



Rizzetta & Company

# **Lakeside Community Development District**

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## **Board of Supervisors Special Meeting February 1, 2023**

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

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

## **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

**Board of Supervisors**

Jack Koch  
Linda Ramlot  
Ron Hale  
Christina Brooks  
Gordon Dexter

Chair  
Vice Chair  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

**District Manager**

Lynn Hayes

Rizzetta & Company, Inc.

**District Counsel**

Alyssa Willson  
Michelle Rigoni

Kutak Rock LLP  
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.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**  
District Office · Wesley Chapel, Florida (813) 994-1001  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[WWW.LAKESIDECDD.ORG](http://WWW.LAKESIDECDD.ORG)

January 25, 2023

**Board of Supervisors  
Lakeside Community  
Development District**

**REVISED FINAL AGENDA**

Dear Board Members:

The Special Meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, February 1, 2023 at 5:00 p.m.** at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669. The following is the Tentative Agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A.** Consideration of Minutes of the Board of Supervisors  
Meeting held on December 13, 2022 ..... Tab 1
  - B.** Consideration of the Operation and Maintenance  
Expenditures for November 2022 and December 2022.....Tab 2
- 4. BUSINESS ITEMS**
- 5. A.** **Consideration of Memorandum and Resolution 2023-03;  
Adopting Record Retention Policy** ..... Tab 3
- B.** Consideration of Florida Reserve Study and Appraisal  
Quote Update with Site Inspection.....Tab 4
- C.** Consideration of License Agreement for Holiday Lighting  
Installation, Maintenance and Removal with HOA ..... Tab 5
- D** Consideration of Entry Walls/Monuments Pressure  
Washing and Painting Quotes.....Tab 6
- E.** Consideration of RedTree Seasonal Color Frost Damage  
Replacement Retention Policy ..... Tab 7

- 6.   **STAFF REPORTS**
  - A.   District Counsel
  - B.   District Engineer
  - C.   Presentation of Landscape Specialist Inspection Services  
Report and Landscaper Comment ..... Tab 8
  - D.   Solitude Waterway Inspection and Service Reports ..... Tab 9
  - E.   District Manager Report ..... Tab 10
    - 1.   Lakeside 4<sup>th</sup> Quarter ADA Website Compliance  
Audit Report
- 7.   **SUPERVISOR REQUESTS**
- 8.   **ADJOURNMENT**

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

Sincerely,

*Lynn Hayes*  
District Manager

## **Tab 1**

**MINUTES OF MEETING**  
**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The regular meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Tuesday December 13, 2022, at 5:00 p.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

**Present and constituting a quorum:**

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

**Also Present:**

David Fleeman	<b>District Engineer, Florida Design</b>
Lynn Hayes	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Michele Lamberti	<b>Administrative Assistant, Rizzetta &amp; Company, Inc.</b>
Alyssa Willson	<b>District Counsel, Kutak Rock LLP <i>(via conference call)</i></b>
Jason Liggett	<b>Landscape Inspection Specialist, Rizzetta &amp; Co</b>
Kevin Wilt	<b>Representative, Solitude Aquatics</b>
Peter Lucadano	<b>Representative, RedTree Landscaping</b> <i>(joined meeting at approximately 5:18 p.m.)</i>
Robert Johnson	<b>Representative, RedTree Landscaping</b> <i>(joined meeting at approximately 5:18 p.m.)</i>
Kevin Smith	<b>Representative, RedTree Landscaping</b> <i>(joined meeting at approximately 5:18 p.m.)</i>

Audience

Present

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Hayes called to order and performed a roll call and confirmed a quorum at approximately 5:00 p.m.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

There were no audience comments.

**THIRD ORDER OF BUSINESS**  
**Elected**

**Administer the Oath of Office to Newly**  
**Supervisors**

Mr. Lynn Hayes, a Notary Public in the State of Florida, administered the Oath of Office to the newly elected Board of Supervisors in attendance. Mr. Ronald Hale swore and affirmed the oath as read on the record. Mr. Lynn Hayes explained to the new Board of Supervisors what the process is in filing their paperwork with Hillsborough County Supervisor of Elections Office.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2023-02;**  
**Designating Officers of the District**

Mr. Lynn Hayes presented Resolution 2023-02; Designating Officers of the District.

On a motion by Mr. Gordon Dexter and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors appointed Mr. Jack Koch as Chairperson, Ms. Linda Ramlot as Vice Chairperson, Ms. Christina Brooks as Assistant Secretary, Mr. Gordon Dexter as Assistant Secretary, Mr. Ronald Hale as Assistant Secretary, Mr. Lynn Hayes as Assistant Secretary, and Mr. Darryl Adams as Assistant Secretary, for Lakeside Community Development District.

On a motion by Mr. Jack Koch and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors adopted Resolution 2023-02; Designating Officers of the District for Lakeside Community Development District.

**FIFTH ORDER OF BUSINESS**

**Consideration of the Minutes of the**  
**Board of Supervisors Special Meeting**  
**held on October 6, 2022**

Mr. Lynn Hayes presented the October 6, 2022 Minutes of the Board of Supervisors Special Meeting and inquired if there were any amendments. There were none.

On a Motion by Mr. Gordon Dexter, and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors approved the October 6, 2022 Minutes of the Board of Supervisors Special Meeting, as presented, for the Lakeside Community Development District.

**SIXTH ORDER OF BUSINESS**

**Consideration of the Operation and  
Maintenance Expenditures for August  
2022, September 2022, and October 2022**

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for August 2022, September 2022, and October 2022 to the Lakeside Community Development District Board of Supervisors.

On a Motion by Mr. Ronald Hale and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for August 2022 (\$23,743.32), September 2022 (\$72,840.97), and October 2022 (\$37,205.50), as presented, for the Lakeside Community Development District.

**SEVENTH ORDER OF BUSINESS**

**Consideration of the Red Tree Landscape  
Proposal for the Main Entrance Renovation  
and 2<sup>nd</sup> Center Island Renovation**

The Board of Supervisors requested a new proposal from Red Tree with a quote for the Apoka entrance, Lakemont entrance and replacement trees along Lakemont Drive. The quote would not include the center island at this time and have a budget of \$50,000.00.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Red Tree Work  
Authorization 2023-01; Hardwood Tree  
Structural Crown Thinning and Elevation  
Proposal for Crest Lake**

On a Motion by Mr. Gordon Dexter and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors adopted Authorization 2023-01; Hardwood Tree Structural Crown Thinning and Elevation Proposal for Crest Lake (\$3,250.00), as presented, for the Lakeside Community Development District.

**NINTH ORDER OF BUSINSS**

**Consideration of Red Tree Work  
Authorization 2023-02; Hardwood Tree  
Structural Crown Thinning and Elevation  
Proposal on Higgins Lane**

On a Motion by Mr. Ronald Hale and seconded by Mr. Jack Koch, with all in favor, the Board of Supervisors adopted Authorization 2023-02; Hardwood Tree Structural Crown Thinning and Elevation Proposal for Higgins Lane (\$1,625.00), as presented, for the Lakeside Community Development District.

**TENTH ORDER OF BUSINESS**

**Consideration of the Rومانer Graphics  
Quote for Wildlife Signs to include Sign  
Picture and Wildlife Sign Location Map**

On a Motion by Ms. Linda Ramlot and seconded by Mr. Jack Koch, with all in favor, the Board of Supervisors approved the Rومانer Graphics Quote for Wildlife Signs (\$2,025.00) after District Counsel prepares the Work Authorization Agreement and Authorizes Chair to execute Agreement, for the Lakeside Community Development District.

**ELEVENTH ORDER OF BUSINESS**

**Consideration of the Solitude Lake  
Management Aquatic Annual Maintenance  
Renewal Agreement**

On a Motion by Mr. Jack Koch and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors approved the Solitude Lake Management Aquatic Annual Maintenance Renewal Agreement, as presented, for the Lakeside Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Discussion of Traffic Calming Devices**

The Board of Supervisors requested the District Engineer obtain quotes from companies to install traffic safety devices throughout the District and have the crosswalks restriped.

**THIRTEENTH ORDER OF BUSINESS   Staff Reports**

**A.     District Counsel**

Ms. Alyssa Willson presented her report.

**B.     District Engineer**

Mr. David Fleeman stated that the sidewalk evaluations in Nesbitt Court should be done within 2 weeks and a full report will be sent to the District Manager.

**C.     Presentation of Inspection Services Report/Landscaper Comments**

Mr. Jason Liggett presented his report.

**FOURTEENTH ORDER OF BUSINESS**

**District Manager Report**

Mr. Lynn Hayes presented his report to the Board of Supervisors and informed them the next regular meeting is scheduled for Wednesday, January 25, 2023 at 5:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive, Hudson, Florida 34669.

Mr. Lynn Hayes presented the Sun Coast Rust Removal Proposal to the Board of Supervisors.

On a Motion by Mr. Jack Koch and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors, approved the Suncoast Rust Removal Proposal (\$760.00 per month), as presented, for the Lakeside Community Development District.

**FIFTEENTH ORDER OF BUSINESS**

**Supervisor Requests**

Mr. Jack Koch asked for updated quotes to repair the entry wall fencing, entry wall/community monument pressure washing and painting, and a quote for an updated reserve study for the next three to five years. Ms. Christina Brooks would like the Board to start the request for proposal process to repave the earlier sections of the District to address the pothole situation (phase 1).

**SIXTEENTH ORDER OF BUSINESS**

**Adjournment**

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

On a Motion by Ms. Linda Ramlot and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors adjourned the meeting at 6:48 pm. for the Lakeside Community Development District.

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Secretary/Assistant Secretary

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Chair/Vice Chair

## Tab 2

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

## **Operation and Maintenance Expenditures November 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2022 through November 30, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$36,602.33**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

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

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

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

November 1, 2022 Through November 30, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Florida Design Consultants, Inc.	100075	44627	Engineering Services 10/22	\$ 461.25
Kutak Rock, LLP	100073	3125659	Legal Services 09/22	\$ 4,525.64
Poop 911	100074	LSR102022	Pet Waste Station Maintenance 10/22	\$ 200.00
Poop 911	100074	LS102022	Pet Waste Station Maintenance 10/22	\$ 275.00
Postmaster	100071	110122 Postmaster	Parcel Lock 13600 Crest Lake Drive 11/22	\$ 45.00
RedTree Landscape Systems, LLC	100072	11694	Tree Removal 10/22	\$ 675.00
RedTree Landscape Systems, LLC	100065	11681	Removal Of Existing Annuals 10/22	\$ 2,508.75
RedTree Landscape Systems, LLC	100076	11766	Monthly Landscape Maintenance 11/22	\$ 14,780.00
Rizzetta & Company, Inc.	100067	INV0000072566	District Management Fees 11/22	\$ 4,461.08
Rizzetta & Company, Inc.	100066	INV0000071878	Assessment Roll FY 22/23	\$ 5,304.00
Solitude Lake Management, LLC	100068	PSI-17787	Lake & Pond Maintenance 10/22	\$ 1,665.00
Suncoast Rust Control, Inc.	100077	5092	Commercial Monthly Rust Control Service 11/22	\$ 735.00
Times Publishing Company	100069	0000244909 09/04/22	Legal Advertising Acc# 117744 09/04/22	\$ 84.50
Times Publishing Company	100070	0000244911 09/07/22	Legal Advertising Acc#117744 09/07/22	\$ 140.80
Withlacoochee River Electric Cooperative, Inc.	11252022	Electric Summary 10/22 235 ACH	Electric Summary 10/22	<u>\$ 741.31</u>
<b>Report Totals</b>				<b><u>\$ 36,602.33</u></b>



RECEIVED  
10/27/22

# INVOICE

**Remit To:**  
20525 Amberfield Drive, Suite 201  
Land O Lakes, FL 34638

**Bill To:** Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
cddinvoice@rizzetta.com  
lhayes@rizzetta.com

**Date:** October 27, 2022  
**Project Number:** 552-0005  
**Invoice Number:** 44627  
**Invoice Period:** 9/17/2022 to 10/14/2022

**Project:** Lakeside CDD

## SERVICES PERFORMED:

### CDD Engineer's Services (0900)

- Site visit to review contractor pay application

Description	Hours	Rate	Cost
Senior Project Manager	0.75	\$175.00	\$131.25
Field Representative	3.00	\$110.00	\$330.00
		Subtotal:	\$461.25

**Total Invoice Amount:** \$461.25

David Fleeman, P.E.

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 20, 2022

**RECEIVED**  
10/20/22**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3125659

Client Matter No. 11323-1

Lynn Hayes  
Lakeside CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3125659  
11323-1

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Re: Lakeside CDD - General Counsel

For Professional Legal Services Rendered

09/02/22	M. Rigoni	0.70	185.50	Review draft agenda and provide comments; prepare agenda items
09/06/22	L. Whelan	0.20	59.00	Prepare for September board meeting
09/06/22	A. Willson	0.80	224.00	Confer with Koch regarding wildlife notice and sidewalk maintenance issues; review same; work session with Rigoni regarding same
09/08/22	M. Rigoni	2.20	583.00	Follow up with Suarez regarding Inland Home repairs; research and prepare memorandum regarding district's duty to warn of wild animals
09/09/22	M. Rigoni	3.40	901.00	Review final agenda and confer with Lamberti; confer with Manning, Brooks, Thorson and Fleeman regarding missing sidewalk issues; follow up with district management staff regarding agenda items; confer with Jimenez regarding insurance

**KUTAK ROCK LLP**

Lakeside CDD

October 20, 2022

Client Matter No. 11323-1

Invoice No. 3125659

Page 2

09/09/22	L. Whelan	0.10	29.50	coverage re nuisance wild animals and revise memo; review revised agenda and provide comments
09/09/22	A. Willson	0.90	252.00	Confer with staff regarding agenda items for September board meeting
				Review and revise duty to warn memorandum; work session with Rigoni regarding same; confer with Manning regarding sidewalk construction
09/14/22	M. Rigoni	0.20	53.00	Confer with Hayes regarding County's request for district information; confer with Brooks
09/15/22	M. Rigoni	1.80	477.00	Confer with Hayes, Fleeman and Suarez regarding Inland Home construction activities
09/20/22	J. Gillis	0.30	39.00	Confer with staff regarding entity for towing agreement; research Sunbiz regarding same
09/21/22	J. Gillis	0.30	39.00	Review proposal from A-1 Recovery for towing services and finalize agreement for same
09/23/22	M. Rigoni	0.20	53.00	Work session with Willson regarding towing signage requirements
09/26/22	M. Rigoni	1.70	450.50	Review draft agenda and provide comments; finalize towing agreement with A-1 towing; prepare October agenda items and confer with Lamberti; confer with Hayes and Koch regarding towing signage requirements
09/26/22	A. Willson	0.30	84.00	Work session with Rigoni regarding towing signage requirements
09/27/22	M. Rigoni	1.60	424.00	Research construction easements; confer with Brooks regarding same; confer with Hayes; review final agenda
09/28/22	M. Rigoni	1.60	424.00	Prepare form of license agreement and waiver with HOA regarding holiday lighting
09/29/22	M. Rigoni	0.40	106.00	Confer with Hayes; prepare for Board meeting

