



Rizzetta & Company

# **Lakeside Community Development District**

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**Board of Supervisors Meeting  
May 26, 2021**

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

**[www.lakesidecdd.org](http://www.lakesidecdd.org)**

## **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

### **Board of Supervisors**

Jack Koch  
Linda Ramlot  
Samantha Manning  
Christina Brooks  
Gordon Dexter

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

### **District Manager**

Lynn Hayes

Rizzetta & Company, Inc.

### **District Counsel**

Alyssa Willson

Hopping Green & Sams, PA

### **District Engineer**

Al Belluccia

Florida Design Consultants, 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.

May 24, 2021

**Board of Supervisors  
Lakeside Community  
Development District**

**REVISED FINAL AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, May 26, 2021 at 5:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, FL 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisor's Meeting held on April 28, 2021 ..... Tab 1
  - B. Consideration of Operation and Maintenance Expenditures For April 2021..... Tab 2
  - C. Presentation of Field Inspection Report..... Tab 3
  - D. Presentation of Landscape Report ..... Tab 4
  - E. Presentation of Aquatics Report..... Tab 5
- 4. BUSINESS ITEMS**
  - A. Consideration of Signature Privacy Walls of FL Proposal..... Tab 6
  - B. Presentation of Fiscal Year 2021/2022 Proposed Budget..... Tab 7
  - C. Consideration of Resolution 2021-04, Approving Fiscal Year 2021/2022 Proposed Budget and Setting the Public Hearing on the Final Budget ..... Tab 8
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    1. Announcement of Registered Voter Count
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (813) 994-1001.

Sincerely,  
**Lynn Hayes**  
District Manager

## Tab 1

**MINUTES OF MEETING  
LAKE SIDE 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, April 28, 2021 at 11:03 a.m.**, at the offices of Rizzetta & Company Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

Present and constituting a quorum:

Jack Koch	<b>Board Supervisor, Chair</b>
Linda Ramlot	<b>Board Supervisor, Vice Chair</b>
Christina Brooks	<b>Board Supervisor, Assistant Secretary</b>
Gordon Dexter	<b>Board Supervisor, Assistant Secretary</b>

Also Present:

Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Alyssa Willson	<b>District Counsel, Hopping Green &amp; Sams</b> <i>(via online)</i>
Jason Liggett	<b>Field Services, Rizzetta &amp; Company, Inc.</b>
John Toborg	<b>Field Services Manager, Rizzetta &amp; Company, Inc.</b>
Brett Perez	<b>Representative, Yellowstone Landscape</b> <i>(via online)</i>
John Souers	<b>Representative, Yellowstone Landscape</b> <i>(via online)</i>
Bill Levens	<b>Representative, LMP</b> <i>(via online)</i>
Scott Carlson	<b>Representative, LMP</b> <i>(via online)</i>
Tyree Brown	<b>Representative, LMP</b> <i>(via online)</i>
Nathan Pierce	<b>Representative, Down To Earth Landscape</b> <i>(via online)</i>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called to order and performed roll call and confirmed a quorum.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

No audience was present.

**THIRD ORDER OF BUSINESS**

**Evaluation of Proposals for  
Landscape Maintenance**

Mr. Liggett discussed the "Landscaping RFP's and presented the Board with the proposals received from the Landscaping vendors. Mr. Liggett explained the points system and criteria for scoring each company. He also read aloud each vendor's annual bid amounts.

On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of Supervisors agreed to enter into contract with RedTree Landscaping as the new vendor for Landscape & Irrigation Maintenance, for the Lakeside Community Development District.

**FOURTH ORDER OF BUSINESS**

**Authorization to Provide Notice of  
Contract Award Letters to All Prospects  
and execute Agreement with Top  
Ranked Proposer**

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors agreed to authorize District Counsel to prepare a notice contract award letter to all proposers and execute agreement with RedTree Landscaping, for the Lakeside Community Development District.

**FIFTH ORDER OF BUSINESS**

**Authorization to Terminate Current  
Agreement for Landscape and  
Irrigation Maintenance Services**

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors authorized to terminate the current contract with Brightview effective May 31, 2021, for the Lakeside Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of Arkon Power Street  
Light Photometric Design Proposal**

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Arkon Power Street Light Photometric Design proposal, for the Lakeside Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of District Engineer  
Agreement of Professional  
Services/Pier Erosion**

A discussion ensued about the HOA conveying their property to the CDD or provide the

CDD an easement. District Counsel agreed to provide an HOA Easement Agreement stating that any improvements the CDD makes on HOA property, the CDD will be responsible for the maintenance.

