



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting October 7, 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	Darryl 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**

October 2, 2026

REVISED AGENDA

Dear Board Members:

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

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 1. **Discussion of Holiday Lighting Schedule**
 2. Consideration of Resolution 2027-01; Setting Public Hearing on Amended Towing Rule..... Tab 1
 3. Consideration of Resolution 2027-02; Authorizing RFP for Landscape and Irrigation Maintenance Services Tab 2
 4. Consideration of the Proposed Fiscal Year 2027 Goals & Objectives... Tab 3
 5. Consideration of Proposed Amended Towing Rules Tab 4
 6. Consideration of Nebula Lighting Flood Light Proposal Tab 5
 7. Consideration of the Rizzetta & Company Second Addendum to the Contract for Professional Amenity Services..... Tab 6
4. **STAFF REPORTS**
 - A. District Engineer
 - B. AWC Waterway Inspection Report..... Tab 7
 - C. Landscape Inspection Report..... Tab 8
 1. **Consideration of Tree Trimming Proposals..... Tab 9**
 - D. Pine Lake Landscape/Irrigation Inspection Report (*Under Separate Cover*)
 1. Consideration of Pine Lake Proposals Tab 10
 - E. Maintenance Manager
 - F. District Counsel
 - G. District Manager
 1. Presentation of District Managers' Report and Monthly Financials Tab 11
 2. Presentation of the 3rd Quarterly Website Audit Tab 12
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor Meeting September 2, 2026 Tab 13
 - B. Consideration of Operation & Maintenance Expenditures for August 2026 Tab 14
6. **SUPERVISOR REQUESTS**
7. **ADJOURNMENT**

Closed Shade Session

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

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

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT.

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, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, Florida Statutes.

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

SECTION 1. The Board intends to adopt *Amended and Restated Rules Relating to Parking and Parking Enforcement* (the “Rule”). A proposed copy of the Rule is attached hereto as **Exhibit A**. The District will hold a public hearing on the Rule at a meeting of the Board to be held on _____, 2026, at __:00 a./p.m. at the **Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669**.

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

SECTION 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 7th day of October 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amended and Restated Rules Relating to Parking and Parking Enforcement

Tab 2

RESOLUTION 2027-02

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED this 7th day of October 2026.

ATTEST:

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Composite Exhibit A: RFP Notice
 Evaluation Criteria

Tab 3

**Lakeside Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2026 – September 30, 2027**

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four (4) board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven (7) days in advance, as specified in Section 190.007(1), *Florida Statutes*, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with seven (7) days' notice per statute by at least two (2) methods (i.e., newspaper, CDD website, electronic communications, annual meeting schedule).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Engineer or Field Management Site Inspections

Objective: Engineer or Field Manager will conduct inspections to ensure safety and proper functioning of the District's infrastructure once the District owns and operates infrastructure (as applicable).

Measurement: Field Manager and/or District Engineer visits were successfully completed per agreement as evidenced by Field Manager and/or District Engineer's reports, notes or other record keeping method (after District owns infrastructure).

Standard: 100% of site visits were successfully completed as described within the applicable services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems after such time as the District owns infrastructure..

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems once the District owns infrastructure.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District's Engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida. Annual Financial Reports are sufficient if such reports meet Florida legal requirements.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

Lakeside
Community Development District

District Manager: _____

Date: _____

Print Name: _____

Lakeside
Community Development District

Tab 4

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

In accordance with Chapter 190, Florida Statutes, and on _____, 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 property, more particularly depicted in **Exhibit A**, for 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. Those areas within the District's boundaries identified as grass common areas and roadways, which include the sidewalks and the vegetated verge areas between street gutters and the sidewalk, as depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles and Vessels, enforceable 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. **Abandoned/Broken-Down Vehicles.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time and are subject to towing at the owner's expense.
- C. **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.
- D. **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: _____, 2026

EXHIBIT A
Tow-Away Zones

[Insert map of Tow-Away Zones]

Tab 5



5450 Bruce B Downs Blvd, Suite 135

Wesley Chapel, FL 33544
(813) 996-0001
www.nebulalighting.com

ESTIMATE/CONTRACT

LIC. # EC13003460

DATE: 9/11/2026

**INSURANCE CERTIFICATES AVAILABLE
UPON REQUEST****Financing Available!**

SAME-AS-CASH AND LOW INTEREST LOAN OPTIONS!

PROPOSAL SUBMITTED TO (OWNER)

NAME: Lakeside CDD
ADDRESS: 3434 Colwell Ave., Suite 200
CITY: Tampa FL 33614
PHONE: (813) 994-1001
EMAIL: darryla@rizetta.com
GATE CODE:

PRODUCT DESCRIPTION & QUANTITY

TYPE:	FLOOD LIGHTING	
9	POWER SUPPLY	
3	HUB2 CONTROLLER	
12	TOTAL FLOOD LIGHTS	
()	ADDTL POWER SUPPLY + \$499	(OVER 75 FT)
()	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:

PLACEMENT:	FLOWER BED/TREE	ENTRANCE 1 = 2 MONUMENTS / 4 FLOOD LIGHTS EACH	RES/COMM/CDD/HOA:	CDD
START:	TECH CHOICE		HOA APPROVAL:	NO
GFI:	EXISTING	ENTRANCE 2 = 1 MONUMENT / 4 TOTAL FLOOD LIGHTS		
GFI TESTED:	YES			
GFI CONTROL:			SALESPERSON:	Marc Baykara
WIFI TYPE:	OTHER		FLOOD LIGHT PRICE:	N/A

LIGHT FLOW (PASTE HERE)**\$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:	\$11,229	RIZZETTA REFERRAL	15%	DISCOUNT	YOUR PRICE	\$9,545
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PAYMENTS TO BE MADE AS FOLLOWS:

\$ 4,772 ON DEPOSIT

\$ 4,773 ON COMPLETION

REFERRAL SOURCE:

Per:

Marc Baykara

This proposal may be withdrawn if not accepted within 30 days.

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 4 TO 6 WEEKS. (SUBJECT TO CHANGES DUE TO CIRCUMSTANCES BEYOND OUR CONTROL).

The above process, specifications and conditions are hereby accepted. You are authorized to do the work as specified. Any customer changes to contract/materials after execution, this may result in additional charges at customer's expense. Payments will be made as outlined above.