**KUTAK ROCK LLP**

Lakeside CDD

October 20, 2022

Client Matter No. 11323-1

Invoice No. 3125659

Page 3

09/30/22	M. Rigoni	0.30	79.50	Confer with Hayes
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TOTAL HOURS	17.00
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TOTAL FOR SERVICES RENDERED	\$4,463.00
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**DISBURSEMENTS**

Computer Research	55.35
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Travel Expenses	7.29
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TOTAL DISBURSEMENTS	<u>62.64</u>
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TOTAL CURRENT AMOUNT DUE	<u>\$4,525.64</u>
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**UNPAID INVOICES:**

September 26, 2022	Invoice No. 3110841	7,209.83 PD
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TOTAL DUE	<u>\$11,735.47</u>
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RECEIVED  
10/17/22

POOP 911 Tampa  
11721 Manistique Way  
New Port Richey Fl, 34654

Lakeside CDD

Invoice LSR102022

Description of services		Date: October 2022
<i>Description</i>		<b>Unit Price</b>
Pet waste station removal, relocation, with new can added, refurbished bag dispenser and new pickup after your pet sign.	1 @ \$200	@200
	Amount due	<b>\$200.00</b>



POOP 911 Tampa  
 11721 Manistique Way  
 New Port Richey Fl, 34654

## Lakeside CDD

Invoice LS102022

Description of services		Date: October 2022
Description		Unit Price
		Weekly / monthly
Weekly maintenance for 8 pet waste stations: once weekly pet waste stations will be emptied and pick up bags replenished (8K bags annually) Additional pick up bags may be needed and can be purchased. Community dumpster will be used when available for weekly service.	8 @ 7.95	\$63.60/\$275.60
	Amount due Monthly	<b>\$275.60</b>

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544  
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FL 33614

## Check Request

Amount: \$45.00

Project: Parcel Locker Lock Replacement for Lakeside CDD

Date: November 1, 2022

Payable to: Postmaster

Address: USPS  
13610 Big Bend Drive  
Hudson, FL 34667

Reason: Parcel Locker Lock Replacement for Lakeside CDD

Requester: Lynn Hayes

Directions for check: Please cut a check made payable to the Postmaster to replace this parcel locker lock.  
Please send them this check by UPS Overnight.

The memo box on the check must state:  
Parcel Lock 13600 Crest Lake Drive.

Also provide Lynn Hayes with the UPS tracking number information.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11694****RECEIVED**  
10/31/22**BILL TO**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE  
10/31/2022PLEASE PAY  
\$675.00DUE DATE  
10/31/2022

ACTIVITY	QTY	RATE	AMOUNT
Arbor care performed as per proposal dated 8/9/22:			
Palm tree removal			
Remove dead palm tree - center island across from 13652 Lakemont Drive			
<b>Arbor Care</b>	1	675.00	675.00
Remove and flush cut palm tree in photo pictured in proposal.			
Includes all labor, hauling and dumping fees.			

TOTAL DUE

**\$675.00**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11681****RECEIVED**  
10/31/22**BILL TO**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE  
10/31/2022PLEASE PAY  
**\$2,508.75**DUE DATE  
10/31/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as per proposal dated 08/05/22 - approved 10/25/22: Fall seasonal color installation			
<b>Landscape Construction</b>	1,115	2.25	2,508.75
Removal of existing annuals. Tilling of annual beds. Installation of (1,115) 4" marigolds.			

**TOTAL DUE****\$2,508.75**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11766****RECEIVED**  
11/01/22**BILL TO**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE  
11/01/2022PLEASE PAY  
**\$14,780.00**DUE DATE  
12/01/2022

ACTIVITY	QTY	RATE	AMOUNT
Monthly Landscape Maintenance Program			
<b>Grounds Maintenance</b>	1	8,480.00	8,480.00
Monthly Grounds Maintenance			
<b>Horticulture</b>	1	1,020.00	1,020.00
Monthly Fertilization			
<b>Horticulture</b>	1	600.00	600.00
Monthly Pest Control			
<b>Landscape Maintenance: Irrigation Repair</b>	1	700.00	700.00
Monthly Irrigation Inspections			
<b>Grounds Maintenance</b>	1	150.00	150.00
Bee Tree Court - Addition of mowing cul-de-sac			
<b>Grounds Maintenance</b>	1	3,830.00	3,830.00
Additional of Retention Pond Maintenance			
Contract Addendum			
For the service month of this billing, kindly refer to the date on the invoice. Thank you!			

**TOTAL DUE****\$14,780.00**

THANK YOU.

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

# Invoice

Date	Invoice #
11/1/2022	INV0000072566

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00235

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,326.00	\$1,326.00
Administrative Services	1.00	\$397.83	\$397.83
Email Accounts, Admin & Maintenance	5.00	\$15.00	\$75.00
Financial & Revenue Collections	1.00	\$442.00	\$442.00
Landscape Consulting Services	1.00	\$775.00	\$775.00
Management Services	1.00	\$1,345.25	\$1,345.25
Website Compliance & Management	1.00	\$100.00	\$100.00
	Subtotal		\$4,461.08
	Total		\$4,461.08

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

# Invoice

Date	Invoice #
10/1/2022	INV0000071878

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
October	Upon Receipt	00235

[illegible]



Solitude Lake Management  
1320 Brookwood Drive  
Suite H  
Little Rock, AR 72202

## INVOICE

Page: 1

Invoice Number: PSI-17787  
Invoice Date: 10/6/2022

Bill  
To: Lakeside CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Ship  
To: Lakeside CDD  
Rizzetta & Co.  
5844 Old Pasco Road  
Suite 100  
Wesley Chapel, FL 33544

Tax Ident. Type Legal Entity

Ship Via  
Ship Date 10/6/2022  
Due Date 11/5/2022  
Terms Net 30

Customer ID 13807  
P.O. Number  
P.O. Date 10/6/2022  
Our Order No.  
SalesPerson Nicholas Viles

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance Every 15 Days from 11/1/2021 to 10/31/2022 Ceva Building-Lake-ALL		1	1	1,665.00	1,665.00

Lake & Pond Management Services  
10/1/2022 - 10/31/2022  
Lake & Pond Management Services

PLEASE REMIT PAYMENT TO:  
SOLitude Lake Management, LLC  
1320 Brookwood Drive, Suite H  
Little Rock, AR 72202

Amount Subject to Sales Tax 0.00  
Amount Exempt from Sales Tax 1,665.00

**Subtotal:** 1,665.00  
Invoice Discount: 0.00  
Total Sales Tax: 0.00  
Payment Amount: 0.00  
**Total:** 1,665.00

Suncoast Rust Control, Inc.

RECEIVED  
11/01/22

**8026 118th Avenue North  
Largo, FL 33773**

# INVOICE

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	Invoice #
11/1/2022	05092
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
12/1/2022	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	735.00	735.00

Thank you for your business.

**Total:** \$735.00

**Balance Due** \$735.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

**RECEIVED**  
11/03/22

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 4/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
09/04/2022	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$84.50		0000244909	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/04/22	09/04/22	0000244909	Times	Legals CLS	Rule Development	1	2x24 L	\$80.50
09/04/22	09/04/22	0000244909	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x24 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 4/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
09/04/2022	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$84.50		0000244909	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

LAKESIDE CDD

ATTN: RIZZETTA & COMPANY, INC. -AP

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

# Tampa Bay Times

tampabay.com

- Ad Proof -

11/03/2022

## Order Confirmation

**Ad Order Number**

0000244909

**Sales Rep.**

dbonett

**EMail**

dbonett@tampabay.com

**Order Taker**

dbonett

**Order Source**

**Customer**

LAKESIDE CDD

**Customer Account**

117744

**Customer Address**

3434 COLWELL AVE STE 200

TAMPA FL 33614 USA

**Customer Phone**

8139335571

**Payor Customer**

LAKESIDE CDD

**Payor Account**

117744

**Payor Address**

3434 COLWELL AVE STE 200

TAMPA FL 33614 USA

**Payor Phone**

8139335571

**PO Number**

**Ordered By**

Patty Sweeney

**Customer Fax**

8139356212

**Customer EMail**

dvalley@rizzetta.com

**Special Pricing**

**Tear Sheets**

0

**Proofs**

0

**Affidavits**

2

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**

Rule Development

**Ad Order Notes**

**Net Amount**

\$84.50

**Tax Amount**

\$0.00

**Total Amount**

\$84.50

**Payment Method**

Invoice

**Payment Amount**

\$0.00

**Amount Due**

\$84.50

# Tampa Bay Times

tampabay.com

- Ad Proof -

**Ad Number**

0000244909-01

**Ad Type**

CLS Legal Liner

**Production Method**

AdBooker

**Production Notes**

**External Ad Number**

**Ad Attributes**

**Ad Released**

No

**Pick Up**

0000093444-01

**Ad Size**

2 X 24 li

**Color**

**WYSIWYG Content**

**NOTICE OF RULE DEVELOPMENT BY  
THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives notice of its intention to develop revised rules relating to parking and parking enforcement. The purpose and effect of these rules is to provide for efficient and effective District operations to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes (2022). A public hearing will be conducted by the District on Thursday, October 6, 2022, at 11:00 a.m. at the offices of Rizzetta and Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. A copy of the proposed rules may be obtained by contacting the District Manager at (813) 994-1001.

Lynn Hayes  
District Manager

Run Date: 9/4/2022

0000244909

**Run Date**

09/04/2022

**Product**

Tampa Bay Times

**Placement**

Legals - CLS

**Position**

Legal

**Zone**

BL-Pasco



Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

**RECEIVED**  
11/03/22

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
09/ 7/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
09/07/2022	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$140.80		0000244911	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
09/07/22	09/07/22	0000244911	Times	Legals CLS	Rule Making	1	2x57 L	\$136.80
09/07/22	09/07/22	0000244911	Tampabay.com	Legals CLS	Rule Making AffidavitMaterial	1	2x57 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
09/ 7/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
09/07/2022	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$140.80		0000244911	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

LAKESIDE CDD

ATTN: RIZZETTA & COMPANY, INC. -AP

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

# Tampa Bay Times

tampabay.com

- Ad Proof -

11/03/2022

## Order Confirmation

**Ad Order Number**

0000244911

**Sales Rep.**

dbonett

**EMail**

dbonett@tampabay.com

**Order Taker**

dbonett

**Order Source**

**Customer**

LAKESIDE CDD

**Customer Account**

117744

**Customer Address**

3434 COLWELL AVE STE 200

TAMPA FL 33614 USA

**Customer Phone**

8139335571

**Payor Customer**

LAKESIDE CDD

**Payor Account**

117744

**Payor Address**

3434 COLWELL AVE STE 200

TAMPA FL 33614 USA

**Payor Phone**

8139335571

**PO Number**

**Ordered By**

Patty Sweeney

**Customer Fax**

8139356212

**Customer EMail**

dvalley@rizzetta.com

**Special Pricing**

**Tear Sheets**

0

**Proofs**

0

**Affidavits**

2

**Blind Box**

**Promo Type**

**Materials**

**Invoice Text**

Rule Making

**Ad Order Notes**

**Net Amount**

\$140.80

**Tax Amount**

\$0.00

**Total Amount**

\$140.80

**Payment Method**

Invoice

**Payment Amount**

\$0.00

**Amount Due**

\$140.80



- Ad Proof -

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0000244911-01	CLS Legal Liner	AdBooker	
<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u>	<u>Pick Up</u>
		No	0000093444-01

<u>Ad Size</u>	<u>Color</u>
2 X 57 li	

WYSIWYG Content

- Ad Proof -

**NOTICE OF RULEMAKING FOR REVISED PARKING AND  
PARKING ENFORCEMENT RULES BY LAKESIDE  
COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Lakeside Community Development District (the "District") on Thursday, October 6, 2022, at 11:00 a.m. at the offices of Rizzetta and Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt proposed revised rules related to parking, parking enforcement, towing, and other district operations. The proposed revised rules relating to parking and parking enforcement are available at the District Office.

The proposed rules may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Specific legal authority for the rules includes Sections 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published on September 4, 2022.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. There may be occasions when Board members or District staff may participate in the public hearing and meeting by telephone or another electronic means. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by calling 813-533-2950 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

Lynn Hayes, District Manager  
Lakeside Community Development District

Run Date: 9/7/2022

0000244911

<u>Run Date</u>	<u>Product</u>	<u>Placement</u>	<u>Position</u>	<u>Zone</u>
09/07/2022	Tampa Bay Times	Legals - CLS	Legal	BL-Pasco

**Withlacoochee River Electric Cooperative, Inc.**  
**for Lakeside CDD**  
**Summary Electric 10/06/22 to 11/03/22 ACH**

<b>Account #</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1544099	11/8/2022	\$113.40	12/1/2022	13815 Crestlake Dr. Well	53100	4301
1544100	11/8/2022	\$48.99	12/1/2022	13633 Lakemont Dr. Well	53100	4301
1544101	11/8/2022	\$260.07	12/1/2022	13324 Hudson Ave E	53100	4301
1544102	11/8/2022	\$65.16	12/1/2022	13324 Hudson Ave B	53100	4301
1544103	11/8/2022	\$37.01	12/1/2022	13324 Hudson Ave C	53100	4301
1544104	11/8/2022	\$37.67	12/1/2022	13324 Hudson Ave D	53100	4301
1544105	11/8/2022	\$36.13	12/1/2022	13647 Eastfork Lane Irrig	53100	4301
1544106	11/8/2022	\$37.12	12/1/2022	13324 Hudson Ave F	53100	4301
1544107	11/8/2022	\$35.36	12/1/2022	13624 Eastfork Lane Irrig	53100	4301
1544108	11/8/2022	\$35.04	12/1/2022	13324 Hudson Ave A	53100	4301
1544109	11/8/2022	\$35.36	12/1/2022	13510 Crest Lake Dr. Irrig	53100	4301
Total						

**001-53100-4301**

<b>Grand Total</b>	<b>\$741.31</b>
--------------------	-----------------



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

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

Bill Date **11/08/2022**  
Amount Due **113.40**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR  
Service Description WELL  
Service Classification General Service Non-Demand

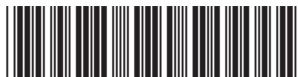
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	70889	11/03	71602				713

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Nov 2022	28	25
Oct 2022	29	30
Nov 2021	28	38

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 130.78  
Payment 130.78CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 713 KWH @ 0.05017 35.77  
Fuel Adjustment 713 KWH @ 0.05700 40.64  
FL Gross Receipts Tax 2.83

