



Rizzetta & Company

# **Lakeside Community Development District**

---

## **Board of Supervisors' Meeting September 15, 2020**

**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	Chair
Linda Ramlot	Vice Chair
Samantha Manning	Assistant Secretary
Christina Brooks	Assistant Secretary
Gordon Dexter	Assistant Secretary

**District Manager**

Lynn Hayes	Rizzetta & Company, Inc.
------------	--------------------------

**District Counsel**

Alyssa Willson	Kutak Rock LLP
Michelle Rigoni	Kutak Rock LLP

**District Engineer**

David Fleeman	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) 994-1001. 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.

September 9, 2022

**Board of Supervisors  
Lakeside Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The special meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Thursday, September 15, 2022, at 6:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2022-05 Ratifying Resetting Budget and Assessment Public Hearings.....Tab 1**
  - B. Public Hearing on Fiscal Year 2022/2023 Final Budget**
    1. Consideration of Resolution 2022-06, Adopting Fiscal Year 2022/2023 Final Budget.....Tab 2
  - C. Public Hearing on Fiscal Year 2022/2023 Special Assessments**
    1. Consideration of Resolution 2022-07, Imposing Special Assessments and Certifying an Assessment Roll.....Tab 3
  - D. Consideration of Resolution 2022-08, Setting the Meeting Schedule For Fiscal Year 2022/2023.....Tab 4**
  - E. Consideration of the Fourth Addendum Contract for Professional District Services.....Tab 5**
  - F. Consideration of the First Addendum to the Landscape Inspection Services Contract .....Tab 6**
  - G. Consideration of Site 7 Aeration Installation Proposal.....Tab 7**
  - H. Consideration of Innersync Studio Ltd/Campus Suites Addendum.....Tab 8**
  - I. Ratification of the Egis Insurance Proposal .....Tab 9**
- 4. STAFF REPORTS**
  - A. District Counsel**
    1. Discussion On District Responsibility Regarding Wildlife.....Tab 10
  - B. District Engineer (*under separate cover*)..... Tab 11**
  - C. Presentation of Landscape Inspection Report.....Tab 12**
  - D. Presentation of Aquatic.....Tab 13**
  - E. Presentation of Holiday Lights Proposals.....Tab 14**
  - F. District Manager Report.....Tab 15**

- 5. **SUPERVISOR REQUESTS**
- 6. **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**

## **RESOLUTION 2022-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT RATIFYING THE ACTIONS OF THE DISTRICT MANAGER AND CHAIRMAN IN RESETTING THE DATE OF THE PUBLIC HEARINGS ON THE PROPOSED BUDGET AND RELATED SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, as amended, and

**WHEREAS**, the Board of Supervisors of the District ("Board") previously adopted Resolution 2022-03, approving the proposed budget for Fiscal Year 2022/2023 and setting public hearings on said approved budget and related special assessments, pursuant to Chapters 190 and 197, *Florida Statutes*, for August 24, 2022, at 6:00 p.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669; and

**WHEREAS**, due to a noticing error, the District Manager in consultation with the Chairman reset the public hearings to be held on September 15, 2022, at 6:00 p.m. at the Lakeside Amenity Center, 13739 Lakemont Drive, Hudson, Florida 34669, and has caused mailed and published notices to be provided with the new public hearings' information, consistent with the requirements of Chapters 190 and 197, *Florida Statutes*; and.

**WHEREAS**, the Board desires to ratify the District Manager and Chairman's actions in resetting the public hearings and noticing the amended public hearings.

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

**SECTION 1. RATIFICATION OF PUBLIC HEARINGS RESET.** The actions of the District Manager and Chairman in resetting the public hearings, the District Secretary in publishing and mailing the notice of public hearings pursuant to Chapters 190 and 197, *Florida Statutes*, are hereby ratified. Resolution 2022-03 is hereby amended to reflect that the public hearings are reset as provided in this Resolution.

**SECTION 2. RESOLUTION 2022-03 OTHERWISE REMAINS IN FULL FORCE AND EFFECT.** Except as otherwise provided herein, all of the provisions of Resolution 2022-03 continue in full force and effect.

**SECTION 3. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect upon its passage and adoption by the Board.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of September 2022.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT**

---

Lynn Hayes  
Assistant Secretary

---

Jack Koch  
Chairman, Board of Supervisors

## **Tab 2**

## **RESOLUTION 2022-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022 AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors ("**Board**") of the Lakeside Community Development District ("**District**") proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

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

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

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

#### **SECTION 1. BUDGET**

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lakeside Community Development District for the Fiscal Year Ending September 30, 2023."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
TOTAL RESERVE FUND	\$_____
DEBT SERVICE FUND – SERIES 2015	\$_____
DEBT SERVICE FUND – SERIES 2018	\$_____
TOTAL ALL FUNDS	\$_____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023, or within 60 days following the end of the Fiscal Year 2022/2023, may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 15TH DAY OF SEPTEMBER 2022.**

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT**

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

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

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

**Exhibit A:** Fiscal Year 2022/2023 Budget

**Exhibit A**

Fiscal Year 2022/2023 Budget





Rizzetta & Company

# Lakeside Community Development District

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

---

**Proposed Budget  
For Fiscal Year 2022-2023**

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022/2023</b>	<b>3</b>
<b>Reserve Fund Budget for Fiscal Year 2022/2023</b>	<b>5</b>
<b>Debt Service Fund Budget for Fiscal Year 2022/2023</b>	<b>6</b>
<b>Assessments Charts for Fiscal Year 2022/2023</b>	<b>7</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>



Rizzetta & Company

**Proposed Budget**  
**Lakeside Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 42	\$ 42	\$ -	\$ 42	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 557,106	\$ 557,106	\$ 553,909	\$ 3,197	\$ 556,666	\$ 2,757	
7	Other Miscellaneous Revenue							
8	Contributions From Private Sources Developer Contribution	\$ 17,630	\$ 17,630	\$ -	\$ 17,630	\$ -	\$ -	Missing Sidewalks & ADA Ramps
9	Miscellaneous	\$ 2,226	\$ 2,226	\$ -	\$ 2,226	\$ -	\$ -	FY 21/22 Insurance Proceeds - Incident
10	<b>TOTAL REVENUES</b>	<b>\$ 577,004</b>	<b>\$ 577,004</b>	<b>\$ 553,909</b>	<b>\$ 23,095</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 577,004</b>	<b>\$ 577,004</b>	<b>\$ 553,909</b>	<b>\$ 23,095</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	Plus \$220,116 for Reserve Funding + Reserve Capital Outlay - Total \$776,782
15								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 8,400	\$ 10,080	\$ 9,600	\$ (480)	\$ 12,000	\$ 2,400	1 additional BOS w/pay FY22/23 Budget
20	Financial & Administrative							
21	Administrative Services	\$ 3,825	\$ 4,590	\$ 4,590	\$ -	\$ 4,774	\$ 184	Cost of living adjustment
22	District Management	\$ 12,935	\$ 15,522	\$ 15,522	\$ -	\$ 16,143	\$ 621	Cost of living adjustment
23	District Engineer	\$ 30,155	\$ 36,186	\$ 15,000	\$ (21,186)	\$ 20,000	\$ 5,000	Confirmed DE Based on projected + Additional Traffic Calming and other projects
24	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
25	Trustees Fees	\$ 6,914	\$ 6,914	\$ 7,000	\$ 86	\$ 7,000	\$ -	US Bank Series 2015 + Series 2018
26	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	Maintained the same rate
27	Financial & Revenue Collections	\$ 4,250	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
28	Accounting Services	\$ 12,750	\$ 15,300	\$ 15,300	\$ -	\$ 15,912	\$ 612	Cost of living adjustment
29	Auditing Services	\$ 4,900	\$ 5,000	\$ 5,000	\$ -	\$ 3,600	\$ (1,400)	Grau & Associates Audit New Contract \$3,600 FY 22/23, \$3,800 FY 23/24, \$4,000 FY 24/25
30	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Series 2015 = \$500, Series 2018 = \$500
31	Assessment Roll	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
32	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
33	Legal Advertising	\$ 1,539	\$ 1,847	\$ 2,000	\$ 153	\$ 2,000	\$ -	Based on projected + possible extra special meetings/workshops
34	Miscellaneous Mailings	\$ 648	\$ 648	\$ -	\$ (648)	\$ -	\$ -	
35	Dues, Licenses & Fees	\$ 275	\$ 275	\$ 175	\$ (100)	\$ 275	\$ 100	DEO
36	ADA Website Compliance	\$ 1,538	\$ 2,000	\$ 2,000	\$ -	\$ 1,538	\$ (462)	Per contract
37	Website Hosting, Maintenance, Backup (and Email)	\$ 1,750	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	Per contract
38	Legal Counsel							
39	District Counsel	\$ 29,157	\$ 34,988	\$ 30,000	\$ (4,988)	\$ 30,000	\$ -	Confirmed DC
40								
41	<b>Administrative Subtotal</b>	<b>\$ 132,828</b>	<b>\$ 154,342</b>	<b>\$ 128,300</b>	<b>\$ (26,042)</b>	<b>\$ 136,150</b>	<b>\$ 7,850</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Law Enforcement							
46	Deputy	\$ 12,870	\$ 9,360	\$ 9,360	\$ -	\$ -	\$ (9,360)	FHP cost share agreement terminated ends Oct 7, 2022 (\$9,360)