Date

Signature

10 YEAR PARTS AND 10 YEAR LABOR WARRANTY

Tab 6

SECOND ADDENDUM TO THE CONTRACT FOR PROFESSIONAL AMENITY SERVICES

This Second Addendum to the Contract for Professional Amenity Services (this **"Second Addendum"**), is made and entered into as of the 1st day of October 2026 (the **"Effective Date"**), by and between Lakeside Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in the Pasco County, Florida (the **"District"**), and Rizzetta & Company, Inc., a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the Contract for Professional Amenity Services dated October 8, 2024 (the **"Contract"**), incorporated by reference herein; and

WHEREAS, the District and the Consultant desire to amend Exhibit B of the Fees and Expenses section of the Contract as further described in this Addendum; and

WHEREAS, the District and the Consultant each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to Exhibit B attached.

The amended Exhibit B is hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

IN WITNESS WHEREOF the undersigned have executed this Second Addendum as of the Effective Date.

Rizzetta & Company, Inc.

By: _____
William J. Rizzetta, President

**Lakeside
Community Development District**

By: _____
Chairman of the Board of Supervisors



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Exhibit B – Schedule of Fees
Exhibit C – Human Trafficking Affidavit
Exhibit D – Municipal Advisor Disclaimer

**EXHIBIT B
SCHEDULE OF FEES**

AMENITY MANAGEMENT SERVICES:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2026 to September 30, 2027**.

PERSONNEL:

Field Manager

Part Time Personnel – 20 hours/week

	ANNUAL
Budgeted Personnel Total ⁽¹⁾	\$ 31,572
General Management and Oversight ⁽²⁾	\$ 11,000
Total Services Cost:	\$ 42,572

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, Full-Time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Rizzetta & Company, Inc.'s expertise and time in the implementation of the day to day scope of services, management oversight, hiring, and training of staff.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT C

Nongovernmental Entity
Human Trafficking Affidavit
Section 787.06(13), Florida Statutes

I, the undersigned, am an officer or representative of Rizzetta & Company, Incorporated and attest that Rizzetta & Company, Incorporated does not use coercion for labor or services as defined in Section 787.06, Florida Statutes. Under penalty of perjury, I hereby declare and affirm that the above stated facts are true and correct.

FURTHER AFFIANT SAYETH NOT.

Rizzetta & Company, Incorporated,
a Florida Corporation

By:

Name: William J. Rizzetta

Title: President



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

EXHIBIT D

Municipal Advisor Disclaimer

Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

Rev. 2017-03-13 – WJR/ED

Tab 7







☐ Soft Rush







Tab 8

LAKESIDE

COMMUNITY ASSET MANAGEMENT REPORT



September 23, 2026

Rizzetta & Company

Dylan Campbell – Community Asset Manager



Rizzetta & Company
Professionals in Community Management

Summary, Opopka Street

➤ General Updates, Recent & Upcoming Maintenance Events:

- **Bahia & St. Augustine - October Fertilization Guidelines:** A complete fertilizer based on soil test results, along with a pre-emergent (Pre-M), will be applied to the sod. The fertilizer will provide necessary nutrients to support healthy growth, color, density, and overall turf vigor, while the pre-emergent will help suppress annual weed establishment and reduce competition within the turf.
- **Shrubs, Trees, & Groundcovers - October Fertilization Guidelines:** A complete fertilizer formulated according to soil test results will be applied to shrubs and trees at a rate of 4–6 lbs. of nitrogen per 1,000 SF annually, with a minimum of 50% slow-release nitrogen. This application will provide sustained nutrition to support healthy foliage, root development, consistent growth, and overall plant vigor.

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 (Exterior):** Vining weeds were observed throughout the jasmine on the west side of the community entryway and extending into the hedging behind it. Request treatment and removal to limit competition, prevent further spread, and reduce the potential for plant decline. **(Pic 1)**
2. **Opopka Street (Exterior):** Large weeds were observed intermittently between the groundcover and hedging along the east side of the exterior entryway. Request treatment and removal to limit competition and maintain the landscape bed. **(Pic 2)**

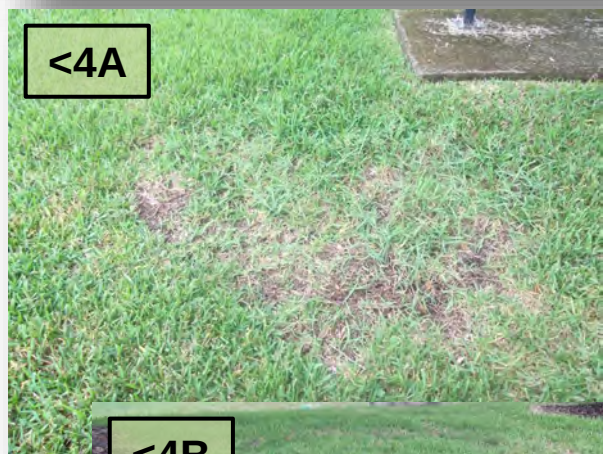


Opopka St, Newport Shores Dr

3. **Opopka Street:** The previously reported circular bare area along the west side of the roadway is beginning to recover naturally. Request continued monitoring and weed removal to limit competition as the turf fills in. (Pic 3>)



4. **Newport Shores Dr:** The previously reported circular bare area along the west side of the roadway is beginning to recover naturally. Request continued monitoring and weed removal to limit competition as the turf fills in. (Pics 4A> & 4B>)



5. **Newport Shores Dr(Park):** Small clusters of weeds were observed within the mulched landscape beds along the east side of the park. Request treatment and removal to prevent further spread and maintain a clean landscape appearance. (Pic 5>)

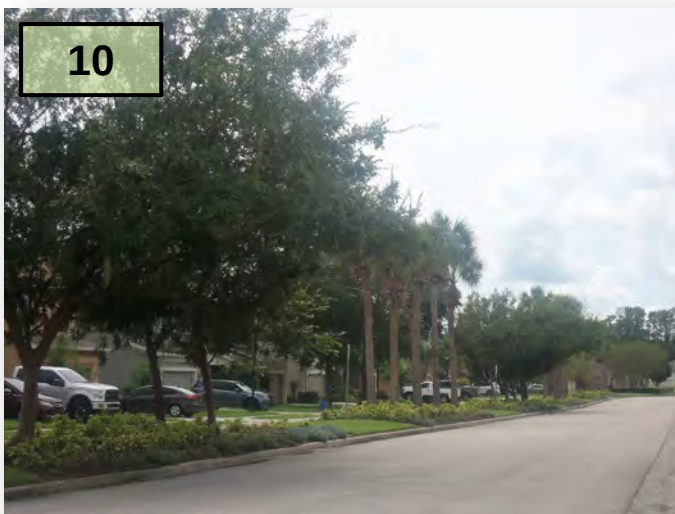


6. **Newport Shores Dr(Park):** The plantings within the park landscape beds have recently been cut back, which should encourage fresh and more uniform growth. However, weeds remain present within portions of the plantings. Request treatment and removal to reduce competition and support healthy regrowth. (Pic 6)