Total Current Charges 113.40  
Total Due E.F.T. 113.40

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 11/08/2022**

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/25/2022**  
**TOTAL CHARGES DUE 113.40**  
**DO NOT PAY**

000154409900001134000001134005



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

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

Bill Date **11/08/2022**  
Amount Due **48.99**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13633 LAKEMONT DR  
Service Description WELL  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	23602	11/03	23729				127

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	5
Oct 2022	29	6
Nov 2021	28	13

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 54.49  
Payment 54.49CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 127 KWH @ 0.05017 6.37  
Fuel Adjustment 127 KWH @ 0.05700 7.24  
FL Gross Receipts Tax 1.22

Total Current Charges 48.99  
Total Due E.F.T. 48.99

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
TOTAL CHARGES DUE 48.99  
DO NOT PAY

000154410000000489900000489908



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

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

Bill Date **11/08/2022**  
Amount Due **260.07**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	6029	11/03	6276				247

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	9
Oct 2022	29	8
Nov 2021	28	9

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 259.52  
Payment 259.52CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 247 KWH @ 0.05017 12.39  
Fuel Adjustment 247 KWH @ 0.05700 14.08  
Light Energy Charge 1.68  
Light Support Charge 2.94  
Light Maintenance Charge 55.68  
Light Fixture Charge 68.70  
Light Fuel Adj 150 KWH @ 0.05700 8.55  
Poles (QTY 6) 60.00  
FL Gross Receipts Tax 1.89

Total Current Charges 260.07  
Total Due E.F.T. 260.07

Lights/Poles Type/Qty Type/Qty  
212 6 960 6

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
TOTAL CHARGES DUE 260.07  
DO NOT PAY

000154410100002600700002600703



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

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

Bill Date **11/08/2022**  
Amount Due **65.16**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

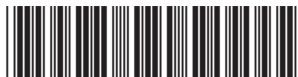
#### ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	2614	11/03	2888				274

#### Comparative Usage Information

Period	Days	Per Day
Nov 2022	28	10
Oct 2022	29	8
Nov 2021	28	25

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 60.65  
Payment 60.65CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 274 KWH @ 0.05017 13.75  
Fuel Adjustment 274 KWH @ 0.05700 15.62  
FL Gross Receipts Tax 1.63

Total Current Charges 65.16  
Total Due E.F.T. 65.16

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 11/08/2022**

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/25/2022**  
**TOTAL CHARGES DUE 65.16**  
**DO NOT PAY**

000154410200000651600000651601



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

Account Number **1544103** Cycle 06  
Meter Number 40537157  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **11/08/2022**  
Amount Due **37.01**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	5827	11/03	5845				18

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	1
Oct 2022	29	1
Nov 2021	28	2

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.23  
Payment 37.23CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 18 KWH @ 0.05017 0.90  
Fuel Adjustment 18 KWH @ 0.05700 1.03  
FL Gross Receipts Tax 0.92

Total Current Charges 37.01  
Total Due E.F.T. 37.01

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
TOTAL CHARGES DUE 37.01  
DO NOT PAY

000154410300000370100000370103



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

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

Bill Date **11/08/2022**  
Amount Due **37.67**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	6216	11/03	6240				24

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	1
Oct 2022	29	1
Nov 2021	28	3

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.78  
Payment 37.78CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 24 KWH @ 0.05017 1.20  
Fuel Adjustment 24 KWH @ 0.05700 1.37  
FL Gross Receipts Tax 0.94

Total Current Charges 37.67  
Total Due E.F.T. 37.67

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
**TOTAL CHARGES DUE 37.67**  
**DO NOT PAY**

000154410400000376700000376700



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

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

Bill Date **11/08/2022**  
Amount Due **36.13**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

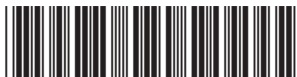
See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	0
Oct 2022	29	0
Nov 2021	28	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	4627	11/03	4637				10

Previous Balance 36.13  
Payment 36.13 CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 10 KWH @ 0.05017 0.50  
Fuel Adjustment 10 KWH @ 0.05700 0.57  
FL Gross Receipts Tax 0.90

Total Current Charges 36.13  
Total Due E.F.T. 36.13

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

Use above space for address change ONLY.

District: BP06

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
**TOTAL CHARGES DUE 36.13**  
**DO NOT PAY**

000154410500000361300000361304



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

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

Bill Date **11/08/2022**  
Amount Due **37.12**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	4876	11/03	4895				19

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	1
Oct 2022	29	1
Nov 2021	28	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.01  
Payment 37.01CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 19 KWH @ 0.05017 0.95  
Fuel Adjustment 19 KWH @ 0.05700 1.08  
FL Gross Receipts Tax 0.93

Total Current Charges 37.12  
Total Due E.F.T. 37.12

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/25/2022  
**TOTAL CHARGES DUE 37.12**  
**DO NOT PAY**

000154410600000371200000371208



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

Account Number **1544107** Cycle 06  
Meter Number 24309355  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **11/08/2022**  
Amount Due **35.36**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13624 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

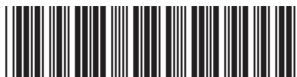
#### ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	535	11/03	538				3

#### Comparative Usage Information

Period	Days	Per Day
Nov 2022	28	0
Oct 2022	29	0
Nov 2021	28	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 35.36  
Payment 35.36CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.05700 0.17  
FL Gross Receipts Tax 0.88

Total Current Charges 35.36  
Total Due E.F.T. 35.36

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 11/08/2022**

District: BP06

Use above space for address change ONLY.

1544107  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **11/25/2022**  
**TOTAL CHARGES DUE 35.36**  
**DO NOT PAY**

000154410700000353600000353605



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

Account Number **1544108** Cycle 06  
Meter Number 24309353  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **11/08/2022**  
Amount Due **35.04**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13647 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	47	11/03	47				0

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	0
Oct 2022	29	0
Nov 2021	28	0

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



1 0 3 4 5 0 2 2

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Previous Balance 35.04  
Payment 35.04CR  
Balance Forward 0.00  
  
Customer Charge 34.16  
FL Gross Receipts Tax 0.88  
  
Total Current Charges 35.04  
Total Due E.F.T. 35.04

DO NOT PAY

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 11/08/2022

District: BP06

Use above space for address change ONLY.

1544108  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after 11/25/2022  
**TOTAL CHARGES DUE 35.04**  
**DO NOT PAY**

000154410800000350400000350403



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

Account Number **1544109** Cycle 06  
Meter Number 24309354  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **11/08/2022**  
Amount Due **35.36**  
Current Charges Due **12/01/2022**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13510 CREST LAKE DR  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/06	421	11/03	424				3

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Nov 2022	28	0
Oct 2022	29	0
Nov 2021	28	0

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



1 0 3 4 5 0 2 2

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Previous Balance 35.36  
Payment 35.36CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 3 KWH @ 0.05017 0.15  
Fuel Adjustment 3 KWH @ 0.05700 0.17  
FL Gross Receipts Tax 0.88

Total Current Charges 35.36  
Total Due E.F.T. 35.36

**DO NOT PAY**

Total amount will be electronically transferred on or after 11/25/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 11/08/2022**

District: BP06

Use above space for address change ONLY.

1544109  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **11/25/2022**  
**TOTAL CHARGES DUE 35.36**  
**DO NOT PAY**

000154410900000353600000353601



# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

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

## **Operation and Maintenance Expenditures December 2022 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from December 1, 2022 through December 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,050.60**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

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

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

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina Brooks	100085	CB121322	Board Of Supervisors Meeting 12/13/22	\$ 200.00
Florida Design Consultants, Inc.	100078	44720	Engineering Services 11/22	\$ 350.00
Gordon G Dexter	100086	GD121322	Board Of Supervisors Meeting 12/13/22	\$ 200.00
Illuminations Holiday Lighting, LLC	100092	291222	Holiday Lighting and Decoration Balance Due 12/22	\$ 2,500.00
Jack William Koch	100087	JK121322	Board Of Supervisors Meeting 12/13/22	\$ 200.00
Kutak Rock, LLP	100093	3156266	Legal Services 11/22	\$ 1,229.40
Kutak Rock, LLP	100079	3140771	Legal Services 10/22	\$ 2,663.87
Linda Ramlot	100088	LR121322	Board Of Supervisors Meeting 12/13/22	\$ 200.00
LLS Tax Solutions, Inc.	100089	2747	Arbitrage Calculation Series 2018 07/22	\$ 500.00
LLS Tax Solutions, Inc.	100089	2748	Arbitrage Calculation Series 2015 07/22	\$ 500.00
Pasco County Utilities	100080	17525552	Water Utility Service 11/22	\$ 20.93
Pasco County Utilities	100094	17666392	Water Utility Service 12/22	\$ 20.93
Poop 911	100083	LS112022	Pet Waste Station Maintenance 11/22	\$ 275.60
RedTree Landscape Systems, LLC	100081	11943	Irrigation Repairs 11/22	\$ 488.75
RedTree Landscape Systems, LLC	100095	12213	Removal of Existing Annuals and Installation 12/22	\$ 2,508.75

## Lakeside Community Development District

### Paid Operation & Maintenance Expenditures

December 1, 2022 Through December 31, 2022

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
RedTree Landscape Systems, LLC	100095	12136	Monthly Landscape Maintenance 12/22	\$ 14,780.00
Rizzetta & Company, Inc.	100084	INV0000073382	EE RECRUITING 11/22	\$ 74.20
Rizzetta & Company, Inc.	100082	INV0000073212	District Management Fees 12/22	\$ 4,461.08
Ronald Hale	100090	RH121322	Board Of Supervisors Meeting 12/13/22	\$ 200.00
Suncoast Rust Control, Inc.	100096	5190	Commercial Monthly Rust Control Service 12/22	\$ 735.00
Times Publishing Company	100091	260653.5455	Legal Advertising 12/22	\$ 144.00
Withlacoochee River Electric Cooperative, Inc.	12232022	Electric Summary 11/22	Electric Summary 11/22	<u>\$ 798.09</u>
<b>Report Totals</b>				<b><u>\$ 33,050.60</u></b>

LAKESIDE CDD

Regular Meeting: December 13, 2022

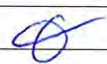
SUPERVISOR PAY REQUEST

Name of Board Supervisor	Check if Paid	
Ronald Hale	<input checked="" type="checkbox"/>	RH121322
Linda Ramlot	<input checked="" type="checkbox"/>	LR121322
Christina Brooks	<input checked="" type="checkbox"/>	CB121322
Gordon Dexter	<input checked="" type="checkbox"/>	GD121322
Jack Koch	<input checked="" type="checkbox"/>	JK121322




(\*) Does not get paid


**Note: Supervisors are only paid if check present.**

EXTENDED MEETING TIMECARD

Meeting Start Time:	5:00pm
Meeting End Time:	6:48pm
Total Meeting Time:	1 hour + 48 minutes
Time Over <del>4</del> ( 3 ) Hours:	
Total at \$175 per Hour:	\$0.00

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.625
Mileage to Charge	\$0.00

DM Signature: 



# INVOICE

**Remit To:**  
20525 Amberfield Drive, Suite 201  
Land O Lakes, FL 34638

**Bill To:** Lakeside Community Development District  
c/o Rizzetta & Company  
3434 Colwell Avenue, Suite 200  
Tampa, FL 33614  
cddinvoice@rizzetta.com  
lhayes@rizzetta.com

**Date:** November 23, 2022  
**Project Number:** 552-0005  
**Invoice Number:** 44720  
**Invoice Period:** 10/15/2022 to 11/11/2022

**Project:** Lakeside CDD

## SERVICES PERFORMED:

### CDD Engineer's Services (0900)

- Coordinate with district counsel and site masters regarding missing sidewalk within homeowners lots

Description	Hours	Rate	Cost
Senior Project Manager	2.00	\$175.00	\$350.00

**Total Invoice Amount:** \$350.00

David Fleeman, P.E.

12/21/22

**Invoice 291222**

(813) 334-4827

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

ITEMIZED ESTIMATE: TIME AND MATERIALS		AMOUNT
<b>Entrance / Exit</b>		
<b>Entrance Signs - Price per sign</b>		\$3,750.00
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		
Install mini lights on shrubs directly centered in front of entrance signs (approx. 50')		\$1,250.00
TOTAL		\$5,000.00
50% Deposit required	DEPOSIT PAID	\$2,500.00
<b>BALANCE DUE</b>		<b>\$2,500.00</b>

\* MAKE CHECK PAYABLE TO: ILLUMINATIONS HOLIDAY LIGHTING

12/21/2022  
DATE

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

December 21, 2022

**RECEIVED**  
12/21/22**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3156266

Client Matter No. 11323-1

Lynn Hayes  
Lakeside CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3156266  
11323-1

---

Re: Lakeside CDD - General Counsel

**For Professional Legal Services Rendered**

11/01/22	M. Rigoni	0.20	53.00	Confer with Hayes
11/02/22	M. Rigoni	1.90	503.50	Draft demand letters for missing sidewalks; confer with Brooks and Hayes regarding same
11/04/22	M. Rigoni	0.60	159.00	Revise Inland Homes demand letter per Brooks comments
11/15/22	A. Willson	0.20	56.00	Review financial statements
11/18/22	M. Rigoni	0.20	53.00	Review Hayes' request for review of community e-mail blast regarding towing; confer with Fleeman and Hayes regarding potential homeowner request for tree removal
11/21/22	M. Rigoni	0.30	79.50	Confer with Lamberti and Koch regarding parking on district property
11/22/22	J. Gillis	0.10	13.00	Confer with staff and update contact list for upcoming 2023 legislative session
11/22/22	M. Rigoni	0.20	53.00	Review community e-blast regarding

**KUTAK ROCK LLP**

Lakeside CDD

December 21, 2022

Client Matter No. 11323-1

Invoice No. 3156266

Page 2

11/29/22	M. Rigoni	0.40	106.00	parking and towing and confer with Lamberti and Koch
11/30/22	M. Rigoni	0.20	53.00	Confer with Hayes regarding Solitude's proposal for price escalation
11/30/22	A. Willson	0.20	56.00	Review tentative agenda and confer with Koch and Hayes
				Review tentative meeting agenda
TOTAL HOURS		4.50		
TOTAL FOR SERVICES RENDERED				\$1,185.00
DISBURSEMENTS				
Freight and Postage			44.40	
TOTAL DISBURSEMENTS				<u>44.40</u>
TOTAL CURRENT AMOUNT DUE				<u>\$1,229.40</u>

**KUTAK ROCK LLP****TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

November 22, 2022

**RECEIVED**  
11/22/22**Check Remit To:**

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

**Wire Transfer Remit To:**

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3140771

Client Matter No. 11323-1

Lynn Hayes  
Lakeside CDD  
Rizzetta & Company  
Suite 200  
3434 Colwell Avenue  
Tampa, FL 33614