On a Motion by Mr. Koch, seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved the District Engineer Agreement of Professional Services for Pier Erosion, for the Lakeside Community Development District.

# **EIGHTH ORDER OF BUSINESS**

## **Consideration of the Minutes of the Board of Supervisors Meeting held on March 24, 2021**

Mr. Hayes presented the minutes and inquired if there were any amendments. There were none.

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors Meeting held on March 24, 2021, as presented, for the Lakeside Community Development District.

# **NINTH ORDER OF BUSINESS**

## **Consideration of Workshop Meeting Minutes held on March 24, 2021**

Mr. Hayes presented the Workshop minutes and inquired if there were any amendments. There were none.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Workshop meeting minutes held on March 24, 2021, as presented, for the Lakeside Community Development District

# **TENTH ORDER OF BUSINESS**

## **Consideration of Operation and Maintenance Expenditures for March 2021**

Mr. Hayes presented the Operation and Maintenance Expenditures for March 2021.

On a Motion by Ms. Ramlot, seconded by Mr. Dexter, with all in favor, the Board of Supervisors ratified the March (\$35,255.28) 2021 payments of the Operation & Maintenance Expenditures, for the Lakeside Community Development District.

# **ELEVENTH ORDER OF BUSINESS**

## **Presentation of Field Inspection Report- March**

Mr. Liggett presented the Field Inspection Report dated April 13, 2021 and the landscaper's responses. A discussion ensued.

**TWELFTH ORDER OF BUSINESS**

**Presentation of Brightview Landscape Enhancement Report**

Mr. Hayes presented the landscape report.

**THIRTEENTH ORDER OF BUSINESS**

**Presentation of Aquatics Report**

The Board received an aquatics maintenance report from Kirk Wagner, with Aquagenix. District Manager is waiting for initial treatment and cutbacks of all ponds. Discussion ensued and the District Manger stated that he requested a cost to add 6,9,10, and 11 to include the monthly and annual cost to use as a figure in preparing the FY 2021/2022 Budget.

**FOURTEENTH ORDER OF BUSINESS**

**Staff Reports**

A. District Counsel

No report.

B. District Engineer

No report.

C. District Manager

Mr. Hayes indicated the next regular meeting is scheduled for May 26, 2021 at 5:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. He reminded the board they will be discussing the proposed budget for FY 2021/2022. He informed the Board the week of May 10<sup>th</sup> Aquagenix will begin vegetation cutbacks and on May 4<sup>th</sup> they will spray ponds 6,8,9,10,11 and 12.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Roy Harris from Brightview stated he will repair the electric telephone utility box. Gordon Dexter requested to replace all pet waste only stickers. Jack Koch asked that the contingency and reserve study to be updated.

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

Mr. Hayes stated that if there was no more business to come before the Board than a motion to adjourn would be in order.

On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 12:00 p.m. for the Lakeside Community Development District.



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

\_\_\_\_\_  
Chairman/Vice Chairman

DRAFT

## **Tab 2**

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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District Office · St. Augustine, Florida · (904) 436-6270

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

[www.lakesidecdd.org](http://www.lakesidecdd.org)

## **Operation and Maintenance Expenditures April 2021 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2021 through April 30, 2021. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,915.27**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
ACPLM., Inc.	000996	2021183	Asphalt Repairs 04/21	\$ 3,695.00
Angel Luis Alvarado	000977	AA032621	Off-Duty State Trooper 03/21	\$ 225.00
Angel Luis Alvarado	000991	AA033021	Off-Duty State Trooper 03/21	\$ 225.00
Angel Luis Alvarado	000987	AA040321	Off-Duty State Trooper 04/21	\$ 225.00
Angel Luis Alvarado	000991	AA040921	Off-Duty State Trooper 04/21	\$ 225.00
Anthony W Palese	000981	AP032121	Off-Duty State Trooper 03/21	\$ 225.00
Anthony W Palese	000981	AP032721	Off-Duty State Trooper 03/21	\$ 225.00
Anthony W Palese	000995	AP040421	Off-Duty State Trooper 04/21	\$ 225.00
Aquagenix	000997	4106735	Aquatic Services for 11 Ponds 04/21	\$ 875.00
Brightview Landscape Services, Inc.	000998	7288646	Monthly Landscape Maintenance 04/21	\$ 8,099.42
Brightview Landscape Services, Inc.	000998	7318821	Irrigation Repair 04/21	\$ 1,964.67
Florida Design Consultants, Inc.	000999	42427	Engineering Services 03/21	\$ 2,300.00
Florida Reserve Study and Appraisal, Inc.	000979	09212020	Reserve Study Fee 09/20	\$ 2,600.00
Hopping Green & Sams	000990	121434	Legal Services 02/21	\$ 1,549.50
Jack D Hypes	000980	JH032421	Off-Duty State Trooper 03/21	\$ 225.00