Marble Sands Ct, Seabridge Dr, PS1, Lakemont Dr

7. **Marble Sands Ct:** The previously bare roundabout turf continues to recover naturally. Though, a portion of the regrowth consists of turf weeds. Request weed treatment and removal to support continued healthy turf recovery. **(Pic 6>)**
8. **Seabridge Dr:** Turf conditions within the easements on both sides of the pond overpass continue to improve considerably, with nearly all previously bare areas having filled in naturally. Some sections remain populated with turf weeds. Request treatment to reduce competition and encourage continued healthy turf establishment. **(Pics 8A> & 8B>)**
9. **Pump Station (PS1):** The pump station privacy hedging and surrounding mulch bed were well maintained and properly detailed, with no notable weed or turf grass intrusion observed. Overall great presentation. **(Pic 9>)**
10. **Lakemont Dr(Median):** Median trees, shrubs, and ornamental plantings were well maintained overall. Request pruning and elevation of the northernmost tree's low-hanging limbs to maintain proper clearance. **(Pic 10)**



Lakemont Drive, PS2

11. Lakemont Dr(Median): Minor edging deficiencies, along with intermittent turf grass and weed intrusion, were observed along the perimeter of the landscape beds within the median. Request re-edging and treatment/removal of the intrusive growth to restore clean, well-defined bed lines, reduce competition with the intended plant material, and maintain a consistently detailed appearance throughout the median. (Pics 11A> & 11B>)

12. Lakemont Dr: The previously discussed landscape bed across from the clubhouse has since been properly edged, noticeably improving its appearance and definition. Some weeds remain within the jasmine; request treatment and removal to limit competition. (Pics 12A & 12B)



13. Pump Station(PS2): The mulch beds and hedging surrounding the pump station were found to be well maintained overall, with no irrigation breaks, turf or weed intrusion, or notable detailing deficiencies observed. (Pic 13)



PS2, Crest Lake Drive, Higgins Lane

14. Pump Station(PS2): On the rear side of the pump station behind the fencing there is a single hedge that has vining weeds beginning to grow onto it, request removal to limit future decline. **(Pic 14>)**



15. Crest Lake Dr: The previously reported area south of Higgins Lane has been substantially cleaned up and presents much better. Minor edging deficiencies and grass intrusion remain farther north along the bed, request re-edging and removal. **(Pics 15A> & 15B>)**



16. Higgins Ln: Previously reported leaning trees within the roadway median have been properly staked and stabilized, successfully addressing the condition observed following recent storms and heavy rainfall. **(Pic 16>)**



17. Higgins Ln: Within the Jasmine bed on the south side of the roadway grass intrusion was observed, request removal to limit competition. **(Pic 17)**



18. Crest Lake Dr: The monument Plant bed directly across from Higgins Lane on the West hand side of the roadway was observed to have weeds within the bed, request treatment and removal. **(Pic 18, Next Page>)**



Lakemont Drive

19. Lakemont Dr: The previously reported hedges at the northeast corner of Higgins Lane have been de-mossed and are showing encouraging signs of recovery. Request continued de-mossing as needed until the overhanging tree is removed. **(Pic 19>)**



20. Lakemont Dr: The empty annual bed at the intersection is awaiting the next planting rotation, with weeds beginning to establish. Request that the bed be kept clean and weed free until new annuals are installed. **(Pic 20>)**



21. Lakemont Dr: Minor grass intrusion was observed within the juniper at the northwest corner of the intersection. Request removal to prevent further spread and establishment. **(Pic 21>)**



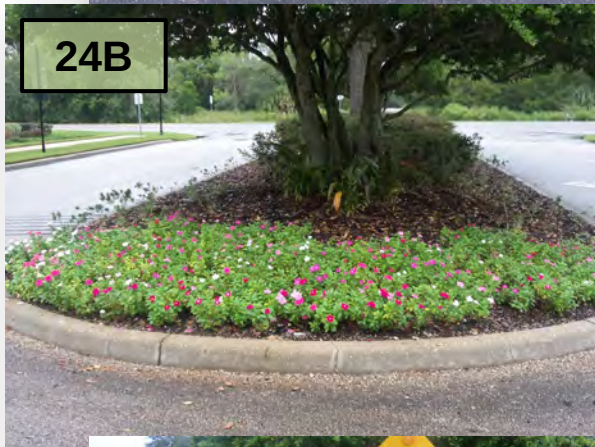
22. Lakemont Dr: The ornamental crape myrtles within the north roadway median have been de-mossed and are already exhibiting improved health and vigor. **(Pic 22)**



Lakemont Drive

23. Lakemont Dr: Vining weeds and grass intrusion were observed within the northern median ornamental bed. Request removal to prevent further spread and restore a clean, maintained appearance. **(Pic 23A> & 23B>)**

24. Lakemont Dr: Entryway annual beds were healthy overall. However, the southernmost bed exhibits limited plant density and exposed soil between plantings. Request monitoring as the annuals attempt to establish and fill in. **(Pics 24A, 24B, & 24C)**



25. Lakemont Dr: Considerable moss accumulation was observed throughout the hedging within the entryway median. Request de-mossing to reduce potential stress, improve light penetration, and support continued healthy growth. **(Pic 25)**



Lakemont Drive, Ponds & Perimeter

26. Lakemont Dr(Exterior): The juniper groundcover along the exterior of the community entryway has been de-weeded and presents considerably better than during the previous inspection. The area now exhibits a cleaner and more maintained appearance. (Pics 26>)



27. Ponds & Perimeter Mowing: Pond banks and perimeter mowing throughout the community were found to be well maintained and consistently serviced. Turf was uniformly mowed, with vegetation cut back appropriately along maintained property lines and pond edges. No notable areas of overgrowth, missed mowing, or vegetation encroachment were observed at the time of inspection. (Pics 25A, 25B, & 25C)



Tab 9



QUOTE #6143

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
Tree Trimming	Trimming on oak trees around the property. These trees will get a level one trim, where we will do elevation and lower canopy.	49	\$275.00	\$13,475.00*
Tree Trimming	Trimming on oak trees around the property. They will get a level one, trim with lower canopy and elevation	24	\$175.00	\$4,200.00*

* Non-taxable

Total

\$17,675.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____

Date: _____



QUOTE #6137

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
Tree Removal	Fell dead pine tree into woods	1	\$1,275.00	\$1,275.00*

* Non-taxable

Total

\$1,275.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____ Date: _____



QUOTE #6138

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
property cleanup	Trimming on trees at park four. Trees that are overhanging out of the preserve area will be properly pruned and cut back as much as possible without causing irreversible damage to the trees.	1	\$2,800.00	\$2,800.00*

* Non-taxable

Total

\$2,800.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____

Date: _____



QUOTE #6139

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
property cleanup	Trimming of trees that are growing out of the preserve area in caldesack at the end of beetree Trees will get cut back as much as possible without causing irreversible damage to the trees and heavier elevation	1	\$2,800.00	\$2,800.00*

* Non-taxable

Total **\$2,800.00**

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____ Date: _____



QUOTE #6140

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
property cleanup	Cut back encroachment from pepper trees and other trees growing along both sides of the roadway by the shed. This will be for the upper portion that is not trimmed by the landscape crew.	1	\$2,100.00	\$2,100.00*

* Non-taxable

Total

\$2,100.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____

Date: _____



QUOTE #6141

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
property cleanup	Bushhog, the front edge of the pond area and clean up the wax myrtles and chinese tallows for an aesthetic appeal and reduction of overgrowth from the pond.	1	\$4,200.00	\$4,200.00*

* Non-taxable

Total

\$4,200.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.