Invoice No. 3140771  
11323-1

---

Re: Lakeside CDD - General Counsel

**For Professional Legal Services Rendered**

10/06/22	M. Rigoni	7.50	1,987.50	Travel to and attend board meeting
10/11/22	M. Rigoni	0.20	53.00	Confer with Fleeman and Hayes regarding meeting follow-up items
10/12/22	M. Rigoni	0.20	53.00	Confer with Board members regarding HOA request for signage
10/13/22	J. Gillis	0.30	39.00	Draft work authorizations for Redtree Landscape
10/13/22	M. Rigoni	0.40	106.00	Revise adopted towing rules and towing agreement per Board discussion at the public hearing and meeting; confer with Hayes regarding same
10/16/22	M. Rigoni	0.80	212.00	Finalize towing agreement and work authorizations for RedTree Landscape
TOTAL HOURS		9.40		

**KUTAK ROCK LLP**

Lakeside CDD

November 22, 2022

Client Matter No. 11323-1

Invoice No. 3140771

Page 2

TOTAL FOR SERVICES RENDERED	\$2,450.50
-----------------------------	------------

DISBURSEMENTS

Meals	20.48
Travel Expenses	192.89

TOTAL DISBURSEMENTS	<u>213.37</u>
---------------------	---------------

TOTAL CURRENT AMOUNT DUE	<u>\$2,663.87</u>
--------------------------	-------------------

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com

RECEIVED  
12/13/22



## INVOICE

### BILL TO

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

INVOICE # 002747

DATE 08/04/2022

DUE DATE 09/03/2022

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$5,275,000 Lakeside Community Development District Capital Improvement Revenue Bonds, Series 2018 – Rebatale Arbitrage Calculation for the period ended July 26, 2022	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com

RECEIVED  
12/13/22



## INVOICE

### BILL TO

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

INVOICE # 002748

DATE 08/04/2022

DUE DATE 09/03/2022

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$5,635,000 Lakeside Community Development District Capital Improvement Revenue Bonds, Series 2015 – Rebatale Arbitrage Calculation for the period ended July 8, 2022.	500.00
<hr/>	
BALANCE DUE	\$500.00

Thank You For Your Business



PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012  
NEW PORT RICHEY (727) 847-8131  
DADE CITY (352) 521-4285

[UtilCustServ@MyPasco.net](mailto:UtilCustServ@MyPasco.net)  
Pay By Phone: 1-855-786-5344

1 1 1  
09-20636

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **13646 SEA BRIDGE DR**

Bill Number: 17525552

Billing Date: 11/16/2022

Billing Period: 10/4/2022 to 11/3/2022

**New Water, Sewer, Reclaim rates, fees, and charges take effect Oct. 1, 2022.**  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Account #	Customer #
1058605	01400270
Please use the 15-digit number below when making a payment through your bank	
105860501400270	

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Irrig Potable	13594912	10/4/2022	816	11/3/2022	816	30	0

Usage History

Water

Irrigation

November 2022	0
October 2022	0
September 2022	0
August 2022	0
July 2022	0
June 2022	0
May 2022	0
April 2022	1
March 2022	0
February 2022	0
January 2022	0
December 2021	0

Transactions

Previous Bill	20.93
Payment 11/07/22	-20.93 CR
<b>Balance Forward</b>	0.00
Current Transactions	
Water	
Water Base Charge	20.93
<b>Total Current Transactions</b>	20.93
<b>TOTAL BALANCE DUE</b>	<b>\$20.93</b>

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.

Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1058605  
Customer # 01400270

Balance Forward 0.00  
Current Transactions 20.93

**Total Balance Due \$20.93**  
**Due Date 12/5/2022**

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

☐ Check this box to participate in Round-Up.

LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139





PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES  
NEW PORT RICHEY  
DADE CITY

(813) 235-6012  
(727) 847-8131  
(352) 521-4285

UtilCustServ@MyPasco.net  
Pay By Phone: 1-855-786-5344

12/16/22



129 1 1  
09-20636

# LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

Service Address: **13646 SEA BRIDGE DR**

Bill Number: 17666392

Billing Date: 12/16/2022

Billing Period: 11/3/2022 to 12/5/2022

Account #	Customer #
1058605	01400270
Please use the 15-digit number below when making a payment through your bank	
105860501400270	

New Water, Sewer, Reclaim rates, fees and charges take effect Oct. 1, 2022.  
Please visit [bit.ly/pcurates](http://bit.ly/pcurates) for additional details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Irrig Potable	13594912	11/3/2022	816	12/5/2022	816	32	0

Usage History			Transactions	
Water	Irrigation			
December 2022	0		Previous Bill	20.93
November 2022	0		Payment 12/09/22	-20.93 CR
October 2022	0		<b>Balance Forward</b>	0.00
September 2022	0		Current Transactions	
August 2022	0		Water	
July 2022	0		Water Base Charge	20.93
June 2022	0		<b>Total Current Transactions</b>	20.93
May 2022	0		<b>TOTAL BALANCE DUE</b>	<b>\$20.93</b>
April 2022	1			
March 2022	0			
February 2022	0			
January 2022	0			

Visit [PascoCountyUtilities.com](http://PascoCountyUtilities.com) to find answers to frequently asked questions about your Pasco County Utilities. New updates posted monthly including events, and conservation tips.



Please return this portion with payment

TO PAY ONLINE, VISIT [pascoeasypay.pascocountyfl.net](http://pascoeasypay.pascocountyfl.net)

☐ Check this box if entering change of mailing address on back.

Account # 1058605  
Customer # 01400270  
Balance Forward 0.00  
Current Transactions 20.93

<b>Total Balance Due</b>	<b>\$20.93</b>
<b>Due Date</b>	<b>1/3/2023</b>

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

☐ Check this box to participate in Round-Up.

LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT  
3434 COLWELL AVENUE STE 200  
TAMPA FL 33614

PASCO COUNTY UTILITIES  
CUSTOMER INFORMATION & SERVICES  
P.O. BOX 2139  
NEW PORT RICHEY, FL 34656-2139

014002702105860591766639240000020938



POOP 911 Tampa  
11721 Manistique Way  
New Port Richey Fl, 34654

## Lakeside CDD

Invoice LS112022

Description of services		Date: November 2022
Description		Unit Price
		Weekly / monthly
Weekly maintenance for 8 pet waste stations: once weekly pet waste stations will be emptied and pick up bags replenished (8K bags annually) Additional pick up bags may be needed and can be purchased. Community dumpster will be used when available for weekly service.	8 @ 7.95	\$63.60/\$275.60
	Amount due Monthly	<b>\$275.60</b>

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 11943**

**RECEIVED**  
11/18/22



**BILL TO**

Mr. Lynn Hayes  
Lakeside Community  
Development District  
c/o: Rizzetta & Company  
5844 Old Pasco Road, Suite  
100  
Wesley Chapel, FL 33544  
USA

DATE  
11/18/2022

PLEASE PAY  
**\$488.75**

DUE DATE  
11/18/2022

ACTIVITY	QTY	RATE	AMOUNT
Irrigation repairs performed 10/19/22:			
Stop by to address new sod and valve did not work from controller, diagnosed wires, which was unable to get power or any continuity to zone valve. Had to install battery controller to get zone working for new turf sod. Zone wire is bad.			
<b>Sales</b> Node 100	1	205.00	205.00
<b>Sales</b> RB DC latching solenoid	1	75.00	75.00
<b>Sales</b> 1806 6" spray head - no charge	1		0.00
<b>Sales</b> king nuts	2	1.25	2.50
<b>Sales</b> Labor - technician	3.75	55.00	206.25

TOTAL DUE

**\$488.75**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12213****RECEIVED**  
12/19/22**BILL TO**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE  
12/19/2022PLEASE PAY  
**\$2,508.75**DUE DATE  
12/19/2022

ACTIVITY	QTY	RATE	AMOUNT
Landscape enhancement performed as follows:			
Winter seasonal color installation			
<b>Landscape Construction</b>	1,115	2.25	2,508.75
Removal of existing annuals.			
Tilling of annual beds.			
Installation of (1,115) 4" fresh annual flowers.			

**TOTAL DUE****\$2,508.75**

THANK YOU.

**RedTree Landscape Systems**

5532 Auld Lane

Holiday, FL 34690

727-810-4464

service@redtreelandscape.system

s

redtreelandscapesystems.com

**Invoice 12136****RECEIVED**  
12/01/22**BILL TO**

Mr. Lynn Hayes

Lakeside Community

Development District

c/o: Rizzetta &amp; Company

5844 Old Pasco Road, Suite

100

Wesley Chapel, FL 33544

USA

DATE  
12/01/2022PLEASE PAY  
**\$14,780.00**DUE DATE  
12/31/2022

ACTIVITY	QTY	RATE	AMOUNT
Monthly Landscape Maintenance Program			
<b>Grounds Maintenance</b>	1	8,480.00	8,480.00
Monthly Grounds Maintenance			
<b>Horticulture</b>	1	1,020.00	1,020.00
Monthly Fertilization			
<b>Horticulture</b>	1	600.00	600.00
Monthly Pest Control			
<b>Landscape Maintenance:Irrigation Repair</b>	1	700.00	700.00
Monthly Irrigation Inspections			
<b>Grounds Maintenance</b>	1	150.00	150.00
Bee Tree Court - Addition of mowing cul-de-sac			
<b>Grounds Maintenance</b>	1	3,830.00	3,830.00
Additional of Retention Pond Maintenance			
Contract Addendum			

For the service month of this billing, kindly refer to the date on the invoice. Thank you!

**TOTAL DUE****\$14,780.00**

THANK YOU.

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

# Invoice

Date	Invoice #
11/30/2022	INV0000073382

**Bill To:**

Lakeside Comm Assoc  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
November	Upon Receipt	00623

[illegible]

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

# Invoice

Date	Invoice #
12/1/2022	INV0000073212

**Bill To:**

LAKESIDE CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

<b>Services for the month of</b>	<b>Terms</b>	<b>Client Number</b>
December	Upon Receipt	00235

[illegible]

RECEIVED  
12/01/22

Suncoast Rust Control, Inc.

**8026 118th Avenue North  
Largo, FL 33773**

# INVOICE

Bill To
Lakeside CDD C/o Rizzetta & Company 3434 Colwell Ave, Suite 200 Tampa, FL 33614

Date	Invoice #
12/1/2022	05190
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
12/31/2022	

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	735.00	735.00
Thank you for your business.			Total:	\$735.00

**Balance Due** \$735.00

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	rustcontrol@gmail.com	www.suncoastrustcontrol.com

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

RECEIVED  
DEC 12 2022

Advertising Run Dates		Advertiser Name	
12/ 4/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
12/04/2022	Jean Mitotes	117744	
Total Amount Due		Ad Number	
\$144.00		0000260653	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/04/22	12/04/22	0000260653	Times	Legals CLS	Lakeside CDD Special Meeting AD	1	2x41 L	\$140.00
12/04/22	12/04/22	0000260653	Tampabay.com	Legals CLS	Lakeside CDD Special Meeting AD AffidavitMaterial	1	2x41 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
12/ 4/22		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
12/04/2022	Jean Mitotes	117744	
Total Amount Due		Ad Number	
\$144.00		0000260653	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

LAKESIDE CDD

ATTN: RIZZETTA & COMPANY, INC. -AP

3434 COLWELL AVE STE 200

TAMPA, FL 33614

Times Publishing Company

DEPT 3396

PO BOX 123396

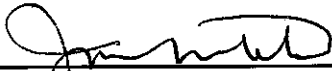
DALLAS, TX 75312-3396

**Tampa Bay Times**  
**Published Daily**

STATE OF FLORIDA  
 COUNTY OF Pasco

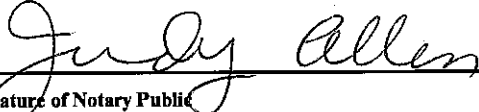
Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Lakeside CDD Special Meeting AD** was published in said newspaper by print in the issues of: **12/4/22** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Pasco** County, Florida and that the said newspaper has heretofore been continuously published in said **Pasco** County, Florida each day and has been entered as a second class mail matter at the post office in said **Pasco** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature of Affiant

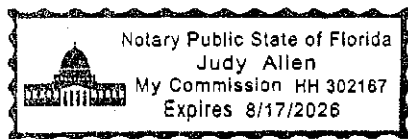
Sworn to and subscribed before me this **12/04/2022**



Signature of Notary Public

Personally known     X     or produced identification

Type of identification produced \_\_\_\_\_



**NOTICE OF SPECIAL MEETING**  
**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Lakeside Community Development District will hold a special meeting on December 13, 2022, at 5:00 p.m. at the Lakeside Amenity Center located at 13739 Lakemont Drive., Hudson, FL 34669. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

There may be occasions when one or more Supervisors will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication. The meeting may be continued in progress without additional notice to a time, date, and location stated on the record

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 994-1001, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

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

Lynn Hayes  
 District Manager

Run Date: 12/4/2

0000260653

RECEIVED  
 DEC 12 2022

**Withlacoochee River Electric Cooperative, Inc.**  
**for Lakeside CDD**  
**Summary Electric 11/03/22 to 12/06/22 ACH**

<b>Account #</b>	<b>Invoice Date</b>	<b>Amount</b>	<b>Due Date</b>	<b>Service Address</b>	<b>GL Code</b>	<b>Object Code</b>
1544099	12/9/2022	\$144.84	12/23/2022	13815 Crestlake Dr. Well	53100	4301
1544100	12/9/2022	\$51.44	12/23/2022	13633 Lakemont Dr. Well	53100	4301
1544101	12/9/2022	\$269.08	12/23/2022	13324 Hudson Ave E	53100	4301
1544102	12/9/2022	\$77.44	12/23/2022	13324 Hudson Ave B	53100	4301
1544103	12/9/2022	\$37.52	12/23/2022	13324 Hudson Ave C	53100	4301
1544104	12/9/2022	\$38.05	12/23/2022	13324 Hudson Ave D	53100	4301
1544105	12/9/2022	\$36.23	12/23/2022	13647 Eastfork Lane Irrig	53100	4301
1544106	12/9/2022	\$37.30	12/23/2022	13324 Hudson Ave F	53100	4301
1544107	12/9/2022	\$35.68	12/23/2022	13624 Eastfork Lane Irrig	53100	4301
1544108	12/9/2022	\$35.04	12/23/2022	13324 Hudson Ave A	53100	4301
1544109	12/9/2022	\$35.47	12/23/2022	13510 Crest Lake Dr. Irrig	53100	4301
Total						

**001-53100-4301**

<b>Grand Total</b>	<b>\$798.09</b>
--------------------	-----------------



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

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

Bill Date **12/09/2022**  
Amount Due **144.84**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13815 CREST LAKE DR  
Service Description WELL  
Service Classification General Service Non-Demand