**Proposed Budget**  
**Lakeside Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
47	Electric Utility Services							
48	Utility Services	\$ 6,206	\$ 7,447	\$ 12,000	\$ 4,553	\$ 7,400	\$ (4,600)	
49	Street Lights	\$ 1,955	\$ 2,346	\$ -	\$ (2,346)	\$ 2,500	\$ 2,500	Per WREC NEW FY 22/23 Budget Line Item Additional Lights Added
50	Water-Sewer Combination Services							
51	Utility Services	\$ 209	\$ 251	\$ 500	\$ 249	\$ 500	\$ -	
52	Stormwater Control							
53	Aquatic Maintenance	\$ 25,902	\$ 31,082	\$ 16,800	\$ (14,282)	\$ 29,980	\$ 13,180	Per contract + future vegetation removal projects \$10K
54	Lake/Pond Bank Maintenance	\$ 36,553	\$ 43,864	\$ 40,000	\$ (3,864)	\$ 69,960	\$ 29,960	Per Contract \$3,830/Month*12 =\$45,960 + Additional Pond Bank Mowing =\$24K (April-Sept 2023 6-Months), Pond Bank Erosion Projects Reserve Study FY 23/24
56	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Aquatic Plants For Erosion Control
57	Stormwater System Maintenance	\$ 1,504	\$ 1,805	\$ 5,000	\$ 3,195	\$ 5,000	\$ -	Stormwater System Maintenance
58	Other Physical Environment							
59	General Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
60	Property Insurance	\$ 1,008	\$ 1,008	\$ 1,058	\$ 50	\$ 1,510	\$ 452	Per Egis Fees + Estimated \$300 For Benches, Message Boards
61	General Maintenance Personnel	\$ 217	\$ 260	\$ 9,241	\$ 8,981	\$ 9,241		CDD/HOA cost share agreement for maintenance staff not to exceed \$9,241
62	Entry & Walls Maintenance	\$ 7,200	\$ 8,640	\$ 10,000	\$ 1,360	\$ 10,000	\$ -	Entry Wall/Monument Pressure Washing + Fence Panel Repairs/Replacement
63	General Landscape Maintenance	\$ 103,130	\$ 123,756	\$ 142,830	\$ 19,074	\$ 123,000	\$ (19,830)	Per Contract \$10,250/monthly Gen Landscape Maint. Fert, Pest Control
64	Entry Monument Light Maintenance	\$ 1,950	\$ 2,340	\$ 2,000	\$ (340)	\$ 3,500	\$ 1,500	Monument Light Time Clock Repairs/Replacements
64	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
65	Rust Prevention	\$ 7,105	\$ 8,526	\$ 8,400	\$ (126)	\$ 8,400	\$ -	Per contract \$700/month
66	Holiday Decorations	\$ 3,750	\$ 3,750	\$ 2,000	\$ (1,750)	\$ 3,750	\$ 1,750	Use vendor or buy supplies and community install (Need Storage)
67	Irrigation Maintenance & Repairs	\$ 10,406	\$ 12,487	\$ 10,000	\$ (2,487)	\$ 13,000	\$ 3,000	Based on Actuals + \$700/month*12=\$8,400 Irrigation Monitoring & Maint. + \$2K Repairs
68	Tree Trimming	\$ 13,625	\$ 16,350	\$ -	\$ (16,350)	\$ 19,360	\$ 19,360	Based on Actuals + Future Projects - NEW FY 22/23 Budget Line Item
69	Landscape - Mulch	\$ 10,125	\$ 12,150	\$ 25,875	\$ 13,725	\$ 25,875	\$ -	Per Contract \$15,750 (April) + \$10,125 (Oct) = \$25,875
70	Landscape Replacement Plants, Shrubs, Trees	\$ 8,910	\$ 10,692	\$ 20,000	\$ 9,308	\$ 15,000	\$ (5,000)	Based on Actuals + Future Projects
71	Landscape- Annuals	\$ 5,018	\$ 6,022	\$ 6,690	\$ 668	\$ 6,690	\$ -	Per Contract 4 Rotations Per Year
72	Landscape Inspection Services	\$ 7,500	\$ 9,000	\$ 9,000	\$ -	\$ 9,300	\$ 300	No Increase since FY 18/19 \$9K to \$9,300
73	Dog Station Supplies & Maintenance	\$ 2,920	\$ 3,504	\$ 4,000	\$ 496	\$ 4,500	\$ 500	Per Contract + Pet Station Repairs/Replacements
74	Road & Street Facilities							
75	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
76	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 21,000	\$ 6,000	Community Wide Pressure Washing \$21K + Sidewalk Repairs \$4K
77	Street Sign Repair & Replacement	\$ 1,810	\$ 2,172	\$ 8,000	\$ 5,828	\$ 3,000	\$ (5,000)	Street Sign Repairs/Replacement
78	Contingency							
79	Miscellaneous Contingency	\$ 40,664	\$ 48,797	\$ 50,192	\$ 1,395	\$ 10,000	\$ (40,192)	
80								
81	<b>Field Operations Subtotal</b>	<b>\$ 313,079</b>	<b>\$ 368,151</b>	<b>\$ 425,609</b>	<b>\$ 57,458</b>	<b>\$ 420,516</b>	<b>\$ (5,093)</b>	
81								
83								
84	<b>TOTAL EXPENDITURES</b>	<b>\$ 445,907</b>	<b>\$ 522,493</b>	<b>\$ 553,909</b>	<b>\$ 31,416</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	
85								
86	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 131,097</b>	<b>\$ 54,511</b>	<b>\$ -</b>	<b>\$ 54,511</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget  
Lakeside Community Development District  
Reserve Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 218	\$ 218	\$ -	\$ 218	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 220,116	\$ 210,116	
7								
8	<b>TOTAL REVENUES</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ 218</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ 218</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
13								
14	<b>EXPENDITURES</b>							
15								
16	Contingency							
17	Capital Reserves	\$ 10,218	\$ 10,218	\$ 10,000	\$ (218)	\$ 157,816	\$ 147,816	
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 62,300	\$ 62,300	
19								
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ (218)</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
21								
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
23								

**Lakeside Community Development District**  
**Debt Service**  
**Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2015	Series 2018	Budget for 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$389,998.62	\$341,369.28	\$731,367.90
<b>TOTAL REVENUES</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$389,998.62	\$341,369.28	\$731,367.90
<b>Administrative Subtotal</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</b>
<b>TOTAL EXPENDITURES</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</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:**

**\$777,389.35**

**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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget	\$776,782.00
Pasco County Collection Costs @ 2%	\$16,527.28
Early Payment Discount @ 4%	\$33,054.55
2022/2023 Total O&M Assessment	<u>\$826,363.83</u>

2021/2022 O&M Budget	\$563,909.00
2022/2023 O&M Budget	\$776,782.00
Total Difference:	<u><u>\$212,873.00</u></u>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2021/2022</u></b>	<b><u>2022/2023</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
Series 2015 Debt Service - Villa	\$899.22	\$899.22	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,670.30</b>	<b>\$1,961.38</b>	<b>\$291.08</b>	<b>17.43%</b>
Series 2015 Debt Service - Single Family 45'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,770.21</b>	<b>\$2,061.29</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2015 Debt Service - Single Family 55'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,770.21</b>	<b>\$2,061.29</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2015 Debt Service - Single Family 80'	\$1,298.87	\$1,298.87	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$2,069.95</b>	<b>\$2,361.03</b>	<b>\$291.08</b>	<b>14.06%</b>
Series 2018 Debt Service - Villa	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,671.08</b>	<b>\$1,962.16</b>	<b>\$291.08</b>	<b>17.42%</b>
Series 2018 Debt Service - Single Family 40'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,771.08</b>	<b>\$2,062.16</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2018 Debt Service - Single Family 55'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,771.08</b>	<b>\$2,062.16</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2018 Debt Service - Single Family 60'	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,896.08</b>	<b>\$2,187.16</b>	<b>\$291.08</b>	<b>15.35%</b>

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$776,782.00
COLLECTION COSTS @	2.0%	\$16,527.28
EARLY PAYMENT DISCOUNT @	4.0%	\$33,054.55
TOTAL O&M ASSESSMENT		<u>\$826,363.83</u>

		<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>			
<u>LOT SIZE</u>	<u>O&amp;M</u>	<u>SERIES 2015</u>	<u>SERIES 2018</u>	<u>EAU</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&amp;M</u>	<u>SERIES 2015</u>	<u>SERIES 2018</u>	<u>TOTAL</u>
		<u>DEBT</u>	<u>DEBT</u>								
		<u>SERVICE</u>	<u>SERVICE</u>	<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>				
<u>Increment 1</u>											
Villa	86	85	0	1.00	86.00	11.05%	\$91,346.13	\$1,062.16	\$899.22	\$0.00	\$1,961.38
Single Family 45'	150	150	0	1.00	150.00	19.28%	\$159,324.65	\$1,062.16	\$999.13	\$0.00	\$2,061.29
Single Family 55'	113	113	0	1.00	113.00	14.52%	\$120,024.57	\$1,062.16	\$999.13	\$0.00	\$2,061.29
Single Family 55'	1	0	0	1.00	1.00	0.13%	\$1,062.16	\$1,062.16	\$0.00	\$0.00	\$1,062.16
Single Family 80'	58	58	0	1.00	58.00	7.46%	\$61,605.53	\$1,062.16	\$1,298.87	\$0.00	\$2,361.03
<u>Increments 2 &amp; 3</u>											
Villa	114	0	114	1.00	114.00	14.65%	\$121,086.73	\$1,062.16	\$0.00	\$900.00	\$1,962.16
Single Family 40'	114	0	114	1.00	114.00	14.65%	\$121,086.73	\$1,062.16	\$0.00	\$1,000.00	\$2,062.16
Single Family 55'	99	0	99	1.00	99.00	12.72%	\$105,154.27	\$1,062.16	\$0.00	\$1,000.00	\$2,062.16
Single Family 60'	43	0	42	1.00	43.00	5.53%	\$45,673.07	\$1,062.16	\$0.00	\$1,125.00	\$2,187.16

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

**(\$49,581.83)**

**Net Revenue to be Collected:**

**\$776,782.00**

(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 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).



## 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.

**Miscellaneous Revenues:** The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

### 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.

**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.



Rizzetta & Company

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

**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.

**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.

## **EXPENDITURES - FIELD OPERATIONS:**

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



Rizzetta & Company

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

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

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

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

**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.

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

**Stormwater Systems Maintenance:** The District will incur expenses related to the stormwater systems maintenance.

**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

**General Maintenance Personnel:** The District will incur expenses related to the cost share agreement with the Homeowners Association to utilize maintenance personnel for District related tasks/assignments.

**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.

**Entry Monument Light Maintenance:** The District will incur expenditures to repairs/replacements of monument lights.

**Well Maintenance:** The District will incur expenditures related to irrigation well maintenance/repairs.

**Rust Prevention:** The District will incur expenditures related to the prevention of rust from the irrigation system.

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.



Rizzetta & Company

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

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.

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

**Tree Trimming Services:** The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

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

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

**Dog Waste Station Supplies & Maintenance:** Expenses related to dog waste station repairs and supplies.

**Roadway Repair & Maintenance:** Expenses related to repair and maintenance of roadways that are 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.

**Street Sign Repair & Replacement:** Expenses related to the repair and maintenance of roadway street signs owned by the District.

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



Rizzetta & Company

## 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.

---

### 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.



Rizzetta & Company

## 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:

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



Rizzetta & Company

## Tab 3

## RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), attached hereto as **Exhibit "A"** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and



**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

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

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

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

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

**PASSED AND ADOPTED** this 15th day of September 2022.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT**

---

Secretary / Assistant Secretary

---

Chair / Vice Chair, Board of Supervisors

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll

**Exhibit A**  
Budget



Rizzetta & Company

# Lakeside Community Development District

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

---

**Proposed Budget  
For Fiscal Year 2022-2023**

## Table of Contents

	<u>Page</u>
<b>General Fund Budget for Fiscal Year 2022/2023</b>	<b>3</b>
<b>Reserve Fund Budget for Fiscal Year 2022/2023</b>	<b>5</b>
<b>Debt Service Fund Budget for Fiscal Year 2022/2023</b>	<b>6</b>
<b>Assessments Charts for Fiscal Year 2022/2023</b>	<b>7</b>
<b>General Fund Budget Account Category Descriptions</b>	<b>9</b>
<b>Reserve Fund Budget Account Category Descriptions</b>	<b>13</b>
<b>Debt Service Fund Budget Account Category Descriptions</b>	<b>14</b>