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Jeremy R Cohen	000978	JC032221	Off-Duty State Trooper 03/21	\$ 225.00
Jeremy R Cohen	000988	JC040121	Off-Duty State Trooper 04/21	\$ 225.00
Jeremy R Cohen	000988	JC040221	Off-Duty State Trooper 04/21	\$ 225.00
Jeremy R Cohen	000988	JC040321	Off-Duty State Trooper Scheduler's Fee 04/21	\$ 225.00
Jeremy R Cohen	000992	JC040521	Off-Duty State Trooper 04/21	\$ 225.00
Kyle T Fallacaro	000989	KF032821	Off-Duty State Trooper 03/21	\$ 225.00
Kyle T Fallacaro	000993	KF040821	Off-Duty State Trooper 04/21	\$ 225.00
Kyle T Fallacaro	000993	KF041021	Off-Duty State Trooper 04/21	\$ 225.00
Lakeside Community Association, Inc.	000994	59300	Reimbursement For Cost Sharing 12/20	\$ 54.23
Lakeside Community Association, Inc.	000994	59301	Reimbursement For Cost Sharing 01/21	\$ 54.23
Lakeside Community Association, Inc.	000994	59302	Reimbursement For Cost Sharing 02/21	\$ 54.23
Lakeside Community Association, Inc.	000994	59303	Reimbursement For Cost Sharing 03/21	\$ 54.23
Pasco County Utilities Services Branch	000982	14720563	Water Utility Service 02/21	\$ 20.32
Poop 911	000983	LS0403	Pet Waste Station Installations 03/21	\$ 3,167.60
Rizzetta & Company, Inc.	000984	INV0000057565	District Management Fees 04/21	\$ 4,059.84

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

April 1, 2021 Through April 30, 2021

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Rizzetta Technology Services, LLC	000985	INV0000007360	Email & Website Hosting Services 04/21	\$ 175.00
Site Masters of Florida, LLC	001000	041321-5	Restored Disturbed Pond Bank 04/21	\$ 1,200.00
Site Masters of Florida, LLC	001000	041621-1	Repaired Sidewalks 04/21	\$ 3,100.00
Times Publishing Company	000986	000014913 03/24/21	Account 117744 Legal Advertising 03/21	<u>\$ 292.00</u>
<b>Report Total</b>				<b><u>\$ 36,915.27</u></b>

## Tab 3

# LAKE SIDE

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## FIELD INSPECTION REPORT



May 17, 2021  
Rizzetta & Company  
Jason Liggett -Field Services Manager



Rizzetta & Company  
Professionals in Community Management



# Summary, Upcoming Events, Hudson Avenue, Lakemont

## General Updates, Recent & Upcoming Maintenance Events.

- ❖ Check irrigation and make sure it is operating at 100%
- ❖ Lift oak trees to the contract height of 6 to 12 feet throughout the property.

The following are action items for Brightview 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. During my inspection it was very noticeable that we have coverage issues with the irrigation on Lakemont Drive this was on the report from last month also. Do we have the irrigation working 100% in this area.(1a,1b)



2. Remove vines from the Parsoni Juniper at the Lakemont Main Entrance center island.
3. Lift the oak trees on the Exit Row as you are going out of Lakemont Drive before the entry monument. (Pic 3)



4. Eradicate the bed weeds at the Lakemont Drive Crater circle intersection. Pull and tall weeds by hand.
5. Improve the vigor in the Awabuki Viburnum on Lakemont Drive it seems we have made no change in the condition. Is the irrigation 100% working in the hedge row?
6. On Lakemont Drive we removed shrubs from the homeowner lot line however we are not maintaining the weeds in this area.





# Hudson Avenue Lakemont, Crater Circle, Reindeer Circle

11. Eradicate the bed weeds on Lakemont Drive in the center island circle. This is the area before Sea Bridge Drive.
12. In the same area remove the vines growing in the Indian hawthorns in the islands. This will need to be done by hand.
13. Treat the turf weeds at the Lakemont Drive and Higgins Lane intersection with a selective Herbicide.
14. Throughout Higgins Lane we have quite a few oak trees hanging. These trees at minimum need to be at a 6-foot pedestrian height per the contract.(Pic 14)



- Magnolia Leaf drop is piled up please rake and dump offsite.
26. Eradicate weeds from recently installed bike rack on Newport Shores Drive.
  27. Provide a price to remove the debris at the Newport Shore Drive fence line. This is the area the car hit.
  28. On Newport Shores drive in the common areas, we have the same thing as the rest of the property. Quite a few hotspots and coverage issues. Is the irrigation working 100% in these areas.
  29. Lift the Oak trees to the contracted height at the Opopka Street and Newport Shores common areas.
  30. Throughout Hudson avenue trim up the Jasmine Minima stands.
  31. Remove the vines throughout the Parsoni Juniper on Hudson Avenue just to the East of Lakemont Drive.
  32. During my inspection, the Viburnum hedges on Hudson Avenue Look unkept. Please make sure these are on the trim schedule for once a month.