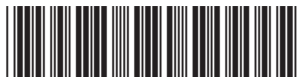
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	71602	12/06	72620				1018

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	31
Nov 2022	28	25
Dec 2021	33	41

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 113.40  
Payment 113.40CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 1,018 KWH @ 0.05017 51.07  
Fuel Adjustment 1,018 KWH @ 0.05500 55.99  
FL Gross Receipts Tax 3.62

Total Current Charges 144.84  
Total Due E.F.T. 144.84

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
TOTAL CHARGES DUE 144.84  
DO NOT PAY

000154409900001448400001448409



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

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

Bill Date **12/09/2022**  
Amount Due **51.44**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13633 LAKEMONT DR  
Service Description WELL  
Service Classification General Service Non-Demand

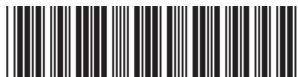
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	23729	12/06	23881				152

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	5
Nov 2022	28	5
Dec 2021	33	13

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 48.99  
Payment 48.99CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 152 KWH @ 0.05017 7.63  
Fuel Adjustment 152 KWH @ 0.05500 8.36  
FL Gross Receipts Tax 1.29

Total Current Charges 51.44  
Total Due E.F.T. 51.44

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 51.44**  
**DO NOT PAY**

000154410000000514400000514400



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

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

Bill Date **12/09/2022**  
Amount Due **269.08**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

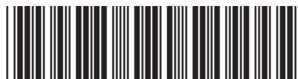
See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	10
Nov 2022	28	9
Dec 2021	33	12

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	6276	12/06	6614				338

Previous Balance 260.07  
Payment 260.07 CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 338 KWH @ 0.05017 16.96  
Fuel Adjustment 338 KWH @ 0.05500 18.59  
Light Energy Charge 1.68  
Light Support Charge 2.94  
Light Maintenance Charge 55.68  
Light Fixture Charge 68.70  
Light Fuel Adj 150 KWH @ 0.05500 8.25  
Poles (QTY 6) 60.00  
FL Gross Receipts Tax 2.12

Total Current Charges 269.08  
Total Due E.F.T. 269.08

Lights/Poles Type/Qty Type/Qty  
212 6 960 6

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 269.08**  
**DO NOT PAY**

000154410100002690800002690807



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

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

Bill Date **12/09/2022**  
Amount Due **77.44**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	2888	12/06	3281				393

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	12
Nov 2022	28	10
Dec 2021	33	17

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 65.16  
Payment 65.16CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 393 KWH @ 0.05017 19.72  
Fuel Adjustment 393 KWH @ 0.05500 21.62  
FL Gross Receipts Tax 1.94

Total Current Charges 77.44  
Total Due E.F.T. 77.44

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 77.44**  
**DO NOT PAY**

000154410200000774400000774407



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

Account Number **1544103** Cycle 06  
Meter Number 40537157  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **12/09/2022**  
Amount Due **37.52**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	5845	12/06	5868				23

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	1
Nov 2022	28	1
Dec 2021	33	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.01  
Payment 37.01CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 23 KWH @ 0.05017 1.15  
Fuel Adjustment 23 KWH @ 0.05500 1.27  
FL Gross Receipts Tax 0.94

Total Current Charges 37.52  
Total Due E.F.T. 37.52

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
TOTAL CHARGES DUE 37.52  
DO NOT PAY

000154410300000375200000375201



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

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

Bill Date **12/09/2022**  
Amount Due **38.05**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	6240	12/06	6268				28

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	1
Nov 2022	28	1
Dec 2021	33	3

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.67  
Payment 37.67 CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 28 KWH @ 0.05017 1.40  
Fuel Adjustment 28 KWH @ 0.05500 1.54  
FL Gross Receipts Tax 0.95

Total Current Charges 38.05  
Total Due E.F.T. 38.05

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
TOTAL CHARGES DUE 38.05  
DO NOT PAY

000154410400000380500000380504



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

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

Bill Date **12/09/2022**  
Amount Due **36.23**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

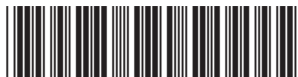
See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	0
Nov 2022	28	0
Dec 2021	33	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	4637	12/06	4648				11

Previous Balance 36.13  
Payment 36.13 CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 11 KWH @ 0.05017 0.55  
Fuel Adjustment 11 KWH @ 0.05500 0.61  
FL Gross Receipts Tax 0.91

Total Current Charges 36.23  
Total Due E.F.T. 36.23

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 36.23**  
**DO NOT PAY**

000154410500000362300000362300



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

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

Bill Date **12/09/2022**  
Amount Due **37.30**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13324 HUDSON AVE  
Service Description LIGHTS  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	4895	12/06	4916				21

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	1
Nov 2022	28	1
Dec 2021	33	1

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 37.12  
Payment 37.12CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 21 KWH @ 0.05017 1.05  
Fuel Adjustment 21 KWH @ 0.05500 1.16  
FL Gross Receipts Tax 0.93

Total Current Charges 37.30  
Total Due E.F.T. 37.30

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 37.30**  
**DO NOT PAY**

000154410600000373000000373000



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

Account Number **1544107** Cycle 06  
Meter Number 24309355  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **12/09/2022**  
Amount Due **35.68**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13624 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

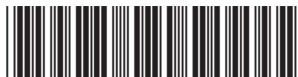
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	538	12/06	544				6

**Comparative Usage Information**  
Average kWh

Period	Days	Per Day
Dec 2022	33	0
Nov 2022	28	0
Dec 2021	33	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 35.36  
Payment 35.36CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 6 KWH @ 0.05017 0.30  
Fuel Adjustment 6 KWH @ 0.05500 0.33  
FL Gross Receipts Tax 0.89

Total Current Charges 35.68  
Total Due E.F.T. 35.68

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 12/09/2022**

District: BP06

Use above space for address change ONLY.

1544107  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **12/23/2022**  
**TOTAL CHARGES DUE 35.68**  
**DO NOT PAY**

000154410700000356800000356805



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

Account Number **1544108** Cycle 06  
Meter Number 24309353  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **12/09/2022**  
Amount Due **35.04**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13647 EASTFORK LN  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	47	12/06	47				0

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	0
Nov 2022	28	0
Dec 2021	33	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 35.04  
Payment 35.04CR  
Balance Forward 0.00  
  
Customer Charge 34.16  
FL Gross Receipts Tax 0.88  
  
Total Current Charges 35.04  
Total Due E.F.T. 35.04

DO NOT PAY

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 12/09/2022

District: BP06

Use above space for address change ONLY.

1544108  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after 12/23/2022  
**TOTAL CHARGES DUE 35.04**  
**DO NOT PAY**

000154410800000350400000350403



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

Account Number **1544109** Cycle 06  
Meter Number 24309354  
Customer Number 10345022  
Customer Name LAKESIDE CDD  
F P WILLIAMS

Bill Date **12/09/2022**  
Amount Due **35.47**  
Current Charges Due **01/04/2023**

District Office Serving You  
Bayonet Point

See Reverse Side For More Information

Service Address 13510 CREST LAKE DR  
Service Description IRRIGATION  
Service Classification General Service Non-Demand

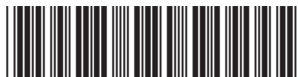
**ELECTRIC SERVICE**

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
11/03	424	12/06	428				4

Comparative Usage Information  
Average kWh

Period	Days	Per Day
Dec 2022	33	0
Nov 2022	28	0
Dec 2021	33	0

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at [www.wrec.net](http://www.wrec.net). If you would like to make a payment using your credit card, please call 844-209-7166. This number is WREC's Secure Pay-By-Phone system.

Previous Balance 35.36  
Payment 35.36CR  
Balance Forward 0.00

Customer Charge 34.16  
Energy Charge 4 KWH @ 0.05017 0.20  
Fuel Adjustment 4 KWH @ 0.05500 0.22  
FL Gross Receipts Tax 0.89

Total Current Charges 35.47  
Total Due E.F.T. 35.47

**DO NOT PAY**

Total amount will be electronically transferred on or after 12/23/2022.



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

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

See Reverse Side For Mailing Instructions

**Bill Date: 12/09/2022**

District: BP06

Use above space for address change ONLY.

1544109  
LAKESIDE CDD  
F P WILLIAMS  
3434 COLWELL AVE STE 200  
TAMPA FL 33614-8390

BP06

Electronic Funds Transfer on or after **12/23/2022**  
**TOTAL CHARGES DUE 35.47**  
**DO NOT PAY**

000154410900000354700000354703

## Tab 3

## MEMORANDUM

TO: LAKESIDE COMMUNITY DEVELOPMENT DISTRICT BOARD OF  
SUPERVISORS

FROM: ALYSSA WILLSON

DATE: FEBRUARY 1, 2023

RE: PUBLIC RECORDS RETENTION

---

The purpose of this memorandum and attached resolutions are to update and/or establish the District's Records Retention Policy, including to reflect management of transitory messages and establishment that the electronic record is considered the official record.

The District essentially has two options to ensure compliance with applicable Records Retention laws.

First, the District can adopt the Florida Records Retention Schedules modified to ensure the District is also retaining the records required by federal law and the trust indenture. This option allows for the timely destruction of records while ensuring that the District's policy is in compliance with state and federal laws. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 1**.

Second, a District can adopt the Florida Records Retention Schedules as written and adopt a policy that states that the District will not be destroying any records at this point in time, with the exception of Transitory Messages. Kutak Rock has prepared a resolution that implements this option, and it is attached hereto as **Option 2**.

It is important to note that the District could change its Records Retention policy at a later date so long as the District's amendment was consistent with the notice and hearing provisions found in Chapter 190.

# OPTION 1

## **RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

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

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District’s records custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District’s records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District’s records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. Notwithstanding the foregoing, the District shall retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with the *General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. Additionally, in accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic

amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 1<sup>st</sup> day of February 2023.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** District Amendments to General Records Schedules Established by the Division

## **Exhibit A**

### **District Amendments to General Records Schedules established by the Division**

#### **ADVERTISEMENTS: LEGAL (Item #25)**

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **AUDITS: INDEPENDENT (Item #56)**

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: DETAIL (Item #340)**

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **DISBURSEMENT RECORDS: SUMMARY (Item #341)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

#### **FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)**

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **INCIDENT REPORT FILES (Item #241)**

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

#### **MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)**

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

#### **PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)**

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

#### **REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)**

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

#### **REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)**

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

## **OPTION 2**

## **RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Community Development District ("District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida; and

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

**WHEREAS**, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer ("Records Management Liaison Officer"); and

**WHEREAS**, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

**WHEREAS**, the District desires to authorize the District's records custodian to appoint a Records Management Liaison Officer, which may or may not be the District's records custodian; and

**WHEREAS**, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

**WHEREAS**, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the "Policy") for immediate use and application; and

**WHEREAS**, the District desires to provide for future amendment of the Records Retention Policy.

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

**SECTION 1.** The District hereby authorizes the District's records custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board, and the District's records custodian, shall each have the

individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

**SECTION 2.** The duties of the Records Management Liaison Officer shall include, but not be limited to, the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the District's development of electronic record keeping systems.
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

**SECTION 3.** The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District hereby extends the minimum retention guidelines contained in the General Records Schedules so that the District will retain all public records relating to District business until the Board of Supervisors amends the Records Retention Policy to address the disposition of the same. Notwithstanding the foregoing, the District shall only retain Transitory Messages until the Transitory Message is obsolete, superseded or administrative value is lost in accordance with *the General Records Schedule for State and Local Government Agencies, Item #146*, as incorporated by reference in Rule 1B-24.003(1)(a), Florida Administrative Code. Additionally, in accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance. To the extent the above statute, rules, or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically

incorporate such amendment or supplement provided that such automatic change does not permit the disposition of District records without further action of the Board. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

**SECTION 4.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 5.** This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 1st day of February 2023.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Composite Exhibit A:** General Records Schedules, GS1-SL and GS3

**Composite Exhibit A**

**General Records Schedules Established by the Division (GS1-SL and GS3)**

*[attach, if Option 2 adopted]*

## Tab 4



**December 15, 2022**

Lakeside CDD  
c/o Rizzetta and Company  
5844 Old Pasco Rd, Suite 100  
Wesley Chapel, FL 33544

RE: Reserve Study Update with Site Inspection  
Lakeside CDD  
13332 Sea Bridge Drive  
Hudson, FL 34669

Dear Board of Supervisors:

We are very appreciative for the opportunity to perform a reserve study update with site inspection and recommendations for Lakeside CDD. We are a team of knowledgeable reserve analysts with extensive experience and take pride in performing reserve studies. The reserve study will project costs and funding for a 30 year time frame for all common areas and improvements.

Lakeside CDD commenced operations in 2007. The community started home construction in 2007 and then construction stalled for several years. The construction has been gradual over the last few years and is currently on-going. The community is comprised of single family homes and villas. There will be 779 owners at build-out. The CDD consists of 434.5 acres and is located in Hudson, Pasco County, Florida. The following reserve items will be included in the report:

- **Stormwater Drainage**
- **Retention Ponds**
- **Entry Monuments**
- **Fencing**
- **Streets**
- **Sidewalks**
- **Any Other Items Specified by You**

The physical analysis portion of the reserve study will include a reserve item component list, remaining life, useful life, current cost, future cost of all reserve items as well as any site recommendations. The financial analysis portion of the study will include allowances for your interest income, taxes and projected changes in building costs. The pooled method and component method (if applicable) will be used and presented to derive the funding schedules.



## Scope of Service

Our scope of service for a reserve study update with site inspection that includes all expenses consists of:

- Site inspection of common areas and improvements with both a Certified General Contractor and a CAI-designated Reserve Specialist (Both are degreed engineers).
- Our user-friendly reserve study report that includes narrative, photographs, pooled method cash flow plan, component method plan (if applicable), reserve item component cost, remaining life, and useful life inventory. The report projects costs and funding for 30 years using localized costs.
- Percent Funded Analysis. This compares what you have in reserve funds to what the ideal amount should be, something many reserve studies do not include.
- One site meeting with management or the board on the day of inspection, if requested.
- Electronic copies of the report. Electronic copies can also be requested any time in the future by email. A hard copy is available free of charge upon request.
- Revisions or amendments of reports for up to 90 days from the first submission of the report. We welcome all feedback. (It is not uncommon for there to be one or two refinements of the report to meet your specific requirements).
- Accessibility. Call, write, or email us any time and you will receive prompt follow-up. We aim to exceed expectations and consider customer service our top priority.
- 30 year cash flow plan in the report.
- Review of plats, drawings, and site aerials.



## Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We both inspect all properties and have provided detailed analysis of over 300,000 single family, apartment, villa, townhome, and condominium units. Our high repeat customer rate indicates high customer satisfaction. We have prepared reserve studies and insurance appraisals for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, office condominiums, medical condominiums, townhouse developments, single family residential homeowners associations, community development districts, and special use facilities.