Rizzetta & Company

**Proposed Budget**  
**Lakeside Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 42	\$ 42	\$ -	\$ 42	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 557,106	\$ 557,106	\$ 553,909	\$ 3,197	\$ 556,666	\$ 2,757	
7	Other Miscellaneous Revenue							
8	Contributions From Private Sources Developer Contribution	\$ 17,630	\$ 17,630	\$ -	\$ 17,630	\$ -	\$ -	Missing Sidewalks & ADA Ramps
9	Miscellaneous	\$ 2,226	\$ 2,226	\$ -	\$ 2,226	\$ -	\$ -	FY 21/22 Insurance Proceeds - Incident
10	<b>TOTAL REVENUES</b>	<b>\$ 577,004</b>	<b>\$ 577,004</b>	<b>\$ 553,909</b>	<b>\$ 23,095</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	
11								
12	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
13								
14	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 577,004</b>	<b>\$ 577,004</b>	<b>\$ 553,909</b>	<b>\$ 23,095</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	Plus \$220,116 for Reserve Funding + Reserve Capital Outlay - Total \$776,782
15								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 8,400	\$ 10,080	\$ 9,600	\$ (480)	\$ 12,000	\$ 2,400	1 additional BOS w/pay FY22/23 Budget
20	Financial & Administrative							
21	Administrative Services	\$ 3,825	\$ 4,590	\$ 4,590	\$ -	\$ 4,774	\$ 184	Cost of living adjustment
22	District Management	\$ 12,935	\$ 15,522	\$ 15,522	\$ -	\$ 16,143	\$ 621	Cost of living adjustment
23	District Engineer	\$ 30,155	\$ 36,186	\$ 15,000	\$ (21,186)	\$ 20,000	\$ 5,000	Confirmed DE Based on projected + Additional Traffic Calming and other projects
24	Disclosure Report	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ 6,000	\$ -	
25	Trustees Fees	\$ 6,914	\$ 6,914	\$ 7,000	\$ 86	\$ 7,000	\$ -	US Bank Series 2015 + Series 2018
26	Tax Collector /Property Appraiser Fees	\$ 150	\$ 150	\$ 150	\$ -	\$ 150	\$ -	Maintained the same rate
27	Financial & Revenue Collections	\$ 4,250	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
28	Accounting Services	\$ 12,750	\$ 15,300	\$ 15,300	\$ -	\$ 15,912	\$ 612	Cost of living adjustment
29	Auditing Services	\$ 4,900	\$ 5,000	\$ 5,000	\$ -	\$ 3,600	\$ (1,400)	Grau & Associates Audit New Contract \$3,600 FY 22/23, \$3,800 FY 23/24, \$4,000 FY 24/25
30	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	Series 2015 = \$500, Series 2018 = \$500
31	Assessment Roll	\$ 5,100	\$ 5,100	\$ 5,100	\$ -	\$ 5,304	\$ 204	Cost of living adjustment
32	Public Officials Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
33	Legal Advertising	\$ 1,539	\$ 1,847	\$ 2,000	\$ 153	\$ 2,000	\$ -	Based on projected + possible extra special meetings/workshops
34	Miscellaneous Mailings	\$ 648	\$ 648	\$ -	\$ (648)	\$ -	\$ -	
35	Dues, Licenses & Fees	\$ 275	\$ 275	\$ 175	\$ (100)	\$ 275	\$ 100	DEO
36	ADA Website Compliance	\$ 1,538	\$ 2,000	\$ 2,000	\$ -	\$ 1,538	\$ (462)	Per contract
37	Website Hosting, Maintenance, Backup (and Email)	\$ 1,750	\$ 2,100	\$ 2,100	\$ -	\$ 2,100	\$ -	Per contract
38	Legal Counsel							
39	District Counsel	\$ 29,157	\$ 34,988	\$ 30,000	\$ (4,988)	\$ 30,000	\$ -	Confirmed DC
40								
41	<b>Administrative Subtotal</b>	<b>\$ 132,828</b>	<b>\$ 154,342</b>	<b>\$ 128,300</b>	<b>\$ (26,042)</b>	<b>\$ 136,150</b>	<b>\$ 7,850</b>	
42								
43	<b>EXPENDITURES - FIELD OPERATIONS</b>							
44								
45	Law Enforcement							
46	Deputy	\$ 12,870	\$ 9,360	\$ 9,360	\$ -	\$ -	\$ (9,360)	FHP cost share agreement terminated ends Oct 7, 2022 (\$9,360)

**Proposed Budget**  
**Lakeside Community Development District**  
**General Fund**  
**Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
47	Electric Utility Services							
48	Utility Services	\$ 6,206	\$ 7,447	\$ 12,000	\$ 4,553	\$ 7,400	\$ (4,600)	
49	Street Lights	\$ 1,955	\$ 2,346	\$ -	\$ (2,346)	\$ 2,500	\$ 2,500	Per WREC NEW FY 22/23 Budget Line Item Additional Lights Added
50	Water-Sewer Combination Services							
51	Utility Services	\$ 209	\$ 251	\$ 500	\$ 249	\$ 500	\$ -	
52	Stormwater Control							
53	Aquatic Maintenance	\$ 25,902	\$ 31,082	\$ 16,800	\$ (14,282)	\$ 29,980	\$ 13,180	Per contract + future vegetation removal projects \$10K
54	Lake/Pond Bank Maintenance	\$ 36,553	\$ 43,864	\$ 40,000	\$ (3,864)	\$ 69,960	\$ 29,960	Per Contract \$3,830/Month*12 =\$45,960 + Additional Pond Bank Mowing =\$24K (April-Sept 2023 6-Months), Pond Bank Erosion Projects Reserve Study FY 23/24
56	Aquatic Plant Replacement	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Aquatic Plants For Erosion Control
57	Stormwater System Maintenance	\$ 1,504	\$ 1,805	\$ 5,000	\$ 3,195	\$ 5,000	\$ -	Stormwater System Maintenance
58	Other Physical Environment							
59	General Liability Insurance	\$ 2,542	\$ 2,542	\$ 2,663	\$ 121	\$ 3,050	\$ 387	Per Egis Estimate
60	Property Insurance	\$ 1,008	\$ 1,008	\$ 1,058	\$ 50	\$ 1,510	\$ 452	Per Egis Fees + Estimated \$300 For Benches, Message Boards
61	General Maintenance Personnel	\$ 217	\$ 260	\$ 9,241	\$ 8,981	\$ 9,241		CDD/HOA cost share agreement for maintenance staff not to exceed \$9,241
62	Entry & Walls Maintenance	\$ 7,200	\$ 8,640	\$ 10,000	\$ 1,360	\$ 10,000	\$ -	Entry Wall/Monument Pressure Washing + Fence Panel Repairs/Replacement
63	General Landscape Maintenance	\$ 103,130	\$ 123,756	\$ 142,830	\$ 19,074	\$ 123,000	\$ (19,830)	Per Contract \$10,250/monthly Gen Landscape Maint. Fert, Pest Control
64	Entry Monument Light Maintenance	\$ 1,950	\$ 2,340	\$ 2,000	\$ (340)	\$ 3,500	\$ 1,500	Monument Light Time Clock Repairs/Replacements
64	Well Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
65	Rust Prevention	\$ 7,105	\$ 8,526	\$ 8,400	\$ (126)	\$ 8,400	\$ -	Per contract \$700/month
66	Holiday Decorations	\$ 3,750	\$ 3,750	\$ 2,000	\$ (1,750)	\$ 3,750	\$ 1,750	Use vendor or buy supplies and community install (Need Storage)
67	Irrigation Maintenance & Repairs	\$ 10,406	\$ 12,487	\$ 10,000	\$ (2,487)	\$ 13,000	\$ 3,000	Based on Actuals + \$700/month*12=\$8,400 Irrigation Monitoring & Maint. + \$2K Repairs
68	Tree Trimming	\$ 13,625	\$ 16,350	\$ -	\$ (16,350)	\$ 19,360	\$ 19,360	Based on Actuals + Future Projects - NEW FY 22/23 Budget Line Item
69	Landscape - Mulch	\$ 10,125	\$ 12,150	\$ 25,875	\$ 13,725	\$ 25,875	\$ -	Per Contract \$15,750 (April) + \$10,125 (Oct) = \$25,875
70	Landscape Replacement Plants, Shrubs, Trees	\$ 8,910	\$ 10,692	\$ 20,000	\$ 9,308	\$ 15,000	\$ (5,000)	Based on Actuals + Future Projects
71	Landscape- Annuals	\$ 5,018	\$ 6,022	\$ 6,690	\$ 668	\$ 6,690	\$ -	Per Contract 4 Rotations Per Year
72	Landscape Inspection Services	\$ 7,500	\$ 9,000	\$ 9,000	\$ -	\$ 9,300	\$ 300	No Increase since FY 18/19 \$9K to \$9,300
73	Dog Station Supplies & Maintenance	\$ 2,920	\$ 3,504	\$ 4,000	\$ 496	\$ 4,500	\$ 500	Per Contract + Pet Station Repairs/Replacements
74	Road & Street Facilities							
75	Roadway Repair & Maintenance	\$ -	\$ -	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	Maintained the same rate
76	Sidewalk Repair & Maintenance	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ 21,000	\$ 6,000	Community Wide Pressure Washing \$21K + Sidewalk Repairs \$4K
77	Street Sign Repair & Replacement	\$ 1,810	\$ 2,172	\$ 8,000	\$ 5,828	\$ 3,000	\$ (5,000)	Street Sign Repairs/Replacement
78	Contingency							
79	Miscellaneous Contingency	\$ 40,664	\$ 48,797	\$ 50,192	\$ 1,395	\$ 10,000	\$ (40,192)	
80								
81	<b>Field Operations Subtotal</b>	<b>\$ 313,079</b>	<b>\$ 368,151</b>	<b>\$ 425,609</b>	<b>\$ 57,458</b>	<b>\$ 420,516</b>	<b>\$ (5,093)</b>	
81								
83								
84	<b>TOTAL EXPENDITURES</b>	<b>\$ 445,907</b>	<b>\$ 522,493</b>	<b>\$ 553,909</b>	<b>\$ 31,416</b>	<b>\$ 556,666</b>	<b>\$ 2,757</b>	
85								
86	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 131,097</b>	<b>\$ 54,511</b>	<b>\$ -</b>	<b>\$ 54,511</b>	<b>\$ -</b>	<b>\$ -</b>	

**Proposed Budget  
Lakeside Community Development District  
Reserve Fund  
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 07/31/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	<b>REVENUES</b>							
3	Interest Earnings							
4	Interest Earnings	\$ 218	\$ 218	\$ -	\$ 218	\$ -	\$ -	
5	Special Assessments							
6	Tax Roll	\$ 10,000	\$ 10,000	\$ 10,000	\$ -	\$ 220,116	\$ 210,116	
7								
8	<b>TOTAL REVENUES</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ 218</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ 218</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
13								
14	<b>EXPENDITURES</b>							
15								
16	Contingency							
17	Capital Reserves	\$ 10,218	\$ 10,218	\$ 10,000	\$ (218)	\$ 157,816	\$ 147,816	
18	Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ 62,300	\$ 62,300	
19								
20	<b>TOTAL EXPENDITURES</b>	<b>\$ 10,218</b>	<b>\$ 10,218</b>	<b>\$ 10,000</b>	<b>\$ (218)</b>	<b>\$ 220,116</b>	<b>\$ 210,116</b>	
21								
22	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
23								



**Lakeside Community Development District**  
**Debt Service**  
**Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2015	Series 2018	Budget for 2022/2023
<b>REVENUES</b>			
Special Assessments			
Net Special Assessments	\$389,998.62	\$341,369.28	\$731,367.90
<b>TOTAL REVENUES</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Financial & Administrative			
Debt Service Obligation	\$389,998.62	\$341,369.28	\$731,367.90
<b>Administrative Subtotal</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</b>
<b>TOTAL EXPENDITURES</b>	<b>\$389,998.62</b>	<b>\$341,369.28</b>	<b>\$731,367.90</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:**

**\$777,389.35**

**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 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

2022/2023 O&M Budget	\$776,782.00
Pasco County Collection Costs @ 2%	\$16,527.28
Early Payment Discount @ 4%	\$33,054.55
2022/2023 Total O&M Assessment	<u>\$826,363.83</u>

2021/2022 O&M Budget	\$563,909.00
2022/2023 O&M Budget	\$776,782.00
Total Difference:	<u><u>\$212,873.00</u></u>

	<b><u>PER UNIT ANNUAL ASSESSMENT</u></b>		<b><u>Proposed Increase / Decrease</u></b>	
	<b><u>2021/2022</u></b>	<b><u>2022/2023</u></b>	<b><u>\$</u></b>	<b><u>%</u></b>
Series 2015 Debt Service - Villa	\$899.22	\$899.22	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,670.30</b>	<b>\$1,961.38</b>	<b>\$291.08</b>	<b>17.43%</b>
Series 2015 Debt Service - Single Family 45'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 45'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,770.21</b>	<b>\$2,061.29</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2015 Debt Service - Single Family 55'	\$999.13	\$999.13	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,770.21</b>	<b>\$2,061.29</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2015 Debt Service - Single Family 80'	\$1,298.87	\$1,298.87	\$0.00	0.00%
Operations/Maintenance - Single Family 80'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$2,069.95</b>	<b>\$2,361.03</b>	<b>\$291.08</b>	<b>14.06%</b>
Series 2018 Debt Service - Villa	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Villa	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,671.08</b>	<b>\$1,962.16</b>	<b>\$291.08</b>	<b>17.42%</b>
Series 2018 Debt Service - Single Family 40'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 40'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,771.08</b>	<b>\$2,062.16</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2018 Debt Service - Single Family 55'	\$1,000.00	\$1,000.00	\$0.00	0.00%
Operations/Maintenance - Single Family 55'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,771.08</b>	<b>\$2,062.16</b>	<b>\$291.08</b>	<b>16.44%</b>
Series 2018 Debt Service - Single Family 60'	\$1,125.00	\$1,125.00	\$0.00	0.00%
Operations/Maintenance - Single Family 60'	\$771.08	\$1,062.16	\$291.08	37.75%
<b>Total</b>	<b>\$1,896.08</b>	<b>\$2,187.16</b>	<b>\$291.08</b>	<b>15.35%</b>