Signature: _____

Date: _____



QUOTE #6142

SENT ON:

09/30/2026

RECIPIENT:

Lakeside CDD

13757 Bee Tree Court
Hudson, Florida 34669

SENDER:

High Trim LLC

15036 U.S. 19
Hudson, Florida 34667

Phone: 727-514-3889

Email: manager@hightrimtreeservice.com

Website: <https://www.hightrimtreeservice.com>

Product/Service	Description	Qty.	Unit Price	Total
Permit Fee	Price is for us to apply for the permitting On all trees	1	\$600.00	\$600.00
Tree Removal	Removal of twenty inch live oak.	1	\$1,475.00	\$1,475.00*
Tree Removal	Removal of sixteen inch laurel oak.	1	\$875.00	\$875.00*
Tree Removal	Removal of sixteen inch laurel oak.	1	\$875.00	\$875.00*
Tree Removal	Removal of fourteen inch laurel oak	1	\$775.00	\$775.00*
Tree Removal	Removal of twenty six inch live oak.	1	\$1,875.00	\$1,875.00*
Tree Removal	Removal of twenty two inch live oak By front wall	1	\$2,400.00	\$2,400.00*
Stump Grinding/ Removal	Full grind with haul off of excess debris down to level surface on stumps, from trees being removed. Not responsible for broken irrigation due to grinding	6	\$325.00	\$1,950.00

* Non-taxable

Total

\$10,825.00

This quote is valid for the next 30 days.

** High Trim assumes no liability for any underground utilities, sewer, irrigation, gas, cables, lighting, etc. Homeowner assumes responsibility of moving valuables out of work area prior to commencement of scheduled work.

Late payment Warning: If we do not receive your payment within 15 days, You will have to pay a late fee of 5%. A 5% late fee will be added every 30 days you are late.



QUOTE #6142

SENT ON:

09/30/2026

Signature: _____ Date: _____

LandPro Enterprises Inc
13799 Park Blvd., Ste. 295
Seminole, FL 33776 US
lptree007@gmail.com

Estimate

ADDRESS
Rizzetta & Company 5844 Old Pasco Rd Suite100 Wesley Chapel, FL 33544

ESTIMATE #	DATE	EXPIRATION DATE
1485	10/02/2026	11/02/2026

SALES REP
David Bond 727-410-4846

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Elevate and center prune lower part of 51 large oak trees	51	200.00	10,200.00
	Tree Trimming	Elevate and center prune 25 small trees	25	100.00	2,500.00
	Tree Removal	Remove 5 dead/dying oaks Grind specified stumps	1	4,500.00	4,500.00
	Tree Trimming	Trim back trees at preserve area 16' high and 4' back is specified areas	1	4,500.00	4,500.00
	Landscape Removal	Remove trees and brush along lakefront	1	4,100.00	4,100.00

The above prices & conditions are hereby accepted. You are authorized to do the work as specified. Payment is due upon competition and constitutes satisfaction and acceptance of completed work. Any returned checks or disputed credit card charges shall incur reasonable collection expenses.

TOTAL\$25,800.00

Accepted By

Accepted Date

LandPro Enterprises Inc
13799 Park Blvd., Ste. 295
Seminole, FL 33776 US
lptree007@gmail.com

Estimate

ADDRESS
Rizzetta & Company 5844 Old Pasco Rd Suite100 Wesley Chapel, FL 33544

ESTIMATE #	DATE	EXPIRATION DATE
1485	10/02/2026	11/02/2026

SALES REP
David Bond 727-410-4846

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Tree Trimming	Elevate and center prune lower part of 95 large oak trees	95	200.00	19,000.00
	Tree Trimming	Elevate and center prune 25 small trees	25	100.00	2,500.00
	Tree Removal	Remove 5 dead/dying oaks Grind specified stumps	1	4,500.00	4,500.00
	Tree Trimming	Trim back trees at preserve area 16' high and 4' back is specified areas	1	4,500.00	4,500.00
	Landscape Removal	Remove trees and brush along lakefront	1	4,100.00	4,100.00

The above prices & conditions are hereby accepted. You are authorized to do the work as specified. Payment is due upon competition and constitutes satisfaction and acceptance of completed work. Any returned checks or disputed credit card charges shall incur reasonable collection expenses.