We both hold engineering degrees from fully accredited universities. Paul is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465 with over 30 years of experience in each. Steven is one of approximately only 200 people nationwide that have earned the designation of Reserve Specialist (RS) from the Community Associations Institute and is a State Certified General Real Estate Appraiser License Number RZ 3479. He has also been a speaker at CAI functions discussing reserves and budgeting. To learn more, please visit us on the web at [www.reservestudyfl.com](http://www.reservestudyfl.com) and visit our articles section for more than 50 articles about reserves, funding, and budgeting.

A partial list of our clients include:

- Greenacre Properties
- Standard Pacific Homes
- Leland Management
- M/I Homes
- Associa Gulf Coast
- Sentry Management
- Starwood Land Ventures
- Management & Associates
- Resource Property Management
- Condominium Associates
- Insurance Office of America
- Argus Property Management
- Creative Management
- Many Other Individually Managed Associations
- The Mahaffey Apartment Company
- Rizzetta & Company
- First Service Residential
- Brown & Brown Insurance
- Taylor Morrison Homes
- Vanguard Management Group
- Lennar Homes
- McNeil Management Services
- Development Planning and Financing Group
- Qualified Property Management
- Avid Property Management
- Southshore Property Management
- Terra Management Services



## **Experience**

Here is a short list of communities we have conducted reserve studies for, showing experience with various construction types, building systems, and community amenities:

### **Fishhawk CDD I, CDD II, CDD III, & CDD IV, Lithia, Florida**

Fishhawk Ranch is a large planned community consisting of approximately 3000 acres in Lithia, Florida. It is comprised of numerous single family home subdivisions as well as a few townhome subdivisions. There are many community amenities including swimming pools, clubhouses, tennis courts, playgrounds, fitness centers, a banquet center, running trails, parks, and various others. The District also maintains the ponds, stormwater drainage, and the entry areas. There are a total of 6,286 members.

### **Heritage Harbour South CDD, Bradenton, Florida**

Heritage Harbour South CDD is comprised of single family residential and multifamily residences. The community started construction in 2002 and construction finished in 2006. Overall, there are 1,523 units. The CDD maintains the baseball field and recreation area. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 980.79 acres in Bradenton, Florida.

### **Venetian CDD, Venice, FL**

Venetian CDD commenced operations in September 2002. The Venetian Golf and River Club has 1,377 lots planned primarily for single family residential development as well as a small amount of multi-family development. The River Club recreation area was built in 2004 and includes a clubhouse, kitchen and banquet facilities, fitness center, pool area, tennis courts, as well as other amenities. The District also maintains the streets, ponds, stormwater drainage, and the entry areas. The CDD encompasses a total site size of 964 acres.

### **Riverwood CDD, Port Charlotte, FL**

Riverwood CDD started development in the mid 1990s and most of the construction was complete over the next decade. The District maintains an amenity campus with a clubhouse/athletic center, pool area, tennis, and shuffleboard courts. The district also owns an off-site Beach Club on Manasota Key in Englewood. The Beach Club was built in 2003 and acquired in 2014. Additionally, the District also maintains the streets, potable water system, reclaimed water system, sewer system (and plant), and stormwater drainage.

### **Two Creeks CDD, Middleburg, FL**

Two Creeks has 624 platted lots planned for single family residential development and encompasses 625 acres. The community was platted in June 2007. Within the district, there is a recreation comprised of a clubhouse, pool area, 2 tennis courts, a basketball court, playgrounds, and a volleyball court. The community also maintains the ponds, stormwater drainage, and the entry areas.



## Services

The fee schedule for the current assignment is as follows, please sign below to confirm your acceptance:

**Reserve Study Update with Site Inspection (Level-2)**

**\$2,000**

We will provide you with electronic copies of the report. Payment will be due at the first submission of the report. The report will be completed within ten weeks of our firm receiving this engagement letter signed and faxed or emailed to our office.

Thank you again for the opportunity to present our proposal to you.

Sincerely,

Paul Gallizzi  
Florida General Contractor #CGC-019465  
State-Certified General Appraiser RZ110

Steven Swartz, RS  
Reserve Specialist Designation No. 214  
State-Certified General Appraiser RZ3479

\_\_\_\_\_  
Accepted by Signature:

\_\_\_\_\_  
Date

\_\_\_\_\_  
Accepted by Printed Name:

## Tab 5

**LICENSE AGREEMENT BY AND BETWEEN THE LAKESIDE COMMUNITY DEVELOPMENT  
DISTRICT AND LAKESIDE COMMUNITY ASSOCIATION, INC. REGARDING THE  
HOLIDAY LIGHTING INSTALLATION, MAINTENANCE AND REMOVAL**

THIS LICENSE AGREEMENT (“**License Agreement**”) is made and entered into this \_\_\_\_ day  
of \_\_\_\_\_ 202\_\_, by and between:

**Lakeside Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Pasco County, Florida, and whose mailing address is 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544 (the “**District**”), and

**Lakeside Community Association, Inc.**, a Florida not-for-profit corporation, with a mailing address of 6972 Lake Gloria Boulevard, Orlando, Florida 32809 (the “**Licensee**”).

**RECITALS**

**WHEREAS**, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District owns, operates, and maintains certain facilities and real property (“**District Property**”), which facilities and real property are within the boundaries of the District; and

**WHEREAS**, the Licensee desires to supply, install, operate, maintain and remove additional holiday lighting (“**Improvements**”) on certain District Property, as more specifically identified in holiday lighting plan provided in **Exhibit A**, for the benefit of the community, such installation and maintenance being at no cost to the District; and

**WHEREAS**, the District is willing to allow the Licensee to supply, install, maintain and remove the Improvements pursuant to the terms set forth in this License Agreement; and

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

**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 Licensee agree as follows:

**1. INCORPORATION OF RECITALS.** The Recitals stated above are true and correct and are incorporated herein as a material part of this License Agreement.

**2. GRANT OF INSTALLATION AND MAINTENANCE LICENSE.** The District hereby grants to the Licensee a non-exclusive license (“**License**”) to access, install and maintain the Improvements on certain District Property, and thereafter remove the same by no later than January 15, 2022, as such Holiday Lighting plan is further identified in **Exhibit A**.

**3. CONDITIONS ON THE LICENSE.** The License granted herein is subject to the following terms and conditions:

**A.** The District hereby grants the Licensee officers, authorized representatives, employees, contractors, volunteers and affiliates the limited right to access the Property for the purposes described in this License Agreement.

**B.** Licensee may access, install, operate and maintain the Improvements during the following periods:

i. Spring Holidays:

1. [APPLICABLE HOLIDAYS]

ii. Summer Holidays:

1. [APPLICABLE HOLIDAYS]

iii. Fall

1. [APPLICABLE HOLIDAYS]

iv. Winter

1. [APPLICABLE HOLIDAYS]

For each of the above-listed holidays, Licensee shall install the Improvements no earlier than \_\_\_\_\_ days prior to the date of the holiday, and shall remove such Improvements no later than \_\_\_\_\_ days after the date of the holiday.

**C.** Any and all Improvements provided pursuant to this License Agreement shall be neutral in content, devoid of any religious, political or obscene messages.

**A.D.** Licensee shall contractually require its contractors to use all due care to protect the property of the District, its residents and landowners from damage by the Licensee’s contractors. The Licensee shall contractually require its contractors to repair any damage resulting from the activities and work of the Licensee’s contractors.

**B.E.** Notwithstanding the foregoing, in the event the Licensee intends to use community volunteers to carry out any of its permitted activities under this

License, Licensee shall obtain a waiver and release from each such volunteer in substantially the form attached hereto as **Exhibit B (“Waiver”)** and shall submit all such Waivers to the District prior to the start of any installation of the Improvements by such volunteers.

**C.F.** The District is not responsible for the cost of repairs from damage resulting from the acts or omissions of the Licensee or its officers, authorized representatives, employees, contractors, volunteers and affiliates.

**D.G.** Licensee shall exercise its best efforts to maintain the Improvements in a good condition and free from visual deterioration.

**E.H.** Licensee shall be solely responsible for any and all costs or fees associated with the installation, maintenance, repair, replacement and removal of the Improvements.

**4. EFFECTIVE DATE; TERM.** This License Agreement shall become effective upon full execution on the date first written above and shall continue in full force and effect until ~~all holiday lightings have been removed or revoked or~~ terminated pursuant to the terms of this License Agreement, ~~whichever is earlier.~~

**5. REVOCATION, SUSPENSION AND TERMINATION.** The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, with or without cause, at the sole discretion of the District. In the event the District exercises its right to suspend or revoke the License, the District shall provide Licensee written notice of the suspension or revocation, which notice shall be effective immediately upon receipt by Licensee. Both the District and Licensee may terminate this License Agreement upon thirty (30) days’ written notice. The provisions of Sections 7 and 8, below, shall survive any revocation, suspension or termination of this License Agreement.

**6. COMPENSATION.** In consideration of the use of District Property for purposes stated herein, the Licensee shall provide the Improvements at no cost to the District. The Licensee shall not be entitled, for any reason, to reimbursement or refund of any funds expended in the performance of its obligations under this License Agreement.

**7. COMPLIANCE WITH LAWS, RULES AND POLICIES.** Licensee shall comply at all times with relevant statutes and regulations governing the installation, maintenance and removal of the Improvements and shall be solely responsible for its officers, authorized representatives, employees, contractors, volunteers and affiliates compliance of same at all times, and shall, upon request of the District, provide proof of such compliance.

**8. CARE OF PROPERTY.** Licensee agrees to use all due care to protect the property of the District, its patrons and guests from damage. Licensee shall assume responsibility for any and all damage to any real or personal property of the District or any third parties as a result of the

Licensee's activities under this License Agreement, including any damage caused by its officers, authorized representatives, employees, contractors, volunteers and affiliates. Licensee shall repair any damage resulting from its operations under this License Agreement within a reasonable time and shall use its best efforts to make such repairs within twenty-four (24) hours. Any such repairs shall be at Licensee's sole expense, unless otherwise agreed, in writing, by the District. Notwithstanding the foregoing, the District shall have the option, but not the obligation, to repair any such damages and request reimbursement of the same if timely repairs are not made and Licensee hereby agrees to reimburse the District for such costs within fifteen (15) days of such request. The provisions of this Section 8 shall survive termination of this License Agreement.

**9. INDEMNIFICATION.**

**A.** Obligations under this Section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

**B.** To the fullest extent permitted by law, the Licensee agrees to defend, indemnify, save and hold the District and its supervisors, officers, staff, employees, representatives, and agents ("**District Indemnitees**") harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee, its members, managers, agents, authorized representatives, volunteers, employees, contractors, subcontractors or assigns in connection with the purposes of this License Agreement. Furthermore, the Licensee will contractually require its contractors to defend, indemnify, save and hold the District Indemnitees harmless from all loss, damage or injury, including all judgments, liens, liabilities, debts and obligations arising from the acts or omissions of the Licensee's contractors, subcontractors or assigns in connection with the purposes of this License Agreement.

**C.** For purposes of this Section, "acts or omissions" on the part of the Licensee, and its members, managers, agents, assigns, contractors or subcontractors, includes, but is not limited to:

- i.** Provision of the work in a manner that would require a permit, license, certification, consent, or other approval from any governmental agency having jurisdiction, unless such permit, license, certification, consent, or other approval is first obtained;
- ii.** Any claims resulting from personal injury and property damage.

D. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this License Agreement, at law, or in equity. The provisions of this Section shall survive the termination or expiration of this License Agreement. Licensee further agrees that nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.

**10. INSURANCE. [SUBJECT TO FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]**

A. **Licensee Insurance Requirement.** The Licensee shall, at its own expense, maintain insurance during the term of this License Agreement, with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000. The District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. The Licensee's insurance shall remain in place throughout the term of this License Agreement. [SUBJECT TO FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]

B. **Licensee's Contractor Insurance Requirement.** Licensee shall require all contractors doing work within the District Property to maintain insurance applicable to the work being done within the District Property for the duration of the work with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000 and name the District and its supervisors, officers, staff, employees, representatives and agents shall be named as an additional insured. Such contractor's insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida, and such carrier shall have a Best's Insurance Reports rating of at least A-VII. Licensee shall furnish District certificates evidencing coverage in advance of any contractor commencing any work within the District Property. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. [SUBJECT TO

**FURTHER REVIEW AND ADDITIONAL REQUIREMENTS PER DISTRICT INSURANCE REPRESENTATIVE'S RECOMMENDATIONS]**

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

**12. RECOVERY OF COSTS AND FEES.** In the event the District is required to enforce this License Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, and expert witness fees and costs.

**13. DEFAULT.** A default by either party under this License Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

**14. ENTIRE AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this License Agreement.

**15. AMENDMENT.** Amendments to and waivers of the provisions contained in this License Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

**16. ASSIGNMENT.** Neither the District nor the Licensee may assign its rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

**17. INDEPENDENT CONTRACTOR.** In all matters relating to this License Agreement, Licensee shall act as an independent contractor. Neither Licensee nor any individual employed by Licensee in connection with the activities contemplated by this License Agreement, is an employee of the District under the meaning or application of any federal or state laws. Licensee agrees to assume all liabilities and obligations imposed by one or more of such laws with respect to its employees. Licensee shall have no authority to assume or create any obligation, express or implied, on behalf of the District and Licensee shall have no authority to represent the District as agent, employee or in any other capacity.

**18. NOTICES.** All notices, requests, consents, and other communications hereunder ("**Notices**") shall be in writing and shall be delivered by electronic mail and mailed by overnight courier or First-Class Mail, postage prepaid, to the parties as follows:

**A.** If to the District: Lakeside Community Development District

5844 Old Pasco Road, Suite 100  
Wesley Chapel, Florida 33544  
Attn: District Manager

With a copy to: Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
Attn: District Counsel

B. If to the Licensee: Lakeside Community Association, Inc.  
6972 Lake Gloria Boulevard  
Orlando, Florida 32809  
Attn: \_\_\_\_\_

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

**19. INTERFERENCE BY THIRD PARTY.** The District shall be solely responsible for enforcing its rights under this License Agreement against any interfering party. Nothing contained herein shall limit or impair the District's right to protect its rights from interference by a third party to this License Agreement.

**20. COMPLIANCE WITH PUBLIC RECORDS LAWS.** Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. Licensee acknowledges that the designated public records custodian for the District is **Lynn Hayes** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Licensee shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Licensee does not transfer the records to the

Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Licensee's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Licensee, Licensee shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-994-1001, LHAYES@RIZZETTA.COM, 5844 OLD PASCO ROAD, SUITE 100 WESLEY CHAPEL, FL 33544.**

**21. CONTROLLING LAW AND VENUE.** This License Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Pasco County, Florida.