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2022/2023 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE**

TOTAL O&M BUDGET		\$776,782.00
COLLECTION COSTS @	2.0%	\$16,527.28
EARLY PAYMENT DISCOUNT @	4.0%	\$33,054.55
TOTAL O&M ASSESSMENT		<u>\$826,363.83</u>

		<u>UNITS ASSESSED</u>		<u>ALLOCATION OF O&amp;M ASSESSMENT</u>				<u>PER LOT ANNUAL ASSESSMENT</u>			
<u>LOT SIZE</u>	<u>O&amp;M</u>	<u>SERIES 2015</u>	<u>SERIES 2018</u>	<u>EAU</u>	<u>TOTAL</u>	<u>% TOTAL</u>	<u>TOTAL</u>	<u>O&amp;M</u>	<u>SERIES 2015</u>	<u>SERIES 2018</u>	<u>TOTAL</u>
		<u>DEBT</u>	<u>DEBT</u>								
		<u>SERVICE</u>	<u>SERVICE</u>	<u>FACTOR</u>	<u>EAU's</u>	<u>EAU's</u>	<u>O&amp;M BUDGET</u>				
<u>Increment 1</u>											
Villa	86	85	0	1.00	86.00	11.05%	\$91,346.13	\$1,062.16	\$899.22	\$0.00	\$1,961.38
Single Family 45'	150	150	0	1.00	150.00	19.28%	\$159,324.65	\$1,062.16	\$999.13	\$0.00	\$2,061.29
Single Family 55'	113	113	0	1.00	113.00	14.52%	\$120,024.57	\$1,062.16	\$999.13	\$0.00	\$2,061.29
Single Family 55'	1	0	0	1.00	1.00	0.13%	\$1,062.16	\$1,062.16	\$0.00	\$0.00	\$1,062.16
Single Family 80'	58	58	0	1.00	58.00	7.46%	\$61,605.53	\$1,062.16	\$1,298.87	\$0.00	\$2,361.03
<u>Increments 2 &amp; 3</u>											
Villa	114	0	114	1.00	114.00	14.65%	\$121,086.73	\$1,062.16	\$0.00	\$900.00	\$1,962.16
Single Family 40'	114	0	114	1.00	114.00	14.65%	\$121,086.73	\$1,062.16	\$0.00	\$1,000.00	\$2,062.16
Single Family 55'	99	0	99	1.00	99.00	12.72%	\$105,154.27	\$1,062.16	\$0.00	\$1,000.00	\$2,062.16
Single Family 60'	43	0	42	1.00	43.00	5.53%	\$45,673.07	\$1,062.16	\$0.00	\$1,125.00	\$2,187.16

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

**(\$49,581.83)**

**Net Revenue to be Collected:**

**\$776,782.00**

(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 2022 Pasco County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## 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.

**Miscellaneous Revenues:** The District may receive monies event rentals for such things as weddings, birthday parties, etc. for the sale or provision of electronic access cards, entry decals etc.

### 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.

**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.



Rizzetta & Company

**Assessment Roll:** The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services of the Collection Agent 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. The Collection Agent also maintains and updates the District's lien book(s) annually and 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.

**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.

**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.

## **EXPENDITURES - FIELD OPERATIONS:**

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



Rizzetta & Company

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

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

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

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

**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.

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

**Stormwater Systems Maintenance:** The District will incur expenses related to the stormwater systems maintenance.

**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

**General Maintenance Personnel:** The District will incur expenses related to the cost share agreement with the Homeowners Association to utilize maintenance personnel for District related tasks/assignments.

**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.

**Entry Monument Light Maintenance:** The District will incur expenditures to repairs/replacements of monument lights.

**Well Maintenance:** The District will incur expenditures related to irrigation well maintenance/repairs.

**Rust Prevention:** The District will incur expenditures related to the prevention of rust from the irrigation system.

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.



Rizzetta & Company

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

**Holiday Decorations:** The District may incur expenses for the installation and removal of District holiday decorations.

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

**Tree Trimming Services:** The District will incur expenditures to maintain trees within the District's boundaries as the District determines necessary.

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

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

**Dog Waste Station Supplies & Maintenance:** Expenses related to dog waste station repairs and supplies.

**Roadway Repair & Maintenance:** Expenses related to repair and maintenance of roadways that are 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.

**Street Sign Repair & Replacement:** Expenses related to the repair and maintenance of roadway street signs owned by the District.

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



Rizzetta & Company

## 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.

---

### 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.



Rizzetta & Company



## 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:

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



Rizzetta & Company

**EXHIBIT B**  
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

## Tab 4

**RESOLUTION 2022-08**

**A RESOLUTION OF THE LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT ADOPTING THE ANNUAL  
MEETING SCHEDULE FOR FISCAL YEAR 2022/2023**

WHEREAS, the Lakeside Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2022/2023 annual meeting schedule as attached in **Exhibit A**;

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

1. The Fiscal Year 2022-2023 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

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

**PASSED AND ADOPTED** this 15<sup>th</sup> day of September 2022.

ATTEST:

**LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary / Assistant Secretary

---

Chair, Board of Supervisors

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS’ MEETING DATES**  
**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022-2023**

October 26, 2022  
November 23, 2022\* 5:00 p.m.  
December 28, 2022  
January 25, 2023\* 5:00 p.m.  
February 22, 2023  
March 22, 2023  
April 26, 2023  
May 24, 2023\* 5:00 p.m.  
June 28, 2023  
July 26, 2023  
August 23, 2023\* 6:00 p.m.  
September 27, 2023

Meetings will convene at 10:00 a.m. at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The November, January, and May meetings will convene at \*5:00 p.m. and the August meeting will convene at \*6:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Dr., Hudson, Florida 34669. Meetings will be made available via teleconference technology as a convenience to members of the public, but in the event of technical or other failure, meeting shall proceed in person regardless of whether accessible by teleconference technology.

## Tab 5

## FOURTH ADDENDUM TO THE CONTRACT FOR PROFESSIONAL DISTRICT SERVICES

---

This Fourth Addendum to the Contract for Professional District Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2022 (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 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 District Services dated October 1, 2016 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit B** - Schedule of Fees 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 amend **Exhibit B** - Schedule of Fees attached.

The amended **Exhibit B** - Schedule of Fees are 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 Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
Vice Chairman/Assistant Secretary  
Board of Supervisors

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

**Exhibit B – Schedule of Fees**



**EXHIBIT B**  
Schedule of Fees

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$1,345.25	\$16,143
Administrative:	\$397.83	\$4,774
Accounting:	\$1,326.00	\$15,912
Financial & Revenue Collections:	\$442.00	\$5,304
Assessment Roll <sup>(1)</sup>	<u>                    </u>	<u>\$5,304</u>
<b>Total Standard On-Going Services:</b>	<b>\$3,511.08</b>	<b>\$47,437</b>

(1) Assessment Roll is paid in one lump-sum after the roll is completed (October)

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 175.00
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 175.00
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 100
Two+ Lots (on tax roll)	Per Occurrence	\$ 125
One Lot (direct billed by the District)	Per Occurrence	\$ 100
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 150
Six-Nine Lots (direct billed by the District)	Per Occurrence	\$ 200
Ten+ Lots (direct billed by the District)	Per Occurrence	\$ 250
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 100/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests &		
Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 125
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Senior Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

## Tab 6

**FIRST ADDENDUM TO THE CONTRACT  
FOR  
PROFESSIONAL LANDSCAPE INSPECTION SERVICES**

---

This First Addendum to the Contract for Professional Landscape Inspection Services (this **"Addendum"**), is made and entered into as of the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (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 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 Landscape Inspection Services dated **March 18, 2019** (the **"Contract"**), incorporated by reference herein; and

**WHEREAS**, the District and the Consultant desire to amend **Exhibit A** – Schedule of Fees 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 amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are 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 Addendum as of the Effective Date.

Therefore, the Consultant and the District each intend to enter this Addendum, understand the terms set forth herein agree to those terms.

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta

PRINTED NAME: President

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMMUNITY: Lakeside Community Development District

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

## EXHIBIT A

### Schedule of Fees

#### STANDARD ON-GOING SERVICES:

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

---

#### MONTHLY

\$775

#### ADDITIONAL AND LITIGATION SUPPORT SERVICES:

Additional and Litigation Support Services will be billed hourly pursuant to the current hourly rates shown below:

Job Title:	Hourly Rate:
Principal	\$300.00
Vice President	\$250.00
Chief Financial Officer	\$250.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$200.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

## **Tab 7**

## **AERATION INSTALLATION SERVICES CONTRACT**

CUSTOMER NAME: Lakeside CDD  
SUBMITTED TO: Lynn Hayes  
CONTRACT DATE: August 2, 2022  
SUBMITTED BY: Mr. Chris Byrne  
SERVICES: Install Two (2) Vertex LL 22HE Systems in Lake 7

This agreement (the "Agreement") is made as of the date indicated above, and is by and between SOLitude Lake Management, LLC ("Solitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. **The Services.** SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. **PAYMENT TERMS.** The fee for the Services is **\$39,130.00**. The Customer shall pay 50% of this service fee upon execution of this Agreement. The balance (remaining 50% of fee) will be invoiced to Customer by SOLitude following completion of the Services. For any work completed or materials in storage on the customer's behalf at the end of each month, the company will invoice and the customer will be responsible for paying the percent of the total work completed as of that date, less any previous deposit paid. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, customer will be invoiced and responsible for paying said additional taxes in addition to the fee above. Customer agrees to pay all invoices within thirty (30) days of invoice date. The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Company shall be reimbursed by the Customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on the Company by the Customer that are not covered specifically by the written specifications of this contract.

3. **TERM AND EXPIRATION.** This Agreement is for a one-time service as described in the attached Schedule A. Any additional services will be provided only upon additional terms as agreed to by the parties in writing.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.





4. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of the SOLitude, unless there is willful negligence on the part of SOLitude.

While SOLitude Lake Management LLC makes every effort to thoroughly inspect the site before providing this contract proposal or beginning any work, it is possible, without fault or negligence, that unforeseen circumstances may arise, or that hidden conditions on the site might be found in the course of the performance of the contract work, which would result in additional time or material costs that exceed this contract pricing. Should this occur, the customer will be notified of these unforeseen circumstances or conditions and be responsible for the costs associated with remedying. By signing this agreement, the customer acknowledges that they have informed SOLitude Lake Management® of all known and relevant current site conditions that would be reasonable to expect could affect our ability to successfully complete the contract work.