TOTAL\$34,600.00

Accepted By

Accepted Date

Tab 10



Proposal #9996

Lakeside Sod Replacements 9.25.26

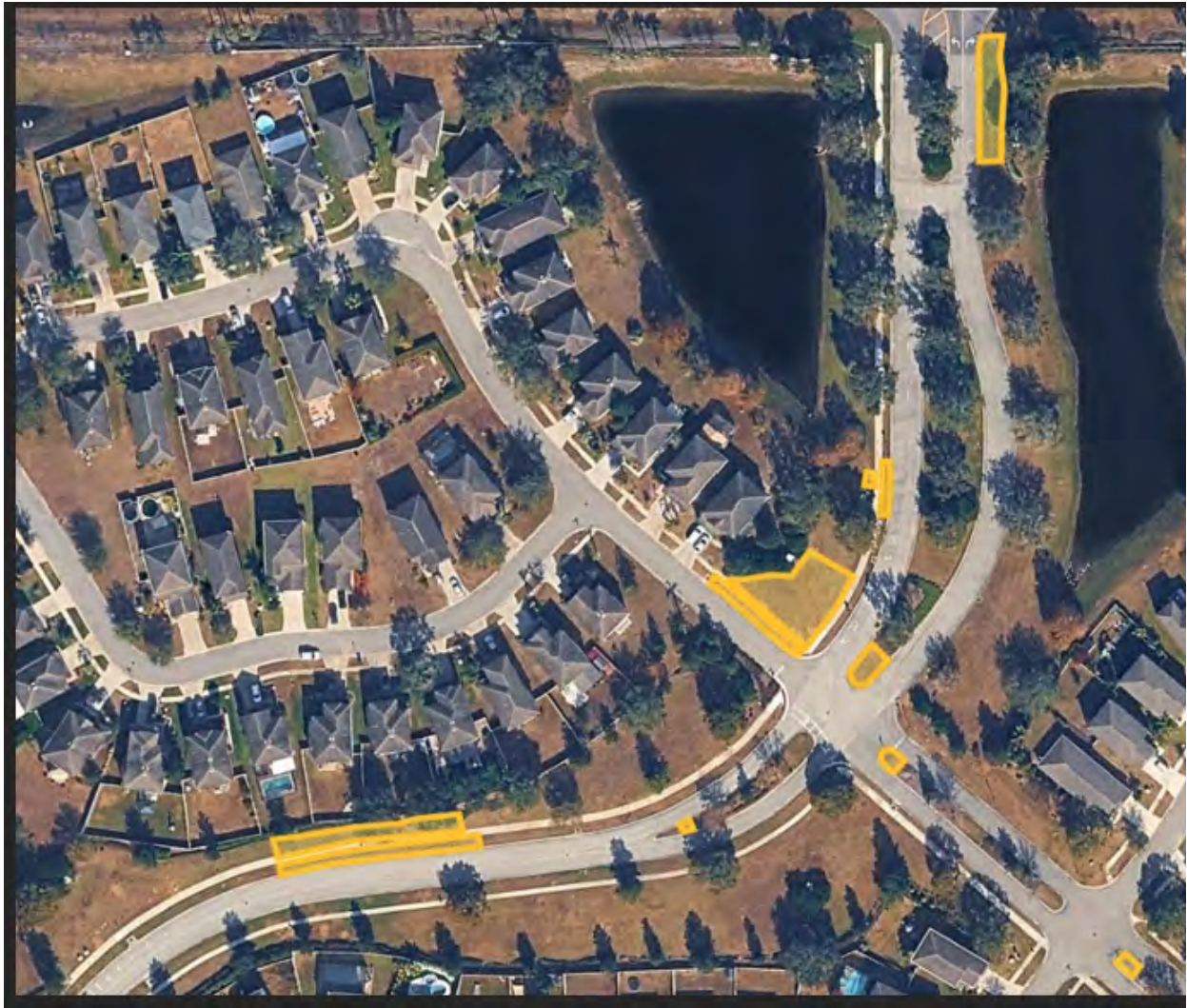
Date 9/29/2026

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

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Lakeside Sod Replacements 9.25.26



Plant Material Install

St Augustine - Floratam

Items	Quantity	Unit
Sod install	14,400.00	EA
St Augustine - Floratam:		\$22,464.00
PROJECT TOTAL:		\$22,464.00

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Roger Chatleain
Date 9/29/2026
Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____



Proposal #9993

Lakeside tree removals and stump grind 9.25.26

Date 9/29/2026

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

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Lakeside tree removals and stump grind 9.25.26

3 - Oaks (includes stump grinding)

1 - Pine (Bee Tree preserve area)



Tree Work

Tree Removal and stump grinding

Items	Quantity	Unit
Flush cut 3 trees	1.00	EA
Stump grind 3 stumps	1.00	EA
Tree Removal and stump grinding:		\$4,300.00
PROJECT TOTAL:		\$4,300.00

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Roger Chatleain
Date 9/29/2026
Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____



Proposal #9992

Lakeside Bee Tree preserve cut backs 9.25.26

Date 9/25/2026

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

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

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Lakeside Bee Tree preserve cutbacks to provide land clearance 9.25.26



Demo and Prep

Preserve line cutbacks

Items	Quantity	Unit
Cutbacks	1.00	EA
Preserve line cutbacks:		\$5,800.00
PROJECT TOTAL:		\$5,800.00

Terms & Conditions

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 
Roger Chatleain
Date 9/25/2026
Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____



September 29, 2026

Contract No. - 9989

Lakeside Community Development

Pine Lake would like to thank you for the opportunity. If you have any questions, please feel free to contact us at any time at projects@pinelakeLLC.com or (813) 948-4736.

Trim 37 Oak trees providing 14' over the road, canopy elevation, light poles clearance and cut any dead wood two inches or greater.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Oak Tree Trimming	38.00	\$350.00	\$13,300.00
			\$13,300.00

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
Oak Trimming	\$0.00	\$13,300.00
		\$0.00
		\$13,300.00

Sale	\$13,300.00
Sales Tax	\$0.00
Total	\$13,300.00

Pine Lake will provide only the labor, material, equipment, and services expressly identified in the Proposal. Any item, service, quantity, detail, or responsibility not expressly included in the Proposal is excluded.

All invoices are due Net 30 from the invoice date. Past-due amounts will accrue interest at a rate of 1.5% per month or the maximum lawful rate, whichever is less. Customer will be responsible for reasonable collection expenses, court costs, lien-recording costs, and attorney's fees incurred by Pine Lake in collecting undisputed amounts due under this Agreement.

Any proposal exceeding \$5,000 may be subject to a deposit of up to fifty percent (50%) before ordering materials or scheduling. The remaining balance will be invoiced upon substantial completion and is due Net 30 from the invoice date.

Proposal is valid for thirty (30) days unless otherwise stated.

Unless otherwise stated in the Proposal, trees and plant material supplied and installed by Pine Lake are warranted for one (1) year from substantial completion, subject to all conditions and exclusions below.

The plant warranty applies only if i) all invoices have been paid in full, ii) a functioning irrigation system provides appropriate coverage, iii) plants receive proper watering and maintenance, iv) Customer promptly notifies Pine Lake of visible stress or decline, v) the plant material has not been moved, disturbed, pruned, treated, or altered by others in a manner affecting its health.

Pine Lake is not responsible for, and the warranty does not cover, any loss, damage, decline, or failure caused by conditions, events, persons, or circumstances outside Pine Lake's reasonable control, including weather, site conditions, vandalism, animals, vehicles, chemicals, or damage caused by the Customer, other contractors, maintenance providers, tenants, or third parties.

Pricing assumes reasonable site access, finished grades, suitable planting soil, unobstructed work areas, and functioning water and irrigation systems. Rock, buried debris, unsuitable or contaminated soil, roots, concealed irrigation, drainage problems, unmarked utilities, underground obstructions, and other conditions not reasonably observable before work begins are excluded and will be treated as additional work.

Customer is responsible for identifying and accurately marking private utilities and concealed improvements, including private electrical lines, irrigation lines, drainage systems, landscape lighting, communications cables, pool equipment, invisible fencing, and other privately installed systems.