**22. ARM'S LENGTH NEGOTIATION.** This License Agreement has been negotiated fully among the parties as an arm's length transaction. The parties participated fully in the preparation of this License Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this License Agreement, the parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

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

**24. AUTHORIZATION.** The execution of this License Agreement has been duly authorized by the appropriate body or official of each of the parties hereto, each of the parties has complied with all the requirements of law and each of the parties has full power and authority to comply with the terms and conditions of this License Agreement.

**25. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of

this License Agreement shall not affect the validity or enforceability of the remaining portions of this License Agreement, or any part of this License Agreement not held to be invalid or unenforceable.

**26. HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this License Agreement are for convenience only and shall not control or affect the meaning or construction of any of the provisions of this License Agreement.

**27. COUNTERPARTS; ELECTRONIC SIGNATURES.** This License Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Additionally, the parties acknowledge and agree that this License Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature, electronically scanned and transmitted versions (e.g. via PDF) of an original signature, or signatures created in a digital format.

**IN WITNESS WHEREOF,** the parties execute this License Agreement the day and year first written above.

Attest:

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

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

Witness:

**LAKESIDE COMMUNITY ASSOCIATION, INC.**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
[print name]

\_\_\_\_\_  
Print Name of Witness

\_\_\_\_\_  
President

**Exhibit A**      Holiday Lighting Plan  
**Exhibit B**      Volunteer Waiver

## **EXHIBIT A - HOLIDAY LIGHTING PLAN**

## EXHIBIT B – VOLUNTEER WAIVER

THE FOLLOWING TO BE FILLED IN BY THE VOLUNTEER:	
Volunteer Name (“ <b>Volunteer</b> ”):	
Address:	<hr/> <hr/>
Phone Number:	
Emergency Contact – NAME:	
Emergency Contact – PHONE:	
Volunteer Activity (“ <b>Activity</b> ”):	Holiday Lighting Installation, Maintenance and Removal for Lakeside Community Association, Inc.

This Waiver and Release of Liability (“**Release**”) is hereinafter executed by Volunteer (as defined and named above), who desires to provide volunteer services on behalf of the Lakeside Community Association, Inc. (“**HOA**”) on certain District property located within the Lakeside Community Development District (“**District**”) for the Activity (as defined above). Volunteer hereby releases the District and its present, former, and future supervisors, staff, officers, managers, lawyers, engineers, employees, representatives and agents, and all of the successors and assigns of the foregoing (together, “**Released Parties**”) as provided below.

Volunteer understands the scope of Volunteer’s relationship with the HOA is limited to a volunteer position and that no compensation is expected in return for services provided by Volunteer; that Volunteer is not an employee of District and has no authority to act on behalf of District; and that Volunteer is responsible for his/her own insurance coverage in the event of personal injury or illness as a result of Volunteer’s involvement in the Activity. The following additional provisions apply:

1. **Waiver and Release:** In consideration for allowing Volunteer to participate in the Activity, the sufficiency and adequacy of which are hereby acknowledged by Volunteer, I, the Volunteer, on behalf of myself, my personal representatives and my heirs hereby voluntarily agree to indemnify, defend, release, hold harmless, and forever discharge the Released Parties from any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorney’s fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings), and harm of any kind or nature arising out of, or in connection with, my participation as a volunteer to the HOA, including any and all on-site or off-site activities related to the services or properties of the District, and any transportation provided by the District to and from such activities. I expressly acknowledge that I assume all risk for any and all injuries and illness that may result from my participation in any and all of these activities. I understand that the District is not responsible for personal property lost or stolen while participating in these activities.

2. **Insurance:** Further I understand neither the HOA nor the District assume any responsibility for or obligation to provide me with financial or other assistance, including but not limited to medical, health or disability benefits or insurance of any nature in the event of my injury, illness, death or damage to my property.

3. **Medical Treatment:** I hereby release and forever discharge the HOA and the District from any claim whatsoever which arises or may hereafter arise on account of any first-aid treatment or other medical services rendered in connection with an emergency during my tenure as a volunteer with the HOA.

4. **Rules:** I further acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the HOA and the District, as currently in effect and as may be amended from time to time.

5. **Other.** This Release shall be governed by and interpreted in accordance with the laws of the State of Florida and is intended to be as broad and inclusive as permitted by the laws of the State of Florida. I agree that if any portion of this Release is deemed invalid, that the remainder will remain in full force and effect. Nothing in this Release shall constitute or be construed as a waiver of the District's limitations on liability contained in section 768.28, *Florida Statutes*, or other statute or law.

**I am of legal age (18 years or older) and am freely signing this Release. I have read this Release and understand its terms, and further understand that by signing this document that I am waiving certain legal rights and remedies.**

Participant Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(if Participant is 18 years of age or older)

**\*NO MINORS MAY PARTICIPATE AS A VOLUNTEER\***

**NOTE TO STAFF: THIS FORM MAY CONTAIN CONFIDENTIAL INFORMATION. DO NOT DISCLOSE ITS CONTENTS WITHOUT FIRST CONSULTING THE DISTRICT MANAGER.**

**PRIVACY NOTICE:** Under Florida's Public Records Law, Chapter 119, *Florida Statutes*, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, the District may be required to disclose the information you submit to us. Under certain circumstances, the District may only be required to disclose part of the information submitted to the District. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District manager at 813-994-1001, lhayes@rizzetta.com.

## Tab 6



20108 Pond Spring Way  
Tampa, FL 33647  
(813) 991-6069  
FAX (813) 907-8205

## JOB ESTIMATE

TO: \_\_\_\_\_  
COMPANY NAME: Lakeside  
DATE: 1/2/23

QUOTE: Pressure wash 1.1 miles of perimeter wall and 6 ft. aluminum picket fence  
on Hudson Blvd. This includes the 4 Entry monuments  
Paint aluminum picket fence with Rustoleum black paint.  
Paint wall and wall cap with Sherwin Williams Exterior Paint to match existing color.  
\$7,650.00 This includes the 4 Entry monuments

Pressure wash and paint 7 columns in the community (includes minor repairs)  
Pressure wash stone columns and paint 21 caps on stone columns on perimeter  
fence along Hudson Ave.  
\$6,125.00

TOTAL \$13,775.00

Thank You: Romaner Graphics

Chad Jackson Painting Inc.  
PO BOX 1116  
Port Richey, FL 34673 US  
727-967-5844  
chad@chadjacksonpainting.com



**ADDRESS**

Lakeside CDD board  
Hudson

**Estimate 1265**

**DATE 01/19/2023**

ITEM LIST	DESCRIPTION	AMOUNT
Community Wall cleaning	Power wash wall free of dirt and mildew	0.00
Community Wall Prep	* Caulk / Patch cracks and voids with S-W elastomeric compound	0.00
	* Apply S-W clear loxon sealer prior to painting	
Community Wall Painting	* Repaint community wall with Sherwin Williams Super paint satin finish coating	38,988.00
	* Estimate includes both sides of the wall ( street side and homeowners side )	
	Price breakdown :	
	Roughly 42,000 sq ft of wall ( this includes both sides of wall )	
	.95 cents a sq ft for a Total of \$38,988.00	
Metal fencing throughout community	* Power wash fence free of dirt and mildew	23,575.00
	* Re paint the community fencing with Sherwin Williams semigloss/gloss black finish coating	
	Roughly 2575 linear ft of fencing	
Closing Items	1.Materials and labor included in price 2.No deposit required 3.Fully licensed, bonded, and insured 4. We do Not use subcontractors on our projects	0.00

ITEM LIST	DESCRIPTION	AMOUNT
Additional Items	Small monuments through out community ( 7 total )	0.00
	* Wash , seal, and repaint the 7 monuments ( all small in size )	
	Free of charge if the fence and wall project is accepted	

Thanks for your time!!  
Please feel free to contact us with any questions you may have.

Chad Jackson

TOTAL	\$62,563.00
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Accepted By

Accepted Date

## **ISLAND ACCENTS PAINTING**

**9383 Belvedere St Spring Hill Fl**

**352-610-3869**

### **EXTERIOR WALL....LAKESIDE**

- 1) Pressure wash walls, medallions and black fence*
- 2) Repair cracks on walls and monuments*
- 3) Apply one coat of Sherwin Williams Loxon  
Sealer to walls and monuments*
- 4) Apply two coats of Sherwin Williams Latitude  
paint to walls and monuments*
- 5) Apply one coat of Direct To Metal paint to letters  
on the walls*
- 6) Fourteen Thousand , Eight Hundred and Sixty  
Five Dollars (\$14, 865.00)*
- 7) In addition , apply one coat of Direct To Metal  
paint to metal fence .... (\$5475.00)*

**Shireen**

*Shireen*



# PROPOSAL

January 24, 2023

Lakeside CDD C/O Rizzetta & Company  
3434 Colwell Avenue  
Tampa, FL 33614

RE: Lakeside, exterior perimeter walls

**\*By signing this proposal, you are agreeing to the Terms and Conditions on the following pages\***

**1. Exterior Painting using Duration Satin - PLEASE SCROLL TO BOTTOM TO SEE FINAL TOTAL \$63,225.00**

*Description of Services:*

Exterior Re-Painting Proposal

\* PLEASE READ - DUE TO RAW MATERIAL SHORTAGE FOR ALL PAINT SUPPLIERS, ALL PAINT COLORS MUST BE FINAL 2 WEEKS PRIOR TO PROJECT START DATE. PAINT WILL NEED TO BE ORDERED AT LEAST A WEEK IN ADVANCE TO PROVIDE TIME TO SECURE PAINT. ANY CHANGES TO COLORS AFTER PAINT IS ORDERED WILL RESULT IN CLIENT PAYING FOR ALREADY ORDERED PAINT NOT ABLE TO BE USED DUE TO COLOR CHANGE. PLEASE SECURE YOUR COLORS AND ALLOW AMPLE TIME FOR HOA APPROVAL ( IF APPLICABLE)

Payment Schedule:

25% prior to starting.

25% at 50% completion.

Balance upon completion within 7 days.

Scope:

Unless otherwise specified, these areas of project will be repainted: All sections of perimeter walls/caps both sides(stucco and black metal), caps of stone columns, Lakeside entrances 2 on Lakemont and 1 on Opaka on Hudson Ave. Also painting 7 monuments within the community. Painting the metal decorative birds of monuments and lettering on the entrance walls.

Polson Painting pressure washers are not landscaping experts and all plants etc have different needs. Plants etc will be rinsed after pressure washing however the client should turn on sprinklers after pressure washing and/or consult their landscaper to protect their plants etc. Client agrees to hold Polson Painting harmless should any damage occur.

Pricing;

For all stucco walls both sides/tops, all caps of columns on Hudson Ave and 7 monuments within community. \$36,775.00

For all black metal fencing both sides on Hudson Ave(please refer to line item 5). \$26,450.00

Samples:

Polson Painting will provide up to 3 free samples ( providing vendor is able to produce samples) at one visit for all full interior/exterior projects

- Ordering, picking up and application on or in your home (interiors can be sample boards to allow client to see color choice anywhere is home. Additional samples will be \$13 each additional to be billed at the end of the project.

\*For projects not full interior/exterior, we will be happy to provide samples and apply them for \$13 per sample for first visit. Additional trips for samples will be \$13.00 per sample and a \$25.00 additional trip charge fee, to be invoiced.

Description of work to be completed:

1.Exterior of walls(stucco and metal) and monuments will be pressure washed with a mild solution of chlorine and water. Afterwards all plants will be rinsed off as needed. It is possible to uncover hidden damage or repair needs you were not aware of after pressure washing, which can delay your project as those items would most likely need to be repaired. We will discuss your options should that occur. Sometimes there is no way to tell if this issue will occur prior to pressure washing. Polson Painting will not be held responsible for any water damage that occurred prior, during or after the pressure washing of the building. This is in indication of potential water intrusion the client will need to address.

2.Stucco cracks will be patched with an elastomeric patching compound. NOTE: OUR CREWS DO THEIR BEST TO BLEND THE PATCHING WHEN WE APPLY THE ELASTOMERIC WITH BRUSHES AND MINI ROLLERS; HOWEVER, UNLESS YOU HAVE THE AREAS RE-STUCCOED (AND SOMETIMES EVEN THEN) IT WILL NOT BE AN EXACT MATCH. Smooth stucco vs rough stucco can show the patching unfortunately.

3.Rust areas will be cleaned with a wire brush, primed with Rust-O-Leum primer and painted. Given Florida's humidity \*WE CANNOT GUARANTEE THAT RUST WILL NOT RETURN IN THE SAME AREA OR DIFFERENT AREAS.

7.If Pre-work is needing to be completed this will be indicated by your project manager in the quote under PRE-EXISTING. All pre-work will need to be done prior to your painting project. In some cases, due to client need and schedule, the painting may be done prior. The client agrees to pay Polson a minimum charge of \$50 per man hour to return to paint the repaired item upon completion of the repairs. Polson will look for the soonest available time to paint these repaired areas.

4.Fist coat Sherwin Williams Loxon Conditioner and topcoat will be Sherwin Williams Duration with a satin finish or equivalent. Due to raw material shortages one of these will be used as availability is not always guaranteed. (typically a one coat only needed process on previously painted surfaces) with a satin finish. Second coat will be used if needed. Duration Premium Exterior Coating is formulated with PermaLast® technology and infused with advanced acrylic co-polymers for long-lasting performance. Duration is self-priming and provides a mildew-resistance coating. It requires just one coat for repaints and two coats for new work. We apply the required millage as specified by Sherwin Williams.

a.If painting walls and monuments white or yellow base there could be an additional charge as additional coats may be required for proper coverage.

*b. If the paint selection chosen requires an additional 3rd coat of paint, there will be a surcharge of 25%. Most projects do not require 3 coats of paint.*

c.Whereas we understand clients may change their mind on colors, please understand any

color changes on already ordered paint would result in additional paint/ and possibly labor cost (re-painting) and client agrees to pay for those costs in those situations. We always recommend putting samples on your home prior to your painting project to make sure you are satisfied with your color choices.

5. Black metal fencing; Rust areas will be cleaned with a wire brush, and spot primed with Rust-O-Leum rust primer. Given Florida's humidity \*WE CANNOT GUARANTEE THAT RUST WILL NOT RETURN IN THE SAME AREA OR DIFFERENT AREAS. All black metal fencing, lettering and decorative birds will be painted with Sherwin Williams DTM with a semigloss finish,

6. Product will be applied in a combination of rolling, spraying and brushing. Back rolling is the only way to evenly apply and push the paint into the nooks and crannies that a sprayer won't get to.

7. Please do not negotiate painting of extra items or modifications with our crews. Please call 813-244-5270 or contact your assigned project manager if you would like something additional added or modified to the scope of work. If our crew paints any items that are not covered by the agreed upon written scope of work or as a result damages occur on something that is not in the agreed upon written scope you will be invoiced for the additional work as well as you will not hold Polson Painting responsible for any damages or faulty work. Specific crews are chosen for jobs based on the agreed upon scope of work and crews are not ever authorized to add or modify the agreed upon job.