5. INSURANCE AND LIMITATION OF LIABILITY. Solitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

6. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



7. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.
8. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.
9. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.
10. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.
11. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.
12. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.
13. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lakeside CDD

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

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

Printed Name: \_\_\_\_\_

Printed Name: \_\_\_\_\_

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

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

Date: \_\_\_\_\_

Date: \_\_\_\_\_

***Please Remit All Payments to:***

***1320 Brookwood Drive Suite H  
Little Rock AR 72202***

***Customer's Address for Notice Purposes:***

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

***Please Mail All Contracts to:***

***2844 Crusader Circle, Suite 450  
Virginia Beach, VA 23453***

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SOLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



### **SCHEDULE A - SERVICES**

#### **Aeration System Install in Lake 7:**

1. Company will install the following submersed air diffused aeration systems:

#### **Two (2) Vertex LL 22HE SH XL5 Aeration Systems**

Each Includes:

#### **Four (4) 3/4 HP Compressors (230V)**

Pressure Relief Valve

Pressure Gauge

Air Filter / Muffler Assembly

GFCI protection breaker

Lockable / Weatherproof / Sound Reducing Cabinet

#### **Large Lake Sound Kit Sub Assembly**

Cabinet mounting pad

Three (3) 6" Cabinet Exhaust Fans

#### **Eight (8) XL5 Air Station Bottom Diffusers**

(Fivel Membrane / Self Cleaning)

Check Valves

Eight Adjustable air distribution manifolds

**4,700 ft.** underwater self-weighted air delivery tubing  
(0.58" ID)

All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

**\*For all single-phase units** customer must provide suitable 240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SÖLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SÖLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Manufacturer warrants systems for three (3) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Air Station Membrane Diffusers for five (5) years from the date of installation against any defects in materials and workmanship.
4. Company warrants all labor and parts necessary for installation of the aeration system for a period of one (1) year from the date of installation.
5. The manufacturer's warranty and the SÖLitude Lake Management® warranty will be voided if:
  - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the aeration system during the warranty period.
  - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:
  - a. Providing information required for the permit application process upon request.
  - b. Providing Certified Abutters List for abutter notification where required.
  - c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
  - d. Compliance with any other special requirements or conditions required by the local municipality.
  - e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

**Competitively Sensitive & Proprietary Materials** – The information contained herein is the intellectual property of SÖLitude Lake Management. Recipients may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SÖLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.

# Your Custom Vertex Aeration System Design Specifications

Lake Solutions Ver. 17 May 2016

Customer Name:	SOLitude Lake Management
Contact Name:	Chris Byrne
Site Name/Number:	Site 7 Lakeside CDD
Date:	August 2, 2022
Vertex Biologist:	Sue Pinagel

---

Surface Acres:	29.25
Perimeter Feet:	9,150
Slope Ratio Relative to 1	3.0
Average Center Depth:	19.0
Average Depth	15.1
Circulation Constraint Percentage	0.0
Total Acre Feet	442.0
Lake Volume (Gallons)	144,025,300
Monthly Influent Volume (Gallons)	0
Total Volume Requiring Aeration (Gallons)	144,025,300
GPM / XL5 AirStation	8,119
Gallons Pumped / Day	187,065,124
System Working Pressure (PSI)	14.7
Air Delivery Per AirStation at Depth(CFM)	2.5
Number of XL5 AirStations Specified:	16
Complete Turnovers / Day	1.30

---

## Terminology

Surface Acres:	Total Surface Acres of Entire Water Body
Perimeter Feet:	Distance in Feet Along The Shoreline Around the Water Body
Bottom Slope Ratio :	Distance in Feet From Shoreline For Each Foot Increase in Depth
Average Center Depth:	Average of Depth Readings in Deepest Areas
Average Depth	Average Depth of Entire Lake in Feet
Circulation Constraint %	Reduced Circulation Due to Narrow Lake Areas, Islands, Etc.
Total Acre Feet:	An Acre Foot Equals One Acre One Foot Deep
Lake Volume :	Volume of The Entire Water Body Expressed in U.S. Gallons
Influent Volume:	Water Flowing into Lake that Requires Additional Aeration Capacity
GPM	Gallons of Water Pumped Per Minute
Gallons Pumped / Day:	Total Gallons of Water Pumped by All AirStations Per Day
PSI	Pounds Per Square Inch
CFM	Cubic Feet Per Minute
# of XL5 AirStations:	Recommended Number of XL5 AirStations For Proper Aeration
Turnovers / Day:	Number of Times Per Day the Entire Volume of The Water Body is Pumped From the Lake Bottom to The Lake's Surface



## Vertex Water Features

2100 NW 33rd Street, Pompano Beach, Florida 33069

Tel:800-432-4302 / Fax:954-977-7877

[www.vertexwaterfeatures.com](http://www.vertexwaterfeatures.com)

Copyright Vertex Water Features 2016



(2) LL 22 8XL5



### Legend

Compressor Cabinet



XL5 AirStation



BottomLine Tubing

### Optional Equipment



Shoreline Valve Box

### Site and System Specifications

Surface Acres:	29.3
Perimeter Feet:	9,150
Lake Volume, Gal.:	144,025,300
Total Acre Feet:	442
# of XL5 AirStations:	16
CFM / AirStation:	2.5
GPM / AirStation:	8,119
Daily Pumpage:	187,065,124
Turnovers/Day:	1.30
System PSI:	14.7

Date: 8/2/22



## **Tab 8**



**FIRST AMENDMENT TO THE AGREEMENT BETWEEN THE LAKESIDE COMMUNITY  
DEVELOPMENT DISTRICT AND INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE,  
FOR WEBSITE AUDITING, REMEDIATION, AND MAINTENANCE SERVICES**

This First Amendment ("**First Amendment**") is made and entered into this 15<sup>th</sup> day of September 2022, by and between:

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, established and existing pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the "**District**"), and

**INNERSYNC STUDIO, LTD., D/B/A CAMPUS SUITE**, an Ohio limited liability company, authorized to do business in Florida, with a mailing address of 752 Dunwoodie Drive, Cincinnati, Ohio 45230 ("**Contractor**").

**RECITALS**

**WHEREAS**, the District and the Contractor entered into that *Agreement between the Lakeside Community Development District and Innersync Studio, LTD., d/b/a Campus Suite, for Website Auditing, Remediation and Maintenance Services*, dated August 28, 2019 (the "**Agreement**"), incorporated herein by this reference; and

**WHEREAS**, Section 10(M) of the Agreement provides that the Agreement may be amended by an instrument in writing executed by both parties; and

**WHEREAS**, the parties desire to amend the Agreement to provide for amended maintenance services and updated payment and termination terms; and

**WHEREAS**, each of the parties hereto has the authority to execute this First Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Amendment so that this First Amendment 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 and sufficiency of which are hereby acknowledged, the parties agree as follows:

**SECTION 1. RECITALS; DEFINITIONS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this First Amendment. Capitalized terms not otherwise defined herein shall have the meaning as defined in the Agreement.

**SECTION 2. AFFIRMATION OF THE AGREEMENT.** The District and Contractor agree that nothing contained herein shall alter or amend the parties' rights and obligations under the

Agreement, except to the extent set forth in Section 3 of this First Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the parties, including but not limited to provisions regarding ADA and WCAG standards, public records, indemnification, and sovereign immunity.

**SECTION 3. AMENDMENTS.** Pursuant to Section 10(M) of the Agreement, the Agreement is hereby amended as follows:

**A. Section 2(B)(i) of the Agreement is replaced in its entirety as follows:**

Remediate new documents on an unlimited basis to accessible formats for assistive technologies. For any agenda packages, Contractor shall turn around the remediated version within two (2) business days. Contractor shall turn around any updates or fixes needed to the agenda requiring remediation within 48 hours of the District manager's submission for such request.

**B. Section 3(B) of the Agreement is replaced in its entirety as follows:**

For performance of the "Maintenance Services" provided in Section 2(B) of the Agreement, as amended, the District shall pay Contractor One Thousand Five Hundred Thirty-Seven Dollars and Fifty Cents (**\$1,537.50**) per year, payable in one (1) annual installment. Parties understand and acknowledge that this includes (i) the annual fee for the domain name for the District's website, which Contractor shall pay on behalf of the District, and (ii) document remediation pursuant to Section 2(B)(i), as amended.

**C. Section 3(C) of the Agreement is hereby **deleted** in its entirety.**

**D. A new Section 4(C) of the Agreement is added as follows:**

In the event of termination of the Agreement pursuant to Section 4(B) of the Agreement, Contractor shall reimburse the District for the prorated amount of annual compensation paid pursuant to Section 3(B) of the Agreement, as amended, for the remainder of the service year for which Contractor will no longer provide any services to the District.

**SECTION 4. EFFECTIVE DATE.** This First Amendment shall be effective upon execution by both parties hereto as of the date and year first written above.

**IN WITNESS WHEREOF,** the parties hereto have caused this Amendment to be executed on or about the day and year first above written.

**ATTEST**

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Lynn Hayes  
Assistant Secretary

\_\_\_\_\_  
Jack Koch  
Chairman, Board of Supervisors

**WITNESS:**

**INNERSYNC STUDIO, LTD. D/B/A CAMPUS SUITE,**  
AN OHIO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
Signature of Witness

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

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

## Tab 9



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Lakeside Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## **About FIA**

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects nearly 1,000 public entity members.

### **Competitive Advantage**

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Complimentary risk management services including on-site loss control, property schedule verification and contract reviews
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### **How are FIA Members Protected?**

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers. FIA purchases property reinsurance to withstand the 1,000-year storm event (probability of exceedance .1%). This level of protection is statistically 2 to 3 times safer than competitors and industry norms.

### **What Are Members Responsible For?**

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122631

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values – Blanket Building and Contents – Per Schedule on file totalling	\$194,000
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery		Included
TRIA		Included

\*Except for Zones A & V see page 8 (Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

\$1,112



**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only



X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

## CRIME COVERAGE

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	Not Included	Not Included
Theft, Disappearance or Destruction	Not Included	Not Included
Computer Fraud including Funds Transfer Fraud	Not Included	Not Included
Employee Dishonesty, including faithful performance, per loss	Not Included	Not Included

## Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

### AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

**Cyber Liability sublimit included under POL/EPLI**

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate



## PREMIUM SUMMARY

Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

Term: October 1, 2022 to October 1, 2023

Quote Number: 100122631

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	\$1,112
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,733
Public Officials and Employment Practices Liability	\$2,733
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$6,578</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)





**PARTICIPATION AGREEMENT**  
**Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2022, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Lakeside Community Development District

\_\_\_\_\_  
(Name of Local Governmental Entity)

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

Signature

\_\_\_\_\_  
Jack W. Koch  
Print Name

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

Signature

\_\_\_\_\_  
LeAnn Koch  
Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2022

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

Administrator



## PROPERTY VALUATION AUTHORIZATION

Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Ave, Suite 200  
Tampa, FL 33614

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 100% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$194,000	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signature:  Date: 9/7/2022

Name: Jack W. Koch

Title: Chairperson





Property Schedule

Schedule Items Effective As of: 10/01/2022

**Lakeside Community Development District**

Policy No.: 100122631

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
1	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$25,000	\$25,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
2	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$25,000	\$25,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
3	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$25,000	\$25,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
4	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$25,000	\$25,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
5	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$5,000	\$5,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
6	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$5,000	\$5,000
	Joisted masonry		10/01/2023			
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	
				Roof Covering	Covering Replaced	
7	Entry Features	13324 Hudson Ave Hudson FL 34669	2009	10/01/2022	\$5,000	\$5,000
	Joisted masonry		10/01/2023			

Sign: 

Print Name: Jack W. Koch

Date: 9/7/2022



Property Schedule

Schedule Items Effective As of: 10/01/2022

**Lakeside Community Development District**

Policy No.: 100122631

Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering				
8	Entry Features		2009	10/01/2022	\$5,000		\$5,000	
	13324 Hudson Ave Hudson FL 34669		Joisted masonry	10/01/2023				
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering				
	9	Irrigation Systems		2009	10/01/2022	\$12,000		\$12,000
13324 Hudson Ave Hudson FL 34669		Pump / lift station	10/01/2023					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering				
	10	Irrigation Systems		2009	10/01/2022	\$12,000		\$12,000
13324 Hudson Ave Hudson FL 34669		Pump / lift station	10/01/2023					
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value		Covering Replaced	Roof Yr Blt
	Roof Shape	Roof Pitch		Roof Covering				
	11	Fence		2009	10/01/2022	\$50,000		\$50,000
13324 Hudson Ave Hudson FL 34669		Non combustible	10/01/2023					
Total:			Building Value	Contents Value		Insured Value		
			\$194,000	\$0		\$194,000		

Sign:

*Jack W. Koch*

Print Name:

Jack W. Koch

Date:

9/7/2022



## **Tab 10**

## MEMORANDUM

Community Development District  
 Supervisors

Willson  
 Rigoni

May 1, 2022

Community Development District's Duty to Warn of Alligators

This memorandum is to outline community development districts' ("District") duty under a law to warn residents or other individuals about wild animals<sup>1</sup>. As a general rule is: there is no duty to warn individuals about wild animals. A court, however, may find that the District has a duty to warn and place signs if it has additional information about a danger that an individual would not be able to discover through its duty to exercise ordinary care in management of District property, or where the District is aware to discover dangerous conditions on its land and to protect permitted persons.<sup>3</sup> The latter situation would likely arise when the District has notice of a dangerous condition present or removed from a certain location within the District, or where the District is aware of aggressive behavior. But where the District is not aware of any issues, the general rule applies, and it is within the Board of Supervisor's ("Board") duty to place signs of notice of the same.