22. In the Walking park on Higgins Lane and Crest Lake Drive one side of the path is browning from lack of water. Is this irrigated can we figure out why this is not working?(Pic 22>)
23. Throughout Crest Lake drive we need to lift the Oak trees to the Contracted height at minimum of 6 ft.
24. In the first common area on Crest Lake drive we have the same thing happening with the Awabuki Viburnum is the irrigation working 100% in these hedge rows.
25. Throughout the property anywhere that the



## Tab 4

## Proposal for Extra Work at Lakeside CDD

Property Name	Lakeside CDD	Contact	Lynn Hayes
Property Address	13540 Niti Drive Hudson, FL 34669	To	Lakeside CDD
		Billing Address	CO Rizzetta Co Inc 12750 Citrus Park Ln Ste 115 Tampa, FL 33625

Project Name 05/17/2021 May Fertilizers Application  
Project Description Turf applications; fertilizer, chinch bug insects, and broadleaf weed control

### Scope of Work

QTY	UoM/Size	Material/Description
1.00	LUMP SUM	Turf applications; fertilizer, insects chinch bugs, and broadleaf weed control.

For internal use only

SO# 7522185  
JOB# 342200184  
Service Line 130

**Total Price** \$1,170.00

#### THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.  
26642 Wild Fern Circle, Lutz, FL 33559 ph. (813) 994-2309 fax (813) 973-3293

## TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

### Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

### Customer

#### Property Manager

Signature

Title

Lynn Hayes

May 17, 2021

Printed Name

Date

### BrightView Landscape Services, Inc. "BrightView"

#### Account Manager Exterior

Signature

Title

Roy Harris

May 17, 2021

Printed Name

Date

Job #: 342200184

Proposed Price: \$1,170.00

SO # 7522185

## **Tab 5**



name: Kirk Wagner      report group: Lakeside CDD  
email: kirk.wagner@dbiservices      title: May 2021  
phone: 8136278710      created: 5/12/21, 8:00 AM  
company: Aquagenix Tampa      modified: 5/12/21, 9:33 AM  
item count: 12

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(1)



created: 5/12/21, 8:01 AM  
modified: 5/12/21, 8:01 AM  
taken by app: Yes  
description: Pond 1. In good shape with no issues or recommendations

(2)



created: 5/12/21, 8:04 AM  
modified: 5/12/21, 8:04 AM  
taken by app: Yes  
description: Pond 2. Minor algae bloom and this is expected this time of the year. Low water levels with increasing temperatures is the main culprit. Algae to be treated during next site visit

(3)



created: 5/12/21, 8:07 AM  
modified: 5/12/21, 8:07 AM  
taken by app: Yes  
description: Pond 3. In good condition. No issues or recommendations.

(4)



created: 5/12/21, 8:10 AM  
modified: 5/12/21, 8:10 AM  
taken by app: Yes  
description: Pond 4. Dry with no issues



name: Kirk Wagner                      report group: Lakeside CDD  
email: kirk.wagner@dbiservices      title: May 2021  
phone: 8136278710                      created: 5/12/21, 8:00 AM  
company: Aquagenix Tampa              modified: 5/12/21, 9:33 AM  
item count: 12

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created: 5/12/21, 8:14 AM  
modified: 5/12/21, 8:14 AM  
taken by app: Yes  
description: Pond 5. Currently dry with no issues or recommendations



created: 5/12/21, 8:15 AM  
modified: 5/12/21, 8:15 AM  
taken by app: Yes  
description: Pond 5 outflow structure, recommendation to clean out trash at bottom before it flows into pond 7



created: 5/12/21, 8:17 AM  
modified: 5/12/21, 8:17 AM  
taken by app: Yes  
description: Pond 7. Shoreline spraying only. Starting to see submersed vegetation break surface. Will spray as what can be reached from shoreline



created: 5/12/21, 9:21 AM  
modified: 5/12/21, 9:21 AM  
taken by app: Yes  
description: Pond 13. In good shape. Some shoreline vegetation that will be managed on next visit. Cattail population has been reduced 40 percent





name: Kirk Wagner                      report group: Lakeside CDD  
email: kirk.wagner@dbiservices      title: May 2021  
phone: 8136278710                      created: 5/12/21, 8:00 AM  
company: Aquagenix Tampa              modified: 5/12/21, 9:33 AM  
item count: 12