Pine Lake will not be responsible for damage to unmarked, incorrectly marked, concealed, or inaccurately disclosed utilities or improvements, except to the extent directly caused by Pine Lake's negligence. Repair or relocation of existing utilities, irrigation, drainage, electrical systems, hardscape, pavement, concrete, curbing, pavers, or other improvements is excluded unless expressly included in the Proposal.

By 

Roger Chatleain

By _____

Date 9/29/2026

Date _____

Pine Lake Nursery & Landscape,

Lakeside Community Development

Pine Lake Nursery & Landscape, LLC • 1714 Dale Mabry Hwy • Lutz, FL 33548

Page 2/3

LLC.

Tab 11



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** November 4, 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

October 7

2026

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<u>FINANCIAL SUMMARY</u>		<u>7/31/2026</u>
General Fund Cash & Investment Balance:		\$234,120
Reserve Fund Cash & Investment Balance:		\$761,333
Debt Service Fund Investment Balance:		<u>\$519,122</u>
Total Cash and Investment Balances:		\$1,514,575
General Fund Expense		Under
Variance: \$16,218		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	<u>389,999</u>	<u>389,999</u>	<u>417,488</u>	<u>27,489</u>
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	<u>0</u>	<u>0</u>	<u>99,780</u>	<u>(99,780)</u>
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	<u>0</u>	<u>0</u>	<u>96,000</u>	<u>(96,000)</u>
Debt Service				
Interest	259,999	259,999	260,900	(901)
Principal	130,000	130,000	130,000	0
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>390,900</u>	<u>(901)</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>586,680</u>	<u>(196,681)</u>
Total Excess of Revenues Over(Under) Ex-	<u>0</u>	<u>0</u>	<u>(169,192)</u>	<u>(169,192)</u>
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	<u>0</u>	<u>0</u>	<u>4,352,000</u>	<u>4,352,000</u>
Total Other Financing Sources(Uses)	<u>0</u>	<u>0</u>	<u>(136,458)</u>	<u>(136,458)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>435,315</u>	<u>435,315</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>129,665</u>	<u>129,665</u>

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 12



Quarterly Compliance Audit Report

Lakeside

Date: September 2026 - 3rd Quarter

Prepared for: Daryl Adams

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

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<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

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Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse

Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

Compliance Criteria

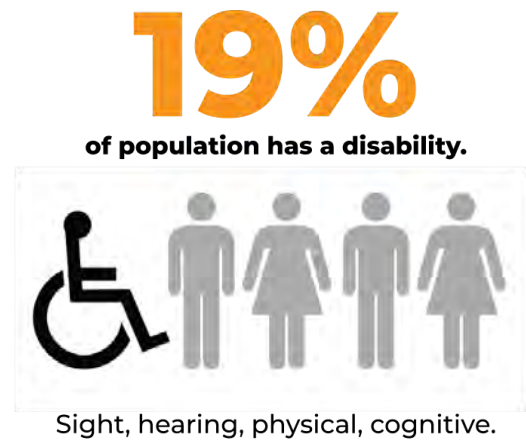
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Notes:

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
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	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 13

MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, September 2, 2026, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

Linda Ramlot	Board Supervisor, Chair
Christina Brooks	Board Supervisor, Vice 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
Grace Rinaldi	District Counsel, Kilinski Van Wyk
Megan Birnholz- Couture	District Counsel, Kilinski Van Wyk
Amy Palmer	District Engineer, Lighthouse Engineering
Dylan Campbell	Community Asset Manager, Rizzetta & Company
Alex Solano	Aquatic Weed Control
Willie Rios	Maintenance Manager, Rizzetta & Company
Scarlett Spongberg	Amenity Services Manager, Rizzetta & Company
Roger Chatleain	Account Manager, Pine Lake

Audience	Present
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FIRST ORDER OF BUSINESS

Called to Order

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

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

There were no audience comments.

THIRD ORDER OF BUSINESS

Consideration of the Nebula Lighting Proposal

On a Motion by Mr. Wood, seconded by Ms. Molina, with all in favor, the Board of Supervisors approved the Nebula Lighting Agreement for Lighting Services, for Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

Ratification of the Addendum to the Landscape Maintenance Services Agreement Extending the Term

On a Motion by Mr. Wood, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors ratified the Addendum to the Landscape Maintenance Services Agreement Extending the Term, for Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Discussion of Towing Policy

Discussion was held regarding suspending on-street parking and a vehicle that was towed while parked on CDD property. District Counsel will provide Mr. Adams with an update regarding the vehicle and provide feedback to the Board. The Board requested that the item be placed on the agenda.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2026-21, Adopting Inventory Policy

Discussion was held regarding the check-in and check-out policy. The Board requested to revise the policy to require check-in and check-out only at the beginning and end of employment. Perishable items will not be included in the policy.

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Resolution 2026-21 - Adopting Inventory Policy, for Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

STAFF REPORTS

A. District Engineer

Ms. Palmer reviewed her report.

Discussion was held regarding the gutter proposals and items moved into the shed. The Board authorized the Chair and one additional Board member to address the pond issue at Pond 1.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Element Environmental revised proposal in the amount of \$60,000, which includes work for Ponds 2, 4, and 8, for Lakeside Community Development District.

On a Motion by Ms. Callahan, seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified the Suncoast Land Surveying for the amount of \$1,500, 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.

Discussion was held regarding the Monument 5 bed, which needs to be repaired. It was noted that the incorrect report was included on the agenda.

The Board discussed concerns regarding the quality of work, including the need for proper hard edging and attention to detail. The Board requested that the landscaping team address these concerns and improve the quality of work.

On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Scope of Work Criteria for the landscaping RFP, for Lakeside Community Development District.

D. Pine Lake Landscape/Irrigation Inspection Report

Mr. Chatelain provided an update and stated that the palm trees on 17th and 18th will be trimmed. He also advised that there will be a crew change.

E. Maintenance Report

Ms. Scarlett Sponberg introduced Mr. Willie Rios as the new on-site manager. The Board approved Mr. Rios' flexible schedule.

The Board requested quotes for ceiling installation. Also, a discussion was held regarding cameras located in the ceiling, and staff was directed to coordinate with Ron from Alarm Engineering. The HOA will be notified regarding trees blocking the signs.

F. District Counsel

Ms. Rinaldi reviewed her report and provided the Board with an update regarding the License Agreement.

The Board authorized staff to proceed with working on the License Agreement.

G. District Manager

1. Presentation of District Managers' Report and Monthly Financials

Mr. Adams reminded the Board that the next meeting was scheduled for October 7, 2026 at 6:00 p.m. at the Lakeside Amenity Center.