The law established that the owner or possessor of land is not required to anticipate the presence of a wild animal (i.e. residents and guests) or trespasser (i.e. unknown individuals) on the property unless one of two conditions exist: 1) the animal has been reduced to a dangerous condition, or 2) the animal is not indigenous to the locality but has been introduced by the landowner.<sup>4</sup> This general rule would mean warning signs throughout the

---

<sup>1</sup> This memo is primarily addressing wild alligators and bears; however, if the District determines that other wild animals could be included on the sign.

<sup>2</sup> *Water Fish Com.*, 487 So. 2d 352, 353 (Fla. 1st DCA 1986).

<sup>3</sup> See their conclusion on the duty of a landowner to warn individuals of a dangerous condition that the landowner is aware of but is a dangerous condition that an individual would not be able to discover through its duty to exercise ordinary care on the property. *See Post v. Lunney*, 261 So. 2d 146, 149-150 (Fla. 1972).

<sup>4</sup> *Id.*, 339 So. 2d 244, 246 (Fla. 2d DCA 1976); *see also Palumbo*, 487 So. 2d at 353.

community are generally not required; however, it is within the Board's discretion to place warning signs in those areas.

However, if the District has knowledge of wild animals on the premises, reasonable precautions should be taken. Florida courts have held that landowner may be held liable if landowner knew of unreasonable risk of harm from wild animals.<sup>5</sup> The District may consider warning of alligators in areas where recreational activities occur, especially if they are regularly seen in the area, and warning of bears in bear-prone areas where bear sightings are regular. Reasonable precautions may include, among other things, the posting of signs warning of the possible presence of wild animals, sending community-wide messages educating residents of presence of wild animals and the need to secure any attractions that wild animals might gravitate towards, and providing a way to report nuisance alligators and bears. In light of recent sightings of alligators and bears within the community, preventative actions could not only prove to be vital in the control of the risk, but also a prudent measure in public opinion.

We are not aware of any legal mandate, codes or ordinances that specify requirements for signage nor do liability policies currently contain a condition that would exclude coverage should a claim of this nature occur. The District's insurance provider also recommends that signage be posted in higher traffic and activity areas, such as seating areas, park benches near ponds, amenities such as playgrounds, pools, dog parks, outdoor fitness equipment near ponds, walking trails and paths. See **Attachment 1** for example signage provided by the District's insurance carrier. In addition, education of community through sharing informational materials and how to report an alligator sighting, such as the Nuisance Alligator Hotline at 866-FWCGATOR (866-392-4286). See **Attachment 2** for the Florida Fish and Wildlife Commission's educational brochure on "Living with Alligators."

In sum, our advice is to provide notice of the presence of alligators and bears in those locations within District property where the Board has knowledge of the presence or prior presence of alligators and bears. Such notice may be provided in the form of an annual mailing to District residents warning of alligators, bears and other wildlife in certain locations, by placing warning signs where alligators and bears have been known to appear, or by any other reasonable precautionary methods or combinations thereof as determined by the Board. Where the District warns of alligators by placing warning signs, the District must act reasonably, which means the signs should adequately warn individuals about the nature of the hazards and risks involved. Due to the lack of a legal requirement to provide warning signs, there are no set rules on how many signs should be placed or what is required to be on the signs. If placing signage, we advise that such signage contain both written and pictorial warnings of the presence of alligators and be placed throughout community in line with what our insurance provider recommends as outlined above. Adding pictures will provide additional confirmation of the type of warning the language provides.

---

<sup>5</sup> *Simmons v. Florida Dep't of Corr.*, 2015 WL 3454274, at \*5 (M.D. Fla. May 29, 2015)

ATTACHMENT 1





# WARNING

**ALLIGATORS, SNAKES AND  
OTHER DANGEROUS WILDLIFE  
ARE COMMON AND INHABIT  
THESE AREAS AND WATERWAYS.**



**DO NOT APPROACH OR FEED WILDLIFE.**

***KEEP YOUR DISTANCE!***

WALT DISNEY World  
GOLF

Operated by  
*Arnold Palmer*  
GOLF MANAGEMENT





## **ATTACHMENT 2**



■ Never feed alligators – it's dangerous and illegal. When fed, alligators can overcome their natural wariness and learn to associate people with food. When this happens, some of these alligators have to be removed and killed.

■ Dispose of fish scraps in garbage cans at boat ramps and fish camps. Do not throw them into the water. Although you are not intentionally feeding alligators when you do this, the result can be the same.

■ Seek immediate medical attention if you are bitten by an alligator. Alligator bites can result in serious infections.

■ Observe and photograph alligators only from a distance. Remember, they're an important part of Florida's natural history as well as an integral component of aquatic ecosystems.



Janice Plain

To report nuisance alligators call  
**866-FWC-GATOR (866-392-4286).**



[MyFWC.com/Alligator](http://MyFWC.com/Alligator)



Tim Donovan, FWC

Call 866-FWC-GATOR (392-4286) to report nuisance alligators.

# A Guide to Living with **Alligators**



Jamie Feddersen







Lizabeth West, FWC

Do not swim outside of posted swimming areas or in waters that may be inhabited by alligators.

## Living with Alligators

In Florida, the growing number of people living and recreating near water has led to a steady rise in the number of alligator-related complaints. The majority of these complaints relate to alligators being where they simply aren't wanted. Because of these complaints, the Florida Fish and Wildlife Conservation Commission's Statewide Nuisance Alligator Program permits the killing of approximately 7,000 nuisance alligators each year. Using this approach, and through increased public awareness, the rate of alligator bites on people has remained constant despite the increased potential for alligator-human interactions as Florida's human population has grown.

Alligators are an important part of Florida's landscape and play a valuable role in the ecology of our state's wetlands. Alligators are predators and help keep other aquatic animal populations in balance. A better understanding of the facts and information presented in this brochure will help ensure that people and alligators can continue to coexist.

Visit [MyFWC.com/Gators](http://MyFWC.com/Gators) for more information about alligators and the latest nuisance alligator program statistics.



Tim Donovan, FWC

## Alligators and People

Alligators are a fundamental part of Florida's wetlands, swamps, rivers and lakes, and they are found in all 67 counties. Florida continues to experience human population growth. Many new residents seek waterfront homes, resulting in increased interactions between people and alligators.

Although most Floridians understand that we have alligators living in our state, the potential for conflict exists. Because of their predatory nature, alligators may target pets and livestock as prey. Unfortunately, people also are occasionally bitten. Since 1948, Florida has averaged about five unprovoked bites per year. During that period, a little more than 300 unprovoked bites to people have been documented in Florida, with 22 resulting in deaths.

In the past 10 years, the Florida Fish and Wildlife Conservation Commission has received an average of nearly 16,000 alligator-related complaints per year. Most of these complaints deal with alligators occurring in places such as backyard ponds, canals, ditches and streams, but other conflicts occur when alligators wander into garages, swimming pools and golf course ponds. Sometimes, alligators come out of the water to bask in the sun or move between wetlands. In many cases, if left alone, these alligators will eventually move on to areas away from people.

## Safety Tips

■ Generally, alligators less than four feet in length are not large enough to be dangerous unless handled. However, if you encounter any alligator that you believe poses a threat to people, pets or property,

call the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). Please be aware, nuisance alligators are killed, not relocated.

- Be aware of the possibility of alligators when you are in or near fresh or brackish water. Bites may occur when people do not pay close enough attention to their surroundings when working or recreating near water.
- Do not swim outside of posted swimming areas or in waters that might be inhabited by large alligators.
- Alligators are most active between dusk and dawn. Therefore, avoid swimming at night.
- Dogs and cats are similar in size to the natural prey of alligators. Don't allow pets to swim, exercise or drink in or near waters that may contain alligators. Dogs often attract an alligator's interest, so do not swim with your dog.
- Leave alligators alone. State law prohibits killing, harassing or possessing alligators. Handling even small alligators can result in injury.



Tim Donovan, FWC

A young alligator wanders onto a porch in a residential neighborhood.

## **Tab 11**

## **Tab 12**



# LAKE SIDE

## Landscape Inspection Report



September 9, 2022  
Rizzetta & Company  
Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management



# Summary, Hudson Avenue Lakemont Eastward

## General Updates, Recent & Upcoming Maintenance Events.

❖ Complete the red items on the report..

❖ Turf color has improved on the site, but we need to improve the turf weed control. When was the last application of an herbicides to the Saint Augustine?

The following are action items for RedTree 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. Treat the Fakahatchee grass throughout Lakemont drive for spider mites. These will need to be cutback to insure new growth.
2. Remove the tall weeds on the outbound side of Lakemont drive before Higgins lane. There is still a lot of tall cogan grass and other weeds.
3. Continue to work on turf weed treatments on Lakemont drive. Using selective herbicides Will RedTree be using atrazine in the cooler months?
4. **Remove the dead from the base of the liriope in the center island on Lakemont Drive.**
5. The enhancements have been completed on the corner of Crest Lake Drive and Lakemont drive. Continue to monitor new plant material to insure good growth.
6. **Remove the vines from the Indian Hawthorne at the same corner as above behind the new plant material.(Pic 6>)**
7. Remove the torpedo grass in the last center island on Lakemont drive in the African Iris just pass the Higgins lane intersection.
8. Remove the taller weeds in the Juniper on the inbound side of Lakemont drive just pass Higgins Lane. Also, the vines growing on the Walter Viburnum
9. Remove the vines from the schilling hollies before Newport shore drive on the inbound side of Lakemont Drive.
10. Provide the district a time frame that the sabal palms across from the Amenity center on Lakemont drive in the center island will be trimmed. The current contract is to prune palms as needed.
11. **Recreate the tree rings in the Magnolia trees on Lakemont Drive just passed Crest Lake Drive before Marble Sands.**



# Crest Lake Drive, Sea Bridge Drive

12. During my inspection it was stated that crews were mowing the lakes.

**13. What does the board want to do with the long open lot where the homeowners are constantly parking on Sea Bridge Drive. The builder has installed plant material awhile back and not a lot of maintenance was done to the plant material and a lot of it had to be removed because it was dead. We currently have open areas of beds with not plants and some plant along the common area. WE can either remove it all and keep the trees are look to replant this area.**

14. Builders still have debris on district property to west of the opopka st entrance that is preventing an area from being mowed.(Pic 14)



15. Treat the turf weeds throughout the Saint Augustine at the Opopka Street entrance.

16. Treat the Agapanthus for tip fungus at the monument sign heading to the east of the opopka entrance next to the first home.

17. Remove the tall weeds growing in the Indian Hawthorne in the common area next to 13733 Newport Shores drive.(Pic 17>)

18. Treat the dollar weeds and turf weeds in the Saint Augustine in the same area as last item.

**19. The district has 5 oak trees left on Higgins Lane that need cleaning and pruning. These have been priced out per tree. Would the district authorize RedTree to have these completed so they can be maintained.**

20. Make sure the crews are mowing in between the fences on crest lake drive to the south of Higgins lane. The district just approved this to be cleaned up but needs to mowed during normal services. This is apart of the maintenance contract.