---

(9)



created: 5/12/21, 9:23 AM  
modified: 5/12/21, 9:23 AM  
taken by app: Yes  
description: Pond 14. In good shape no issues or recommendations

(10)



created: 5/12/21, 9:25 AM  
modified: 5/12/21, 9:25 AM  
taken by app: Yes  
description: Pond 16. Overall in good shape. Will launch a boat this summer to reduce lily population

(11)



created: 5/12/21, 9:29 AM  
modified: 5/12/21, 9:29 AM  
taken by app: Yes  
description: Pond 15. Dry retention in good shape

(12)



created: 5/12/21, 9:33 AM  
modified: 5/12/21, 9:33 AM  
taken by app: Yes  
description: Pond 17. In good shape, no issues or recommendations

## **Tab 6**

**Proposal**

**# 1037**

**SIGNATURE PRIVACY WALLS OF FL, INC.**

**5217 Macoso Court  
New Port Richey, Florida 34655  
Ph (727)271-4946  
Fax (727)264-8736  
Email:  
[signatureprivacywalls@gmail.com](mailto:signatureprivacywalls@gmail.com)**

**DATE: 05/13/2021  
BID EXPIRES 60 DAYS FROM ABOVE  
DATE**

**SOLD TO: Lakeside CDD**

**PROJECT: Lakeside CDD Wall Repair**

**Attn: Lynn Hayes    Phone: 813-994-1001**

**Email: [lhayes@rizzetta.com](mailto:lhayes@rizzetta.com)**

<b>Scope of work: Wall Repair</b>	<b>Total Price</b>
<ul style="list-style-type: none"><li>• <b>To replace one 6' high panel and one 6' high post</b></li><li>• <b>to remove and reinstall one panel and stones on a decorative column</b></li><li>• <b>to repaint one post and one panel</b></li><li>• <b>to dispose one damaged post and panel</b></li></ul> <p><b>This includes material, labor, and equipment.</b></p>	<b>\$17,900.00</b>

**Note: TERMS OF PAYMENT: NET 30 FROM THE DATE OF COMPLETION OF WORK**

**Seller: Signature Privacy Walls of FL, Inc.**

**Buyer: Lakeside CDD**

  
**Rasima Crnjac**  
**727-271-4946**

**Signature & Title**

**Date accepted: \_\_\_\_\_**

## **Tab 7**



Rizzetta & Company

# Lakeside Community Development District

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

---

**Proposed Budget  
For Fiscal Year 2021-2022**

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

**5844 Old Pasco Road  
Suite 100  
Wesley Chapel, Florida 33544  
Phone: 813-994-1001**

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

## TABLE OF CONTENTS

	<u>Page</u>
<b>General Fund Budget Account Category Descriptions</b>	<b>3</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>10</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>11</b>
<b>Proposed General Fund Budget for Fiscal Year 2020-2021</b>	<b>12</b>
<b>Proposed Reserve Fund Budget for Fiscal Year 2020-2021</b>	<b>13</b>
<b>Debt Service Fund Budget for Fiscal Year 2020-2021</b>	<b>14</b>
<b>Assessments Charts for Fiscal Year 2020-2021</b>	<b>15</b>



Rizzetta & Company

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.



