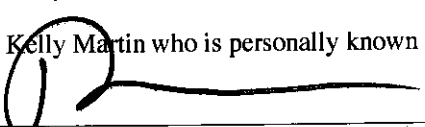
Affiant further says that the Business Observer complies with all legal requirements for publication in chapter 50, Florida Statutes.

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


Kelly Martin

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

10th day of July, 2026 A.D.

by  who is personally known to me.

Notary Public, State of Florida
(SEAL)



Pamela A Nelson
Comm.: HH 277515
Expires: Aug. 23, 2026
Notary Public - State of Florida

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING

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Lakeside Community Development District
District Manager
July 3, 10, 2026

26-01546P



CC063026-235

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ACCOUNT SUMMARY

Credit Limit	\$10,000.00
Credit Available	\$9,950.00
Statement Closing Date	June 30, 2026
Days in Billing Cycle	30
Previous Balance	\$87.11
Payments & Credits	\$87.11
Purchases & Other Charges	\$49.45
Balance Transfer	\$0.00
FEES CHARGED	\$0.00
INTEREST CHARGED	\$0.00
New Balance	\$49.45

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	\$49.45
Minimum Payment Due	\$49.45
Payment Due Date	July 27, 2026

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			\$87.11-	
06/25	06/25	F151500J000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	87.11-
		MICHELLE WHITE	\$0.00	
		PETER SCHOBERT	\$0.00	
		JOHN WOODS	\$49.45	
06/12	06/12	1230202HK00F27MHH	MAILCHIMP ATLANTA GA	13.00
			MCC: 5818 MERCHANT ZIP:	
06/19	06/19	8230509HSEHN10R64	AMAZON MARK* ZA6YF2DR3 SEATTLE WA	36.45
			MCC: 5999 MERCHANT ZIP:	
		LAWRENCE PENROD	\$0.00	
		SCARLETT	\$0.00	
		SPONGBERG		
		RAMON ESLAVA	\$0.00	

Please detach bottom portion and submit with payment using enclosed envelope



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

PAYMENT INFORMATION

Payment Due Date	July 27, 2026
New Balance	\$49.45
Minimum Payment Due	\$49.45
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 - 06/30/26

Payment Date - 07/27/26

All Expenditures must be supported by receipts in order to be eligible for reimbursement.

Attach all receipts to this form.

				Misc. Contingency
				001-57900-6409
Date	Vendor Name	Description	Amount	
06/12/26	Mailchimp	Office Subscription	13.00	13.00
06/19/26	Amazon	Tire Repair Kit, Grinder Cut Off Wheels	36.45	87.11
		TOTAL	49.45	87.11



Details for Order #111-2933901-4985057

Order Placed: June 18, 2026

Amazon.com order number: 111-2933901-4985057

Order Total: \$36.45

Not Yet Shipped	
Items Ordered	Price
1 Of: 60 PCS Tire Plug Repair Kit with Screw Type Tire Plugs - Professional Grade Tire Repair Kit Screw Plugs for Car, Truck, Motorcycle & Bicycle Flat Tire Emergency Repair Tools, Includes Screwdriver Sold by and invoiced on behalf of: Untvie (seller profile) Business Price Condition: New	\$9.49
1 Of: Benchmark Abrasives 4 Inch Grinder Cut Off Wheels Aluminum Oxide Thin Type 1 Angle Grinder Cutting Disc for Metal, Stainless Steel - with 3/8" Arbor Hole, Fast Grinder Cutting Wheel - 25 Pack Sold by and invoiced on behalf of: Benchmark_Abrasives (seller profile) Seller Credentials: 889 Certification , Classified Small Business - Gartner Standard Business Price Condition: New	\$19.97
Shipping Address: John Woods 13739 LAKEMONT DR HUDSON, FL 34669-1104 United States	
Shipping Speed: Standard Shipping	

Payment information	
Payment Method: MasterCard Last digits: 6753	Item(s) Subtotal: \$29.46
Billing address Lakeside Community De 3434 COLWELL AVE STE 200 TAMPA, FL 33614-8390 United States	Shipping & Handling: \$6.99

	Total before tax: \$36.45
	Estimated Tax: \$0.00

	Grand Total: \$36.45

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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **07/10/2026**
Amount Due **309.05**
Current Charges Due **08/04/2026**

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
06/03	36525	07/06	38889				2364

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	72
Jun 2026	29	96
Jul 2025	32	70

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

Previous Balance **349.36**
Payment **349.36CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 2,364 KWH @ 0.06090 **143.97**
Fuel Adjustment 2,364 KWH @ 0.05000 **118.20**
FL Gross Receipts Tax **7.72**

Total Current Charges **309.05**
Total Due **E.F.T. 309.05**



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.