EIGHTH ORDER OF BUSINESS

Consideration of Minutes of the Board of Supervisors August 5, 2026

On a Motion by Mr. Wood, seconded by Ms. Molina, with all in favor, the Board of Supervisors approved the August 5, 2026, minutes, as amended by District Counsel, for Lakeside Community Development District.

NINTH ORDER OF BUSINESS

Consideration of Operation & Maintenance Expenditures for July 2026

The Board requested that WREC be contacted to determine if the District can receive one bill. The Board requested that Mr. Rios address the location of the flat tire.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified July 2026 (\$55,398.88) Operation and Maintenance Expenditures, as discussed, for the Lakeside Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

During Supervisor Requests and Audience Comments, discussion was held regarding online comments, electrical issues, and email sign-up.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 12:56 p.m., for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chairman

Tab 14

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 August 2026 For Board Approval

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

The total items being presented: **\$10,705.99**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Barbara A. Callahan	20260827-2	BC080526-235	Board of Supervisors Meeting 08/05/26	\$ 200.00
Charles Wood	300299	CW080526-235	Board of Supervisors Meeting 08/05/26	\$ 200.00
Christina Brooks	300300	CB080526-235	Board of Supervisors Meeting 08/05/26	\$ 200.00
Linda Ramlot	20260827-1	LR080526-235	Board of Supervisors Meeting 08/05/26	\$ 200.00
Pine Lake Services, LLC	300298	10720	Irrigation Repair 07/26	\$ 1,467.61
Rizzetta & Company, Inc.	300297	INV0000111303	Accounting Services 08/26	\$ 5,724.08
Rizzetta & Company, Inc.	300302	INV0000111438	Personnel Reimbursement 07/26	\$ 600.61
Rizzetta & Company, Inc.	300303	INV0000111558	Personnel Reimbursement, Amenity Management & Oversight 08/26	\$ 1,091.79
Spectrum	20260817-1	1740653072826	Internet Services 08/26	\$ 130.11
Withlacoochee River Electric Cooperative, Inc.	20260828-5	1544099-081126	Electric Services 07/26	\$ 301.66
Withlacoochee River Electric Cooperative, Inc.	20260828-4	1544100-081126	Electric Services 07/26	\$ 75.76

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260828-6	1544101-081126	Electric Services 07/26	\$ 207.30
Withlacoochee River Electric Cooperative, Inc.	20260828-7	1544102-081126	Electric Services 07/26	\$ 136.85
Withlacoochee River Electric Cooperative, Inc.	20260828-1	1544103-081126	Electric Services 07/26	\$ 42.44
Withlacoochee River Electric Cooperative, Inc.	20260828-2	1544104-081126	Electric Services 07/26	\$ 43.47
Withlacoochee River Electric Cooperative, Inc.	20260828-3	1544105-081126	Electric Services 07/26	\$ 41.53
Withlacoochee River Electric Cooperative, Inc.	20260828-8	1544106-081126	Electric Services 07/26	<u>\$ 42.78</u>
Report Totals				<u><u>\$ 10,705.99</u></u>

Lakeside CDD
SUPERVISOR PAY REQUEST
Meeting Date: August 5, 2026

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

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	6:00am
Meeting End Time:	8:39pm
Total Meeting Time:	2.39

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: _____





1714 Dale Mabry Hwy
Lutz, FL 33548

pinelakellc.com

INVOICE

Date	Invoice No.
07/29/26	10720
Terms	Due Date
Net 30	08/28/26

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

Amount Due	Enclosed
\$1,467.61	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$1,467.61	\$0.00	\$1,467.61
	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. There is a large zone on the corner of Higgins Lane and Lakemont Drive. Splitting it will allow better water pressure and more coverage on turf areas and plant beds. <i>Irrigation Enhancement</i>				
			\$1,467.61	\$0.00	\$1,467.61
	Total		\$1,467.61	\$0.00	\$1,467.61

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

Invoice

Date	Invoice #
8/2/2026	INV0000111303

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

[illegible]

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

Invoice

Date	Invoice #
7/31/2026	INV0000111438

Bill To:

Lakeside CDD
3434 Colwell Aveue
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 #
8/14/2026	INV0000111558

Bill To:

Lakeside CDD
3434 Colwell Aveue
Suite 200
Tampa FL 33614

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

[illegible]

July 28, 2026
Invoice Number: 1740653072826
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

Summary Service from 07/28/26 through 08/27/26
details on following pages

Previous Balance	130.03
Payments Received -Thank You!	-130.03
Remaining Balance	\$0.00
Spectrum Business [™] Internet	100.00
Spectrum Business [™] Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.11
Current Charges	\$130.11
YOUR AUTO PAY WILL BE PROCESSED 08/15/26	
Total Due by Auto Pay	\$130.11

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 1-877-401-6420.

Give your customers the sports, news and TV entertainment they want with TV Premier for \$70/mo. by calling 1-855-248-7554.

Telecommunications Relay Service (TRS)

The Federal Communications Commission (FCC) has adopted use of the 711 dialing code for access to Telecommunications Relay Services. (TRS) TRS permits persons with a hearing or speech disability to use the telephone system via a text telephone (TTY) or other device to call persons with or without such disabilities.

For more information about the various types of TRS, see the FCC's consumer fact sheet at <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>. Please dial 711 to be connected to a TRS Center.

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.

July 28, 2026

LAKESIDE CDD

Invoice Number: 1740653072826
Account Number: 8337 13 063 1740653
Service At: 13970 SEA BRIDGE DR
SB
HUDSON FL 34669

Total Due by Auto Pay **\$130.11**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

CHARTER COMMUNICATIONS

833713063174065300130112

July 28, 2026

Invoice Number: LAKESIDE CDD
1740653072826
Account Number: 8337 13 063 1740653

Spectrum
BUSINESS

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

8633 2390 DY RP 28 07282026 NNNNNNNN 01 001203 0005

Charge Details

Previous Balance	130.03
EFT Payment 07/15	-130.03
Remaining Balance	\$0.00

Payments received after 07/28/26 will appear on your next bill.

Service from 07/28/26 through 08/27/26

Spectrum Business™ Internet

Spectrum Business Internet GIG	190.00
Promotional Discount	-90.00

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

\$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

Other Charges Continued

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	1.55
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.15
Taxes, Fees and Charges Total	\$5.11

Current Charges **\$130.11**

Total Due by Auto Pay **\$130.11**

Billing Information

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

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

Terms & Conditions - Spectrum's detailed standard terms and conditions for service are located at spectrum.com/policies.

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

Continued on the next page....