**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

### EXPENDITURES:

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

---

### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

**Proposed Budget**  
**Lakeside Community Development District**  
**General Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 482,864	\$ 482,864	\$ 480,775	\$ 2,089	\$ 555,043	\$ 74,268	
6								
7	TOTAL REVENUES	\$ 482,864	\$ 482,864	\$ 480,775	\$ 2,089	\$ 555,043	\$ 74,268	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	TOTAL REVENUES AND BALANCE FORWARD	\$ 482,864	\$ 482,864	\$ 480,775	\$ 2,089	\$ 555,043	\$ 74,268	Plus \$10K for reserves - total \$565,043
12								
13	EXPENDITURES - ADMINISTRATIVE							
14								
15	Legislative							
16	Supervisor Fees	\$ 3,600	\$ 7,200	\$ 9,600	\$ 2,400	\$ 9,600	\$ -	Added 2 resident BOS w/pay 2020-2021
17	Financial & Administrative			\$ -				
18	Administrative Services	\$ 2,250	\$ 4,700	\$ 4,700	\$ -	\$ 4,794	\$ 94	2% Increase
19	District Management	\$ 7,609	\$ 15,500	\$ 15,500	\$ -	\$ 15,810	\$ 310	2% Increase
20	District Engineer	\$ 9,803	\$ 19,606	\$ 7,500	\$ (12,106)	\$ 15,000	\$ 7,500	Based on projected & additional projects pier + street lights
21	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,120	\$ 120	2% Increase
22	Trustees Fees	\$ 6,914	\$ 6,914	\$ 7,000	\$ 86	\$ 7,000	\$ -	US Bank Series 2015 + Series 2018
23	Tax Collector/Property Appraiser Fees	\$ -	\$ 150	\$ 150	\$ -	\$ 150	\$ -	Maintained the same rate
24	Financial & Revenue Collections	\$ 2,500	\$ 5,150	\$ 5,150	\$ -	\$ 5,202	\$ 52	2% Increase
25	Accounting Services	\$ 7,500	\$ 15,400	\$ 15,400	\$ -	\$ 15,708	\$ 308	2% Increase
26	Auditing Services	\$ 52	\$ 5,500	\$ 5,500	\$ -	\$ 5,000	\$ (500)	Audit Contract \$5,000 FY 2021-2022
27	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 1,000	\$ 500	Series 2015 = \$500, Series 2018 = \$500
28	Assessment Roll	\$ 5,000	\$ 5,000	\$ 5,200	\$ 200	\$ 5,304	\$ 104	2% Increase
29	Public Officials Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,537	\$ 116	\$ 2,663	\$ 126	Per EGIS fees
30	Legal Advertising	\$ 1,138	\$ 2,276	\$ 1,000	\$ (1,276)	\$ 2,000	\$ 1,000	Based on projected
31	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	DEO
32	ADA Website Compliance	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ 2,000	\$ (500)	\$1537.50 per contract plus \$105 for every 100 additional pages over 750
33	Website Hosting, Maintenance, Backup (and Email)	\$ 2,588	\$ 5,176	\$ 2,100	\$ (3,076)	\$ 2,100	\$ -	Per contract
34	Legal Counsel							
35	District Counsel	\$ 14,803	\$ 29,606	\$ 14,000	\$ (15,606)	\$ 30,000	\$ 16,000	Per contract + projects
36								
37	Administrative Subtotal	\$ 72,853	\$ 131,274	\$ 104,512	\$ (26,762)	\$ 129,626	\$ 25,114	
38								
39	EXPENDITURES - FIELD OPERATIONS							
40								
41	Law Enforcement							
42	Deputy	\$ 6,760	\$ 13,520	\$ 12,000	\$ (1,520)	\$ 9,360	\$ (2,640)	CDD(20%)=\$9,360 & HOA (80%)=\$37,440 FHP cost share agreement not to exceed = \$46,800
43	Electric Utility Services							
44	Utility Services	\$ 3,752	\$ 7,504	\$ 14,000	\$ 6,496	\$ 12,000	\$ (2,000)	
45	Water Utility							
46	Water Services	\$ 61	\$ 122	\$ -	\$ (122)	\$ 500	\$ -	
47	Stormwater Control							
48	Aquatic Maintenance	\$ 5,250	\$ 10,500	\$ 10,500	\$ -	\$ 16,800	\$ 6,300	Per contract adding 6,8,9,10,11,12 = \$1,400 monthly/ \$16,800 annual
49	Lake/Pond Bank Maintenance	\$ -	\$ 40,000	\$ 10,000	\$ (30,000)	\$ 40,000	\$ 30,000	Per contract K.Johnson pond banks = \$40k/annually
50	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Erosion
51	Stormwater System Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Stormwater Erosion
52	Other Physical Environment							
53	General Maintenance Personnel	\$ -	\$ 9,241	\$ -	\$ (9,241)	\$ 9,241		CDD/HOA cost share agreement for maintenance staff not to exceed \$9,241
54	General Liability Insurance	\$ 2,421	\$ 2,421	\$ 2,537	\$ 116	\$ 2,663	\$ 126	Per Egis Fees
55	Property Insurance	\$ 962	\$ 962	\$ 965	\$ 3	\$ 1,058	\$ 93	Per Egis Fees Utility Cart/Shed?
56	Entry & Walls Maintenance	\$ -	\$ -	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	Pressure washing community wide
57	General Landscape Maintenance	\$ 76,173	\$ 152,346	\$ 137,188	\$ (15,158)	\$ 142,830	\$ 5,642	RedTree \$10,800/monthly; \$129,600 annually+K Johnson CDD common areas 3,6,1B - \$13,230
58	Entry Monument Light Maintenance	\$ -	\$ -	\$ 2,000	\$ 2,000	\$ 2,000	\$ -	
59	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
60	Rust Prevention	\$ 4,200	\$ 8,400	\$ 8,400	\$ -	\$ 8,400	\$ -	Per contract \$700/month
61	Holiday Decorations	\$ 1,875	\$ 1,875	\$ 4,000	\$ 2,125	\$ 2,000	\$ (2,000)	Use vendor or buy supplies and community install (Need Storage)
62	Irrigation Repairs	\$ 3,606	\$ 7,212	\$ 10,000	\$ 2,788	\$ 10,000	\$ -	Based on prior year actuals
63	Landscape - Mulch	\$ 3,067	\$ 6,134	\$ 28,800	\$ 22,666	\$ 25,875	\$ (2,925)	RedTree Contract
64	Landscape Replacement Plants, Shrubs, Trees	\$ 1,200	\$ 2,400	\$ 20,000	\$ 17,600	\$ 20,000	\$ -	Tree replacements
65	Landscape- Annuals	\$ -	\$ -	\$ 8,251	\$ 8,251	\$ 6,690	\$ (1,561)	RedTree Contract
66	Field Services	\$ 4,500	\$ 9,000	\$ 9,000	\$ -	\$ 9,000	\$ -	Per Contract
67	Dog Station Supplies & Maintenance	\$ 3,168	\$ 6,336	\$ 4,000	\$ (2,336)	\$ 4,000	\$ -	Added 8 pet waste stations FY 20/21
68	Road & Street Facilities							
69	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	
70	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 15,000	\$ -	
71	Street Sign Repair & Replacement	\$ 970	\$ 1,940	\$ 8,000	\$ 6,060	\$ 8,000	\$ -	Signs repaired, etc
72	Contingency							
73	Miscellaneous Contingency	\$ 2,600	\$ 5,200	\$ 41,622	\$ 36,422	\$ 50,000	\$ 8,378	Traffic calming devices/crosswalks, park benches (\$50k),Need more \$ street lights, pier project
74								
75	Field Operations Subtotal	\$ 120,565	\$ 285,113	\$ 376,263	\$ 91,150	\$ 425,417	\$ 39,413	
76								
77	Contingency for County TRIM Notice							
78								
79	TOTAL EXPENDITURES	\$ 193,416	\$ 416,387	\$ 480,775	\$ 64,388	\$ 555,043	\$ 74,268	
80								
81	EXCESS OF REVENUES OVER EXPENDITURES	\$ 289,448	\$ 66,477	\$ -	\$ 66,477	\$ -	\$ -	
82								