JUL 17 2026

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 309.05
DO NOT PAY

000154409900003090500003090505

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/10/2026**
Amount Due **93.51**
Current Charges Due **08/04/2026**

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
06/03	35717	07/06	36186				469

Comparative Usage Information

Period	Days	Average kWh Per Day
Jul 2026	33	14
Jun 2026	29	14
Jul 2025	32	8

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
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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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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **85.87**
Payment **85.87CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 469 KWH @ 0.06090 **28.56**
Fuel Adjustment 469 KWH @ 0.05000 **23.45**
FL Gross Receipts Tax **2.34**

Total Current Charges **93.51**
Total Due **E.F.T. 93.51**

JUL 17 2026

DO NOT PAY

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**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
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See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: BP06

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

Electronic Funds Transfer on or after 07/24/2026	
TOTAL CHARGES DUE	93.51
DO NOT PAY	

000154410000000935100000935106

**WITHLACOOCHEE 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 **LAKESIDE CDD**
F P WILLIAMS

Bill Date **07/10/2026**
Amount Due **209.46**
Current Charges Due **08/04/2026**

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
06/03	15121	07/06	15434				313

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	9
Jun 2026	29	10
Jul 2025	32	5

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



1 0 3 4 5 0 2 2

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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 **205.43**
Payment **205.43CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 313 KWH @ 0.06090 **19.06**
Fuel Adjustment 313 KWH @ 0.05000 **15.65**
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 @ 0.05000 **5.00**
Poles (QTY 4) **42.00**
FL Gross Receipts Tax **2.11**

Total Current Charges **209.46**
Total Due **E.F.T. 209.46**

JUL 17 2026

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

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE 209.46
DO NOT PAY

000154410100002094600002094601

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/10/2026**
Amount Due **185.64**
Current Charges Due **08/04/2026**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/03	34132	07/06	35411				1279

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	39
Jun 2026	29	30
Jul 2025	32	27

**BILLS ARE DUE
WHEN RENDERED**
A 1.5 percent, but not
less than \$5, late charge
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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 135.44
Payment 135.44CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,279 KWH @ 0.06090 77.89
Fuel Adjustment 1,279 KWH @ 0.05000 63.95
FL Gross Receipts Tax 4.64

Total Current Charges 185.64
Total Due E.F.T. 185.64

JUL 17 2026

DO NOT PAY
Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 07/24/2026	
TOTAL CHARGES DUE	185.64
DO NOT PAY	

000154410200001856400001856407

**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 **07/10/2026**
Amount Due **42.67**
Current Charges Due **08/04/2026**

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
06/03	6729	07/06	6751				22

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	1
Jun 2026	29	1
Jul 2025	32	1

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payment using your credit card, please call
855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

Previous Balance **42.38**
Payment **42.38CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 22 KWH @ 0.06090 **1.34**
Fuel Adjustment 22 KWH @ 0.05000 **1.10**
FL Gross Receipts Tax **1.07**

Total Current Charges **42.67**
Total Due **E.F.T.** **42.67**

JUL 17 2026

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 07/10/2026

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	07/24/2026
TOTAL CHARGES DUE	42.67
DO NOT PAY	

000154410300000426700000426707

**WITHLACOOCHEE 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 **07/10/2026**
Amount Due **43.80**
Current Charges Due **08/04/2026**

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
Average kWh

Period	Days	Per Day
Jul 2026	33	1
Jun 2026	29	1
Jul 2025	32	1

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



1 0 3 4 5 0 2 2

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JUL 17 2026

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
06/03	7393	07/06	7425				32

Previous Balance **43.27**
Payment **43.27CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 32 KWH @ 0.06090 **1.95**
Fuel Adjustment 32 KWH @ 0.05000 **1.60**
FL Gross Receipts Tax **1.09**

Total Current Charges **43.80**
Total Due **43.80** E.F.T.

DO NOT PAY

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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 07/24/2026	
TOTAL CHARGES DUE	43.80
DO NOT PAY	

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/10/2026**
Amount Due **41.64**
Current Charges Due **08/04/2026**

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
06/03	5097	07/06	5110				13

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	0
Jun 2026	29	0
Jul 2025	32	0

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on this bill.



1 0 3 4 5 0 2 2

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Previous Balance **41.49**
Payment **41.49CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 13 KWH @ 0.06090 **0.79**
Fuel Adjustment 13 KWH @ 0.05000 **0.65**
FL Gross Receipts Tax **1.04**

Total Current Charges **41.64**
Total Due **E.F.T.** **41.64**

JUL 17 2026

DO NOT PAY

Total amount will be electronically transferred on or after 07/24/2026.

**WITHLACOOCHEE RIVER ELECTRIC
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Your Touchstone Energy® Cooperative
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District: BP06

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

BP06

Electronic Funds Transfer on or after 07/24/2026
TOTAL CHARGES DUE **41.64**
DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **07/10/2026**
Amount Due **42.89**
Current Charges Due **08/04/2026**

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
06/03	5770	07/06	5794				24

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	1
Jun 2026	29	1
Jul 2025	32	1

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



1 0 3 4 5 0 2 2

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Previous Balance **42.59**
Payment **42.59CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 24 KWH @ 0.06090 **1.46**
Fuel Adjustment 24 KWH @ 0.05000 **1.20**
FL Gross Receipts Tax **1.07**

Total Current Charges **42.89**
Total Due **E.F.T. 42.89**

JUL 17 2026

DO NOT PAY

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Bill Date: **07/10/2026**

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District: BP06

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

BP06

Electronic Funds Transfer on or after 07/24/2026	
TOTAL CHARGES DUE	42.89
DO NOT PAY	

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