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

Visit Spectrum.com/stores for store locations. For questions or concerns, visit Spectrum.net/support

Spectrum
BUSINESS

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



**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 **08/11/2026**
Amount Due **301.66**
Current Charges Due **09/03/2026**

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
07/06	38889	08/05	41188				2299

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	77
Jul 2026	33	72
Aug 2025	29	83

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



1 0 3 4 5 0 2 2

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

Previous Balance **309.05**
Payment **309.05CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2026

Customer Charge **39.16**
Energy Charge 2,299 KWH @ 0.06090 **140.01**
Fuel Adjustment 2,299 KWH @ 0.05000 **114.95**
FL Gross Receipts Tax **7.54**

Total Current Charges **301.66**
Total Due **301.66** E.F.T.

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**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: **08/11/2026**

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 **08/28/2026**
TOTAL CHARGES DUE 301.66
DO NOT PAY

000154409900003016600003016603

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

Bill Date **08/11/2026**
Amount Due **75.76**
Current Charges Due **09/03/2026**

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	From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
07/06	36186	08/05	36499				313

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	10
Jul 2026	33	14
Aug 2025	29	8

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



1 0 3 4 5 0 2 2

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

Previous Balance **93.51**
Payment **93.51CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2026

Customer Charge **39.16**
Energy Charge 313 KWH @ **0.06090** **19.06**
Fuel Adjustment 313 KWH @ **0.05000** **15.65**
FL Gross Receipts Tax **1.89**

Total Current Charges **75.76**
Total Due **E.F.T. 75.76**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **08/11/2026**

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after **08/28/2026**
TOTAL CHARGES DUE 75.76
DO NOT PAY

00015441000000007576000000757600

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

Bill Date **08/11/2026**
Amount Due **207.30**
Current Charges Due **09/03/2026**

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	kWh Used
07/06	08/05	07/06	15434	08/05	15728		294

Comparative Usage Information		
Period	Days	Average kWh Per Day
Aug 2026	30	10
Jul 2026	33	9
Aug 2025	29	2

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



1 0 3 4 5 0 2 2

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

Previous Balance
Payment
Balance Forward

RECEIVED
AUG 17 2026
209.46
0.00

Customer Charge **BY:** 39.16
Energy Charge 294 KWH @ 0.06090 17.90
Fuel Adjustment 294 KWH @ 0.05000 14.70
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 2.06

Total Current Charges 207.30
Total Due **E.F.T.** 207.30

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

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **08/11/2026**
Amount Due **136.85**
Current Charges Due **09/03/2026**

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	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	08/05		35411				850

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	28
Jul 2026	33	39
Aug 2025	29	12

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



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 **185.64**
Payment **185.64CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2026

Customer Charge **39.16**
Energy Charge 850 KWH @ 0.06090 **51.77**
Fuel Adjustment 850 KWH @ 0.05000 **42.50**
FL Gross Receipts Tax **3.42**

Total Current Charges **136.85**
Total Due **E.F.T. 136.85**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**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: 08/11/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 08/28/2026	
TOTAL CHARGES DUE	136.85
DO NOT PAY	

000154410200001368500001368503

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

Bill Date **08/11/2026**
Amount Due **42.44**
Current Charges Due **09/03/2026**

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	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	08/05	07/06	6751				20

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	1
Jul 2026	33	1
Aug 2025	29	1

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



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 **42.67**
Payment **42.67CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2026

Customer Charge **39.16**
Energy Charge 20 KWH @ 0.06090 **1.22**
Fuel Adjustment 20 KWH @ 0.05000 **1.00**
FL Gross Receipts Tax **1.06**

Total Current Charges **42.44**
Total Due **42.44** **E.F.T.**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**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
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See Reverse Side For Mailing Instructions

Bill Date: **08/11/2026**

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 08/28/2026
TOTAL CHARGES DUE 42.44
DO NOT PAY

000154410300000424400000424409

**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 **08/11/2026**
Amount Due **43.47**
Current Charges Due **09/03/2026**

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	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	08/05	07/06	7425				29

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	1
Jul 2026	33	1
Aug 2025	29	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your
account on-line through Smarthub at
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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 **43.80**
Payment **0.00**
Balance Forward

RECEIVED
AUG 17 2026

Customer Charge **BY: 39.16**
Energy Charge 29 KWH @ 0.06090 **1.77**
Fuel Adjustment 29 KWH @ 0.05000 **1.45**
FL Gross Receipts Tax **1.09**

Total Current Charges **43.47**
Total Due **E.F.T. 43.47**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: 08/11/2026

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after **08/28/2026**
TOTAL CHARGES DUE 43.47
DO NOT PAY

000154410400000434700000434704

**WITHLACOOCHIE 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 **08/11/2026**
Amount Due **41.53**
Current Charges Due **09/03/2026**

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	Multipler	Dem. Reading	KW Demand	kWh Used
07/06	08/05	07/06	5110				12

Comparative Usage Information
Average kWh

Period	Days	Per Day
Aug 2026	30	0
Jul 2026	33	0
Aug 2025	29	0

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

Previous Balance **41.64**
Payment **41.64CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2026

Customer Charge **9.16**
Energy Charge 12 KWH @ 0.06090 **0.73**
Fuel Adjustment 12 KWH @ 0.05000 **0.60**
FL Gross Receipts Tax **1.04**
BY:

Total Current Charges **41.53**
Total Due **E.F.T. 41.53**

DO NOT PAY

Total amount will be electronically transferred on or after 08/28/2026.

**WITHLACOOCHIE RIVER ELECTRIC
COOPERATIVE, INC.**

Your Touchstone Energy® Cooperative
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Bill Date: **08/11/2026**

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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 **08/28/2026**
TOTAL CHARGES DUE 41.53
DO NOT PAY

000154410500000415300000415304

**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 **08/11/2026**
Amount Due **42.78**
Current Charges Due **09/03/2026**

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
Aug 2026	30	1
Jul 2026	33	1
Aug 2025	29	1

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



1 0 3 4 5 0 2 2

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855-938-3431. This number is WREC's
Secure Pay-By-Phone system.

ELECTRIC SERVICE							
From	To	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
07/06	08/05		5794				23

Previous Balance **42.89**
Payment **42.89CR**
Balance Forward **0.00**

RECEIVED
AUG 17 2021

Customer Charge **39.16**
Energy Charge 23 KWH @ 0.06090 **1.40**
Fuel Adjustment 23 KWH @ \$0.05000 **1.15**
FL Gross Receipts Tax **1.07**

Total Current Charges **42.78**
Total Due **42.78** E.F.T.

DO NOT PAY

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**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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See Reverse Side For Mailing Instructions

Bill Date: **08/11/2026**

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 08/28/2026	
TOTAL CHARGES DUE	42.78
DO NOT PAY	

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