21. Remove the tall sucker growth growing in the Awabuki hedge to the south of Higgins lanes on Crest Lake Drive.

22. Remove the weeds and vines from the plant beds on Crest Lake Drive on the outbound side before Bee tree court.

**23. There are currently 10 oaks on Crest Lake drive that are in need to lifting and crown cleaning so they can be maintained.**

24. Remove the vines and the weeds in the beds on the outbound side of Higgins Lane before Lakemont Drive.



# Opopka St, Hudson Ave

25. Treat the tip fungus in the agapanthus at the main entrance to lakeside on Lakemont Drive.
26. Remove the vines and weeds in the Parsoni Juniper to the east of the main entrance to lakeside on Hudson Ave.
27. Treat the Jasmine Minima on Hudson Avenue to the west of the Opopka street entrance with a selective herbicide to remove the grassy weeds.



## **Tab 13**



# SOLITUDE

LAKE MANAGEMENT



## Lakeside CDD Waterway Inspection Report

---

**Reason for Inspection:**

**Inspection Date:** 2022-09-09

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)  
888.480.LAKE (5253)

**TABLE OF CONTENTS**

	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 2, 3, 4	3
PONDS S1, 8, 9	4
PONDS 11, 12	5
<b>MANAGEMENT/COMMENTS SUMMARY</b>	5, 6
<b>SITE MAP</b>	7

**Site: 2****Comments:**

Site looks good

No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

September, 2022



September, 2022

**Site: 3****Comments:**

Normal growth observed

Very minor shoreline weeds sprouting on exposed banks.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



September, 2022



September, 2022

**Site: 4****Comments:**

Site looks good

No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

September, 2022



September, 2022



**Site: S1****Comments:**

Site looks good

Very low water level. No other issues observed.

**Action Required:**

Routine maintenance next visit

**Target:**

September, 2022



September, 2022

**Site: 8****Comments:**

Normal growth observed

Minor regrowth of Cattails and Primrose Willow in the buffer area will be targeted during upcoming maintenance.

**Action Required:**

Routine maintenance next visit

**Target:**

Cattails



September, 2022



September, 2022

**Site: 9****Comments:**

Normal growth observed

Minor patches of Torpedograss noted along the perimeter. Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Torpedograss



September, 2022



September, 2022



**Site: 11****Comments:**

Normal growth observed

Recent treatments for algae and submersed weeds was successful. Less than 5% remains. Minor shoreline weeds. Low water level.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



September, 2022



September, 2022

**Site: 12****Comments:**

Normal growth observed

Minor floating Salvinia noted along the perimeter. Reduction of Cattails continues.

**Action Required:**

Routine maintenance next visit

**Target:**

Floating Weeds



September, 2022



September, 2022

**Management Summary**

Overall the sites continue to show improvement. Little to no algae was found. Submersed vegetation is well under control. Shoreline weeds are well managed with only minor new growth noted.

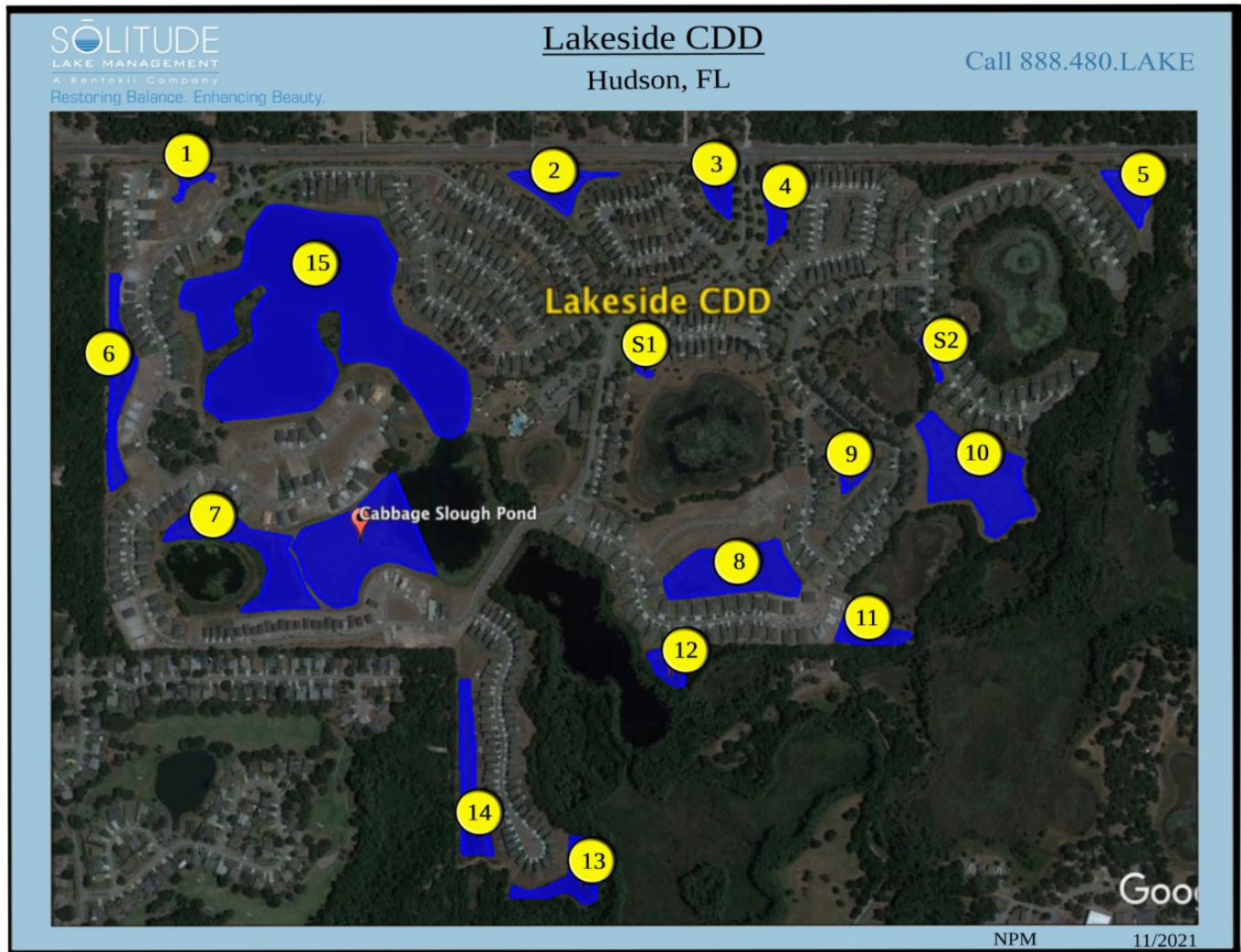
Sites 8, 11, and 12 have all seen significant reductions in the Cattail population. We'll continue to chip away at them during upcoming service visits.

Water levels have come up significantly with the recent rain activity. Hopefully this trend continues as we get deeper into the rainy season.

Feel free to reach out with any questions or concerns: [jason.diogo@solitudelake.com](mailto:jason.diogo@solitudelake.com)

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
2	Site looks good		Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Site looks good		Routine maintenance next visit
S1	Site looks good		Routine maintenance next visit
8	Normal growth observed	Cattails	Routine maintenance next visit
9	Normal growth observed	Torpedograss	Routine maintenance next visit
11	Normal growth observed	Shoreline weeds	Routine maintenance next visit
12	Normal growth observed	Floating Weeds	Routine maintenance next visit



## **Tab 14**



## Michele Lamberti

---

**From:** Jack Koch <Seat5@LakesideCDD.org>  
**Sent:** Wednesday, September 7, 2022 10:55 AM  
**To:** Michele Lamberti  
**Subject:** [EXTERNAL]Fw: Quote from AT EASE! Lighting LLC - Aug 15, 2022  
**Attachments:** 02EEF354-BBAE-4DC6-9B3C-4A7EDB381F3B.png; 26BFE5AD-6118-4E98-8FDF-30543E82AF13.png

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Second lighting proposal for holiday lighting for board consideration

Jack Koch, J.D.  
Lakeside Community Development District  
Supervisor, Seat 5

Disclaimer: Florida has a very broad public records law. As a result, any written communication created or received by the this office will be made available to the public and media, upon request, unless otherwise exempt. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this office. Instead, contact our office by phone or in writing.

---

**From:** AT EASE! Lighting LLC <notification@getjobber.com>  
**Sent:** Monday, August 15, 2022 5:12 AM  
**To:** Jack Koch <Seat5@LakesideCDD.org>  
**Subject:** Quote from AT EASE! Lighting LLC - Aug 15, 2022



## Quote

Hi Jack Koch,

Thank you for asking us to quote on your project. Good morning! I hope you had a good weekend sir. Here of October. Please let me know if you have any questions and I look forward to hearing from you! Have a gr

The quote total is \$3,400.00 as of Aug 15, 2022.

If you have any questions or concerns regarding this quote, please don't hesitate to get in touch with us at a

Sincerely,

AT EASE! Lighting LLC

---

## Details

---

TOTAL  
**\$3,400.00**

---

REQUIRED DEPOSIT  
**\$1,700.00**

---

Button not working? Copy and paste this link to your browser address bar: [https://clienthub.getjobber.com/client\\_hubs/6145d43c-0f06-44cb-b4b44cd278734f2/quotes/18599599.html?auth\\_token=eyJhbGciOiJIUzI1NiJ9.eyJidW5rZXJfdXNlcl9pZCI6NTUzNTE5MzMslmRlbGVnYXRlljpmYW](https://clienthub.getjobber.com/client_hubs/6145d43c-0f06-44cb-b4b44cd278734f2/quotes/18599599.html?auth_token=eyJhbGciOiJIUzI1NiJ9.eyJidW5rZXJfdXNlcl9pZCI6NTUzNTE5MzMslmRlbGVnYXRlljpmYW)