**Proposed Budget**  
**Lakeside Community Development District**  
**Reserve Fund**  
**Fiscal Year 2021/2022**

	Chart of Accounts Classification	Actual YTD through 03/31/21	Projected Annual Totals 2020/2021	Annual Budget for 2020/2021	Projected Budget variance for 2020/2021	Budget for 2021/2022	Budget Increase (Decrease) vs 2020/2021	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ -</b>	
8								
9								
10	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ -</b>	
11								
12	<i>*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.</i>							
13								
14	<b>EXPENDITURES</b>							
15								
16	Contingency							
17	Capital Reserves	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 10,000	\$ -	Expenses for Improvements other than buildings
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
19								
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ -</b>	
21								
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
23								

**Proposed Budget  
Lakeside Community Development District  
Debt Service  
Fiscal Year 2021/2022**

<b>Chart of Accounts Classification</b>	<b>Series 2015</b>	<b>Series 2018</b>	<b>Budget for 2021/2022</b>
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$389,998.62	\$342,427.68	\$732,426.30
<b>TOTAL REVENUES</b>	<b>\$389,998.62</b>	<b>\$342,427.68</b>	<b>\$732,426.30</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$389,998.62	\$342,427.68	\$732,426.30
<b>Administrative Subtotal</b>	<b>\$389,998.62</b>	<b>\$342,427.68</b>	<b>\$732,426.30</b>
<b>TOTAL EXPENDITURES</b>	<b>\$389,998.62</b>	<b>\$342,427.68</b>	<b>\$732,426.30</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

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

6.0%

**Gross assessments:**

**\$778,514.35**

**Notes:**

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

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2021/2022 O&M Budget	\$565,043.00
Pasco County Collection Costs @ 2%	\$12,022.19
Early Payment Discount @ 4%	\$24,044.38
<b>2021/2022 TOTAL O&amp;M ASSESSMENT (GROSS)</b>	<b>\$601,109.57</b>

2020/2021 O&M Budget	\$490,775.00
2021/2022 O&M Budget	\$565,043.00
<b>Total Difference:</b>	<b>\$74,268.00</b>