**AT EASE! Lighting LLC**

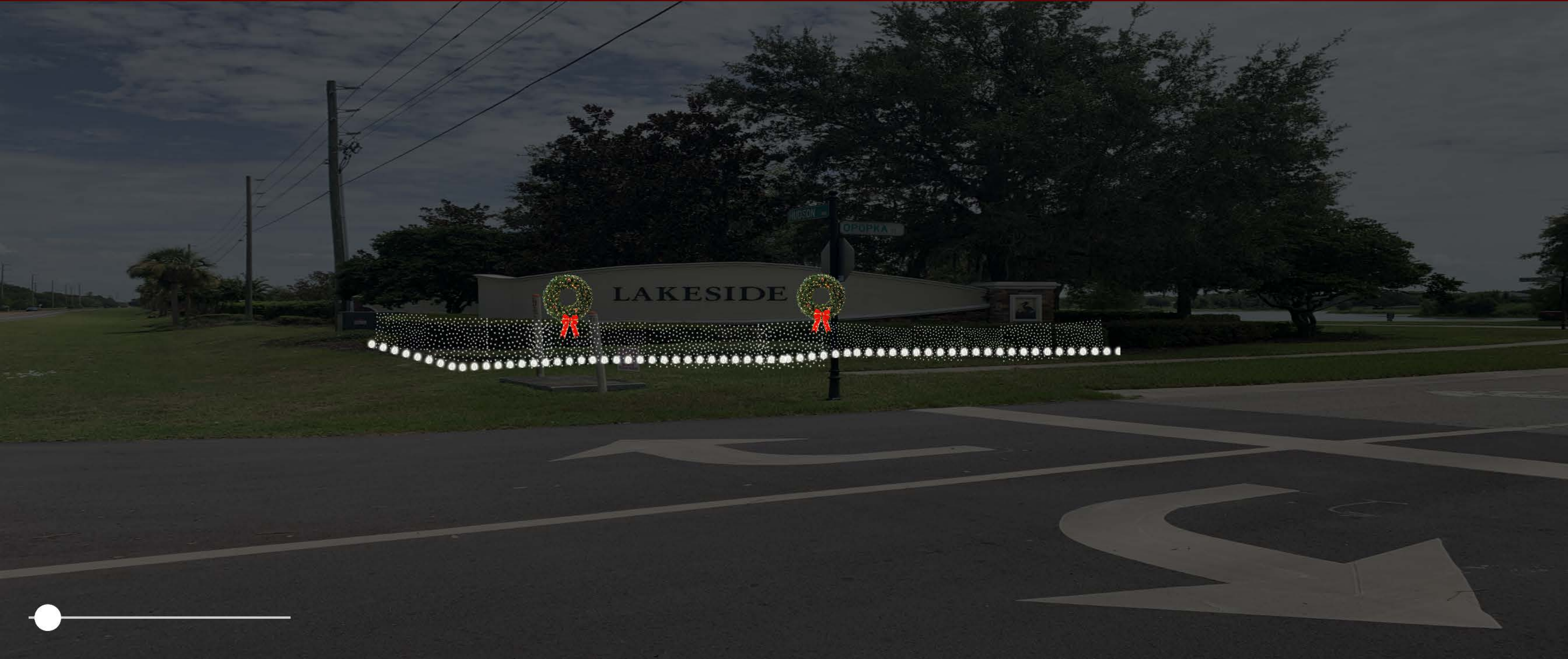
727-998-1903

ateaselighting@gmail.com

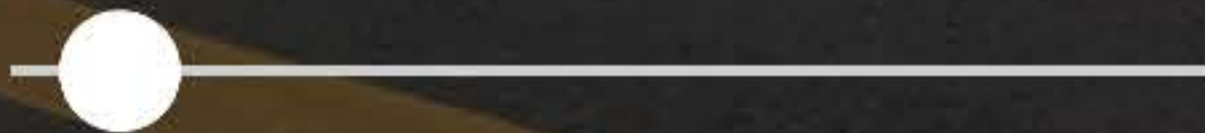
**Powered by Jobber**

Copyright © 2022, Octopusapp, Inc.











BLANK



ESTIMATE	#22198
ESTIMATE DATE	Sep 06, 2022
SCHEDULED DATE	Mon Aug 22, 2022
	11:30am
TOTAL	

Jack Koch  
13739 Lakemont Dr  
Hudson, FL 34669

(727) 287-4141  
seat5@lakesidecdd.org

CONTACT US  
5553 West Waters Avenue, 310  
Tampa, FL 33634

(813) 629-2228  
info@elegantaccentsinc.com

ESTIMATE  
**2022 Holiday Lighting**

Services	qty	unit price	amount
Holiday Lighting Services - Holiday Lighting Service			
Holiday Lighting Services INCLUDE:			
-1st Year - Purchase of Product			
INSTALLATION:			
-Installation of Commercial Grade, LED Holiday Lights custom cut and sized to your roof line.			
-Includes all timers, cords, extension cords, clips and misc. installation supplies			
REMOVAL:			
All decorations will be removed between January 4 - January 31.			
STORAGE:			
Your specialty design light package will be stored in a climate controlled facility.			
C9 Line Lighting - C9 - Lighting - Warm White	3.0	\$1,395.00	\$4,185.00
LOCATIONS - Line the top of the walls of each side of the Hudson/Lakemont Entrance with C9 Warm White Lights (approximately 160 feet per side) - \$1395.00 per side			
East Entrance - one sided \$1395.00			
5MM Lights - Branch & Tree Wrap Lights - Warm White	2.0	\$695.00	\$1,390.00
LOCATIONS - wrap lower hedges in front of monument signs - approximately 20 strands per side - \$695 per side, main entrance only			
LED 50 Light 5MM Balled Branch Wrap- Warm White			
Holiday Bright Lights 5MM lights are Commercial Grade, Waterproof, and backed by a 3-year warranty. Perfect for Wrapping tree trunks and branches with alternating 4"/6" bulb spacing. These lights will make any house or company stand out from the rest. Our lights are Better and Brighter than any retail store lights you can find. Used by professional decorators who want a durable, reliable, and consistent product. You will not be disappointed with these.			
Wreaths & Garlands - LED Mixed Noble 36" Tear Drop Warm White	6.0	\$179.00	\$1,074.00
LOCATION - Place a 36" teardrop and bow on each side of the Lakeside sign (4 for main entrance, 2 for east entrance)			
The Mixed Noble Teardrop garland creates an authentic look of the forest without the mess of needles! The warm white LED 5mm lights will add a cozy glow to your realistic holiday decorations.			

Bows - 18" Red & Gold Nylon Bow	6.0	\$69.00	\$414.00
Red nylon bow with with gold trim. Ideal for use on indoor/outdoor wreaths and other decorations.			
Holiday Lighting Services - Holiday Lighting Materials	1.0	\$495.00	\$495.00
Installation Materials - Extension Cords, Jumper Cables, Timers, Misc. Installation Parts, Storage Bins			
Subtotal			\$7,558.00
Total			<b>\$7,558.00</b>

### 2023 & 2024 Holiday Lighting

Services	qty	unit price	amount
Holiday Lighting Services - Holiday Lighting Service Holiday Lighting Services INCLUDE: INSTALLATION: -Installation of Commercial Grade, LED Holiday Lights custom cut and sized to your roof line. -Includes all timers, cords, extension cords, clips and misc. installation supplies  REMOVAL: All decorations will be removed between January 4 - January 31.  STORAGE: Your specialty design light package will be stored in a climate controlled facility.			
C9 Line Lighting - C9 - Lighting - Warm White	3.0	\$695.00	\$2,085.00
LOCATIONS - Line the top of the walls of each side of the Hudson/Lakemont Entrance with C9 Warm White Lights (approximately 150 feet per side)			
5MM Lights - Branch & Tree Wrap Lights - Warm White	2.0	\$350.00	\$700.00
LOCATIONS - wrap lower hedges in front of monument signs - approximately 20 strands per side - \$695 per side			
LED 50 Light 5MM Balled Branch Wrap- Warm White			
Holiday Bright Lights 5MM lights are Commercial Grade, Waterproof, and backed by a 3-year warranty. Perfect for Wrapping tree trunks and branches with alternating 4"/6" bulb spacing. These lights will make any house or company stand out from the rest. Our lights are Better and Brighter than any retail store lights you can find. Used by professional decorators who want a durable, reliable, and consistent product. You will not be disappointed with these.			
Wreaths & Garlands - LED Mixed Noble 36" Tear Drop Warm White	6.0	\$69.00	\$414.00
LOCATION - Place a 36" teardrop and bow on each side of the Lakeside sign			
The Mixed Noble Teardrop garland creates an authentic look of the forest without the mess of needles! The warm white LED 5mm lights will add a cozy glow to your realistic holiday decorations.			
Bows - 18" Red & Gold Nylon Bow	6.0	\$18.00	\$108.00
Red nylon bow with with gold trim. Ideal for use on indoor/outdoor wreaths and other decorations.			
Holiday Lighting Services - Holiday Lighting Materials	1.0	\$295.00	\$295.00
Installation Materials - Extension Cords, Jumper Cables, Timers, Misc. Installation Parts, Storage Bins			
Subtotal			\$3,602.00
Total			<b>\$3,602.00</b>













# Holiday Lighting Annual Program

Thank you for being a part of our Annual Holiday Lighting Program. We hope you are delighted with our White-Glove, No-Touch Holiday Lighting services. To follow are the terms & conditions of our program. Please let us know if you have any questions!

## **YOUR SERVICE INCLUDES**

- Design Services
- Installation
- Service During the Holiday Season
- Removal
- Storage

### **Design**

Your Holiday Lighting Design will be drawn and priced according to your design choices. We want you to LOVE your lights! As your yard changes, your design can be edited. Just let us know before the install season starts if you would like to make any changes or additions.

### **Installation**

Installation Dates are available on a limited basis. Every effort will be made to keep your install date consistent from year to year. Renewal notifications are sent in September. A 25% deposit will be required by September 30th to reserve your date. The Elegant Accents Elves start installations on November 1 and all installs are completed by December 5.

### **Service During the Holiday Season**

We want your lights to be a source of joy! Any issues, give us a call, send us a text, etc. Our goal is to have any service issues resolved within 24 - 48 hours.

### **Removal**

Removal begins January 3rd and all projects will be removed by January 27th.

### **Storage**

Upon removal, all your lights will be properly packed and stored in our warehouse just waiting to be installed next year!

## PRICE GUARANTEE

When you purchase your lights, we will give you the pricing for years 2 and 3. We guarantee that we will not change that price for the first 3 years. After seeing what inflation and gas prices have done in 2022, this is a really good deal.

## Terms & Conditions

- To order materials and begin service for Year 1, a deposit of 5-% is due at agreement acceptance. Balance is due upon completion.
- All lights & decor carries a 3 year warranty.
- Deposits are Non-Refundable for Cancelled Products
- We are not responsible in any way for lights not purchased through Elegant Accents.

## Even More Nitty Gritty....

You OWN your lights. We are their beloved babysitter who will also replace them if anything goes wrong in the first 3 years. If you ever decide that you no longer want us to put them up, we are happy to return them to you.

If you have a year that you do not want to have your lights installed because you are ill, cruising around the world, are having a new roof installed - whatever the reason - just let us know. We call that a "Pause Year", and we will only charge you a minimal storage fee for the upcoming year based on how many boxes you have. (\$75-\$200 range for the year).

If we are unable to install your lights for any reason (we did just live through a global pandemic), we will either return them to you or we can discuss storing them for the next year. We certainly don't anticipate this, but we are in the "nitty gritty" section of things.

## WARRANTY WILL BE VOIDED IF:

- System has been abused, misused, neglected, or not operated by the company's instructions
- Service is performed to the system by anyone other than Elegant Accents
- Lights and/or decor not purchased through Elegant Accents are plugged into the system

BLANK



**ILLUMINATIONS HOLIDAY LIGHTING****Proposal**

8606 Herons Cove Pl  
Tampa, FL 33647  
Tim Gay

(813) 334-4827

**TO:**

Lakeside CDD  
5844 Old Pasco Rd  
Wesley Chapel, FL 33544  
attn: Lynn Hayes

JOB DESCRIPTION
Holiday Lighting and Decoration of Lakeside Community Entrance

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
<b>Entrance / Exit</b>	
<b>Entrance Signs - Price per sign</b> x 3	\$1,250.00
Install warm white C9's across the top of the entrance wall	
Install 2 x lighted wreaths with bows on either side of center of entrance sign	
50% Deposit required	
<b>TOTAL ESTIMATED JOB COST</b>	<b>\$3,750.00</b>

- \* Price includes rental of materials, lift, labor, installation, service and removal.
- \* Illuminations Holiday Lighting takes the utmost care and precaution to protect your premises and property.
- \* Customer hereby authorizes Illuminations Holiday Lighting, to install and / or remove all materials on said property as provided herein.
- \* Assumes adequate power available. If additional power needed Lakeside CDD responsible for providing.
- \* Please note: Loss of material due to theft or vandalism is reimbursable at cost
- \* Remaining balance of project due upon receipt of invoice after installation.
- \* Removal process begins after New Years Day. It can take up to a week or more for completion. Power can be turned off in the interim.

Tim Gay  
PREPARED BY

10/13/2021  
DATE

  
AUTHORIZED SIGNATURE FOR LAKESIDE CDD

10/14/2021  
DATE

**CONFIDENTIAL** - This message is sent on behalf of Illuminations Holiday Lighting and is intended for authorized personnel and Board Members of Lakeside CDD only. As the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

## **Tab 15**





Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** October 6, 2022 @ 11:00 AM

**District  
Manager's  
Report**

September 15

**2022**

L  
A  
K  
E  
S  
I  
D  
E  
  
C  
D  
D

**FINANCIAL SUMMARY**

**7/31/2022**

General Fund Cash & Investment Balance: \$227,314

Reserve Fund Cash & Investment Balance: \$250,681

Debt Service Fund Investment Balance: \$704,141

**Total Cash and Investment Balances: \$1,182,136**

**General Fund Expense Variance: \$21,486 Under Budget**