	<b>PER UNIT ANNUAL ASSESSMENT</b>		<b>Proposed Increase / Decrease</b>	
	<b>2020/2021</b>	<b>2021/2022</b>	<b>\$</b>	<b>%</b>
Series 2015 Debt Service - Villa	\$899.22	\$899.22	\$0.00	0.00%
Operations/Maintenance - Villa	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,570.30</b>	<b>\$1,671.85</b>	<b>\$101.55</b>	<b>6.47%</b>
Series 2015 Debt Service - Single Family 45'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,670.21</b>	<b>\$1,771.76</b>	<b>\$101.55</b>	<b>6.08%</b>
Series 2015 Debt Service - Single Family 55'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,670.21</b>	<b>\$1,771.76</b>	<b>\$101.55</b>	<b>6.08%</b>
Series 2015 Debt Service - Single Family 80'	\$1,298.87	\$1,298.87	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,969.95</b>	<b>\$2,071.50</b>	<b>\$101.55</b>	<b>5.15%</b>
Series 2018 Debt Service - Villa	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Villa	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,571.08</b>	<b>\$1,672.63</b>	<b>\$101.55</b>	<b>6.46%</b>
Series 2018 Debt Service - Single Family 40'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,671.08</b>	<b>\$1,772.63</b>	<b>\$101.55</b>	<b>6.08%</b>
Series 2018 Debt Service - Single Family 55'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,671.08</b>	<b>\$1,772.63</b>	<b>\$101.55</b>	<b>6.08%</b>
Series 2018 Debt Service - Single Family 60'	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$671.08	\$772.63	\$101.55	15.13%
<b>Total</b>	<b>\$1,796.08</b>	<b>\$1,897.63</b>	<b>\$101.55</b>	<b>5.65%</b>

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2021/2022 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$565,043.00
COLLECTION COSTS @	2.0%	\$12,022.19
EARLY PAYMENT DISCOUNT @	4.0%	\$24,044.38
2021/2022 TOTAL O&M ASSESSMENT		<u>\$601,109.57</u>

LOT SIZE	UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
	O&M	SERIES 2015 DEBT SERVICE <sup>(1)</sup>	SERIES 2018 DEBT SERVICE <sup>(2)</sup>	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2015 DEBT SERVICE <sup>(3)</sup>	SERIES 2018 DEBT SERVICE <sup>(4)</sup>	TOTAL <sup>(5)</sup>
<b>Increment 1</b>											
Villa	86	85	0	1.00	86.00	11.05%	\$66,446.56	\$772.63	\$899.22	\$0.00	\$1,671.85
Single Family 45'	150	150	0	1.00	150.00	19.28%	\$115,895.16	\$772.63	\$999.13	\$0.00	\$1,771.76
Single Family 55'	113	113	0	1.00	113.00	14.52%	\$87,307.69	\$772.63	\$999.13	\$0.00	\$1,771.76
Single Family 55'	1	0	0	1.00	1.00	0.13%	\$772.63	\$772.63	\$0.00	\$0.00	\$772.63
Single Family 80'	58	58	0	1.00	58.00	7.46%	\$44,812.80	\$772.63	\$1,298.87	\$0.00	\$2,071.50
<b>Increments 2 &amp; 3</b>											
Villa	114	0	114	1.00	114.00	14.65%	\$88,080.32	\$772.63	\$0.00	\$900.00	\$1,672.63
Single Family 40'	114	0	114	1.00	114.00	14.65%	\$88,080.32	\$772.63	\$0.00	\$1,000.00	\$1,772.63
Single Family 55'	99	0	99	1.00	99.00	12.72%	\$76,490.81	\$772.63	\$0.00	\$1,000.00	\$1,772.63
Single Family 60'	43	0	43	1.00	43.00	5.53%	\$33,223.28	\$772.63	\$0.00	\$1,125.00	\$1,897.63
	<u>778</u>	<u>406</u>	<u>370</u>		<u>778.00</u>	<u>100.00%</u>	<u>\$601,109.57</u>				

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

**(\$36,066.57)**

Net Revenue to be Collected:

\$565,043.00

(1) Reflects the number of total lots with Series 2015 debt outstanding.

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

(3) Annual debt service assessment per lot adopted in connection with the Series 2015 bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discounts.

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

(5) Annual assessment that will appear on November 2021 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## **Tab 8**

## RESOLUTION 2021-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lakeside Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 19, 2021

HOOR: 5:00 p.m.

LOCATION: Lakeside Amenity Center  
13739 Lakemont Drive  
Hudson, FL 34669

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.**

ATTEST:

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its:\_\_\_\_\_