8. Our service is to beautify your perimeter walls and to provide additional protection by patching cracks and caulking around window frames if needed. Where this provides some protection, it is not a warranty for waterproofing. We are not responsible for any water intrusion.

9. Please be advised that due to Florida weather conditions cure times vary with exteriors. Please allow 3-4 weeks for paint to harden before hanging any decorations on walls, gutters and especially doors. Fingernails, keys and dogs often can scratch paint if not allowed to cure. If Polson needs to come back for touchups for these reasons, there will be a minimum trip fee of \$50 per man hour

10. Client is responsible for removing items off walls, patios/lanai and putting breakables and perishables away in preparation for pressure washing and painting. If Polson has to remove any items to complete the project or If Polson is asked to remove or place them back due to any reason, we are happy to do so, however client agrees to understand Polson is not a certified moving company and will hold Polson harmless for any damage that may occur.

11. WASTE FROM YOUR PROJECT I.E PLASTIC, PAPER AND EMPTY PAINT CANS WILL BE PUT INTO PLASTIC BAGS AND LEFT AT FRONT CURB OR IF YOU CHOOSE ON SIDE OF HOME UNTIL YOUR GARBAGE PICK UP DAY.

12. Your project is a construction zone during painting. While we try our best to make sure we do not damage plants and/or landscaping, ladder placement to complete your project in the most safe and effective manner may cause some damage as well as during pressure washing and / or painting plants could be damaged despite proper prep and rinsing. In addition, some foot traffic may be needed to complete your project. Damage of landscaping or lawn equipment (ie; sprinklers) is possible and you agree to hold Polson Painting harmless.

We recommend any landscaping or paver projects be scheduled after your home is painted. Polson Painting will do their best to rinse off any solution from pressure washing, if a client is concerned about their landscaping it is the clients responsibility to protect or cover their plants and they agree to hold Polson harmless.

13. Client agrees and understands that access to the jobsite must be provided between 8 a.m. and 6 p.m., Monday through Saturday, for the duration of this job. We understand clients may have other schedule needs we need to accommodate and are willing to look at the opportunity to do so, therefore, any changes needed to this will need to be approved at least 48 hours in advance with Polson Painting to ensure proper scheduling. If at any time access is not available to the Contractor outside of agreed upon times, the Client agrees to reimburse the Contractor for expenses incurred for travel and lost time at the rate of \$50.00 per man-hour.

**Client Cancellation Clause :**

- a. Client agrees to pay a \$200 fee as well as any pressure washing completed or purchased paint/sample fees for any cancellations 2 business days or less prior to start week of project already agreed upon.
- b. For exterior projects, cancellations less than 1 week's notice, or completion of pressure washing, could result in pressure washing fee of .10 per sq ft + any add ons ( columns, side walk, driveway etc) or paint cost charges. Any samples would be billed to customers as well. Most exterior projects are pressure washed 1-2 weeks prior. Customer agrees to pay for any pressure washing completed as well as samples or paint cost.
- c. Client understands that Polson Painting is reserving this time frame for your project and there is some office work involved prior to the start date of your project. Should you need to cancel after accepting the contract, there will be a \$100 cancellation fee to care for those items. If your project is rescheduled there is no fee, the project will be rescheduled based on next available date. Client agrees to these terms.

\*Start date of projects will not be discussed or agreed to until this contract is approved. Client understands that the project managers will not be able to guarantee any start dates for projects until the office confirms a scheduled start date. Polson Painting may cancel this contract at any time. Client may cancel contract at any time, however please see above cancellation clause.

This proposal and agreement constitute the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing approved by client and Polson Painting. Client understands that due to the virus and other events, supplies and volume for paint manufacturers can be impacted. This has not happened in the Florida market at this time. However, in the event Sherwin Williams paint is not available or additional costs are required by the vendor ( paint cost increase), Polson will advise the client of potential additional costs and offer the use of another paint vendor with applicable grade paint, however the cost could change for materials cost. We would always offer the client the option to push their project out or use the other paint product and/ or pay additional costs.

**2. Communication with Polson Painting**

**\$0.00**

*Description of Services:*

General Liability Insurance in the amount of \$2,000,000 insured through Heritage Insurance company. A certificate of insurance will be provided upon request.

Don Polson will be your project manager; 813-997-6196

Proper communication with our clients is very important to us. Although we don't anticipate there will be any issues/concerns etc with your project, our goal is to resolve them, should they occur, timely and professionally. By agreeing to this contract you understand that the points of contact for your project are your Project Manager first and foremost and you should have been provided a contact #. In addition, you may contact the office at any time at 813-244-5270 or email the office at [service@polsonpainting.com](mailto:service@polsonpainting.com). If you do not have a contact # for your Project Manager, please contact the office and one will be provided.

The office phone and email are monitored through the day however we are often assisting other clients therefore if not available, we will return your calls at our earliest convenience possible usually within an hour or so. In addition, your Project Manager handles multiple jobs and may not always be available to answer your call, however they should respond within a few hours during business hours. We ask you to please notify the office at any time if you have any questions or concerns that are not resolved so we have the opportunity to ensure your satisfaction.

Start date of projects will not be discussed or agreed to until this contract is approved. Client understands that the project managers will not be able to guarantee any start dates for projects until the office confirms a scheduled start date.

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<b>Subtotal:</b>	<b>\$63,225.00</b>
<b>*0% Tax:</b>	<b>\$0.00</b>
<b>TOTAL:</b>	<b>\$63,225.00</b>

## Terms and Conditions

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1. For Exterior Projects - It is the sole responsibility of the homeowner to have colors approved by their HOA prior to painting.
2. In most cases, your Project Manager will stop by to check on the progress. If you have any issues or concerns during the process, please contact them or the office at 813-244-5270
3. If we see anything of major concern during the painting process, you will be informed before we proceed further. Extras will be considered work that is not outlined in the scope above: i.e. wood repairs, major stucco issues, or the painting of lamps. (For example, in many cases it may be cheaper to buy new lamps then to have us paint them in the proper manner). Should you decide you want anything additional completed by Polson Painting, please contact our Office. Please do not attempt to negotiate with the crew for additional work requested.
4. This Proposal & Agreement is valid for six (6) months. Delay in acceptance will require a verification of prevailing labor and material cost.
5. Polson Painting will produce an industry standard "properly painted surface." A "properly painted surface" is defined as uniform in appearance, color, and sheen. In order to determine whether a surface has been "properly painted" it shall be examined without magnification at a distance of thirty-nine (39) inches or one (1) meter, or more, under finished lighting conditions and from a normal viewing position.
6. This proposal and agreement constitute the entire agreement of the parties. No other agreement, oral or written, pertaining to the work to be performed under this contract exists between the parties. This agreement can be modified only by an agreement in writing signed by both parties.

## Payment Schedule

---

**NO MONEY DOWN! The full amount of the agreement is to be paid at the completion of the work, unless touch up painting is required to be done at a later date then we will only allow a 10% retainment on the outstanding balance. Payment constitutes Owners acceptance of the work. \*Some projects will have a different payment schedule which will be outlined above in the breakdown of the contract.**

\*Additional Touch Ups after initial agreed upon touchups are subject to an additional trip charge of \$50 per man hour

## Product Limited Warranty

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Polson Painting projects using Sherwin Williams Paint offer a minimum 5 year manufacturer's warranty. All details are listed on Sherwin Williams's products. This warranty does not cover damages, normal wear and tear, rust, neglect or abuse.

## Customer Privacy Notice

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In an effort to offer specials and discounts to our customers we will be sending marketing messages from time to time. We absolutely will never sell your information or share it with anyone. If you do not want to receive marketing messages please advise us and we will remove you or you may opt out should you receive a message.

*Signatures follow on next page.*

## Signatures

---

You hereby authorize Polson Painting to furnish all labor required to complete the work according to the job specifications, terms and conditions of this proposal, for which you agree to pay the amount listed above. This agreement can be terminated by either party, client agrees to pay for costs of actions/materials should they already be purchased if terminating contract.

Client: \_\_\_\_\_  
Lakeside CDD C/O Rizzetta & Company Date

Proposal Submitted By:

Polson Rep: Don Polson \_\_\_\_\_  
Polson Painting Date

---

## Thank you for the opportunity to earn your business!

We understand that your home is an important part of your life, and Polson Painting works hard to provide you with the highest quality materials, workmanship, and customer service to deliver a finished product that you will love for year to come. We hope that at the completion of this project, we will be your painters for life!

Polson Painting is proud to provide a 26-month workmanship warranty for our services along with Sherwin Williams's product warranty. Please see your Project Manager for details, or go to [Polsonpainting.com](http://Polsonpainting.com) and click on "more" than choose Warranty info for details.

Our company has been providing excellent service to homeowners since 1995 and we would like to add you to our list of satisfied customers. The names below are but a few of those who can help you in deciding which company to hire to enhance the beauty of your home. We are also members of Angie's List and have worked diligently to maintain an "A" rating. Please feel free to call any of the below customers to inquire about our company. Once you have made your decision on Polson Painting, please give us a call.

### References:

Mr. and Mrs. Edwards  
Tampa, FL  
(813) 731-2378

Mr. and Mrs. Rivers  
New Tampa, FL  
(813) 787-6514

John Corn, Manager  
Sherwin Williams  
11685 Sheldon Rd  
926-4503

\*When Replying through the quoting/invoicing email system, please be sure to choose "Reply All", to ensure that we receive your response!

## Tab 7



*The New Standard in Landscape Maintenance*

**1.888.RED.TREE**

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

**SEASONAL COLOR REPLACEMENT PROPOSAL  
FROST DAMAGE  
FOR  
LAKESIDE CDD**

**Attention: Mr. Jason Liggett – Field Services Manager**

**January 6, 2023**

**Scope of Work**

- Remove frost damaged annuals.
- Install (1,115) 4" annuals.
- Includes all labor, materials and dumping fees.

**(1,115) annuals X \$2.25 per annual: \$2,508.75**

\_\_\_\_\_  
Authorized Signature to Proceed

\_\_\_\_\_  
Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist  
[rjohnson@redtreelandscape.com](mailto:rjohnson@redtreelandscape.com) / Cell phone: (727) 267-2059

# LAKE SIDE

## Landscape Inspection Report



January 3, 2023

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company  
Professionals in Community Management

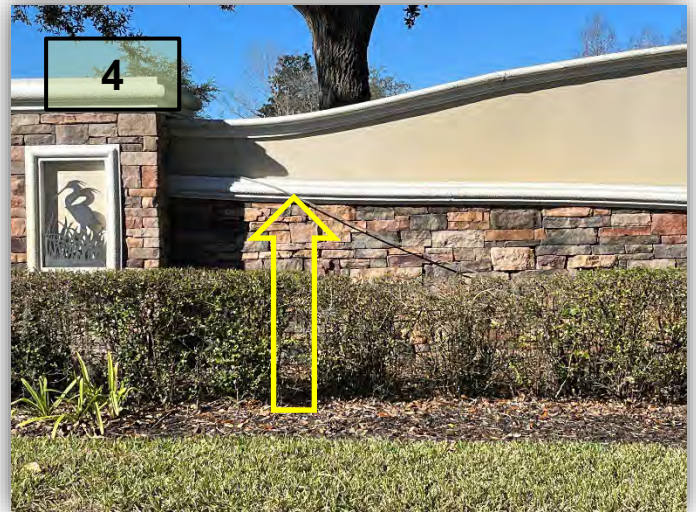
# Summary, Hudson Avenue Lakemont Eastward

## General Updates, Recent & Upcoming Maintenance Events.

- ❖ Complete red items on report

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. During my inspection, a lot of the plant material in the district has been damaged by frost. We will need to do rejuvenation pruning when we get to spring. A lot of this plant material will come back.(Pic 1) **Noted**



5. Lift the over hanging trees on the backside of the pond to the west of Marble Sands so that mowers can get under to complete the mowing services.  
**completed 1.12.23**



2. Over the next few months lets start removing moss from trees up to 15 feet per the scope. Make sure we are scheduling the crape myrtle pencil pruning in the month of February march.  
**Noted**
3. **Remove the dead from the base of Liriope in the center island on Lakemont Drive.(Pic 3)**  
**completed 1.12.23**
4. **During my inspection I noticed a wire of some sort hanging form the inbound monument on Lakemont Drive. Staff to investigate this? (pic 4)**



# Crest Lake Drive, Sea Bridge Drive

6. Straighten the red cedar tree on Sea Bridge Drive before the curve.(pic 6) **completed 1.12.23**



7. Continue to treat the dollar weed at the Apopka Street entrance in the Saint Augustine. **completed 1.12.23**
8. Remove the dead form the base of the Liriope on Hudson Avenue to the east of the main entrance at Lakemont Drive. **completed 1.12.23**

**Submitted on January 24, 2023**

**Submitted by Robert "JR" Johnson, Client Care Specialist  
RedTree Landscape Systems, LLC**

Handwritten signature of Robert "JR" Johnson.



LAKESIDE CDD - Thursday, January 12, 2023

The crew mowed the common areas, soft and hard edged all surfaces. They also detailed parts of Lakemont drive and picked up palm boots on Hudson Avenue. All items were completed on the monthly inspection report.









## **Tab 8**

## Tab 9



## Lakeside CDD Waterway Inspection Report

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**Reason for Inspection:**

**Inspection Date:** 2023-01-09

**Prepared for:**

District Manager  
Rizzetta & Company

**Prepared by:**

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office  
[SOLITUDELAKEMANAGEMENT.COM](http://SOLITUDELAKEMANAGEMENT.COM)  
888.480.LAKE (5253)

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	Pg
<b>SITE ASSESSMENTS</b>	
PONDS 1-3	3
PONDS 4-6	4
PONDS S1, S2	5
<b>MANAGEMENT/COMMENTS SUMMARY</b>	5, 6
<b>SITE MAP</b>	7

**Site: 1****Comments:**

Site looks good

Site is 75% dry. Very minor shoreline weeds on exposed banks.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

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

Site looks good

Minor shoreline weeds on exposed banks. Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

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

Site looks good

No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



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

Site looks good

Water level is low. No issues observed at the time of inspection.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 5****Comments:**

Normal growth observed

Littoral shelf is 100% dry(left). Minor shoreline weeds on exposed banks. Open water looks good.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: 6****Comments:**

Normal growth observed

North side 100% dry (left). Floating Duckweed was successfully treated in open water(right). Shoreline weeds well into decomposition.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds



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

Site looks good

Sump is nearly dry. Control structures are intact and functioning. Minor growth on exposed bottom.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Site: S2****Comments:**

Normal growth observed

Sump is 100% dry. Minor growth on exposed bottom.

**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

**Management Summary**

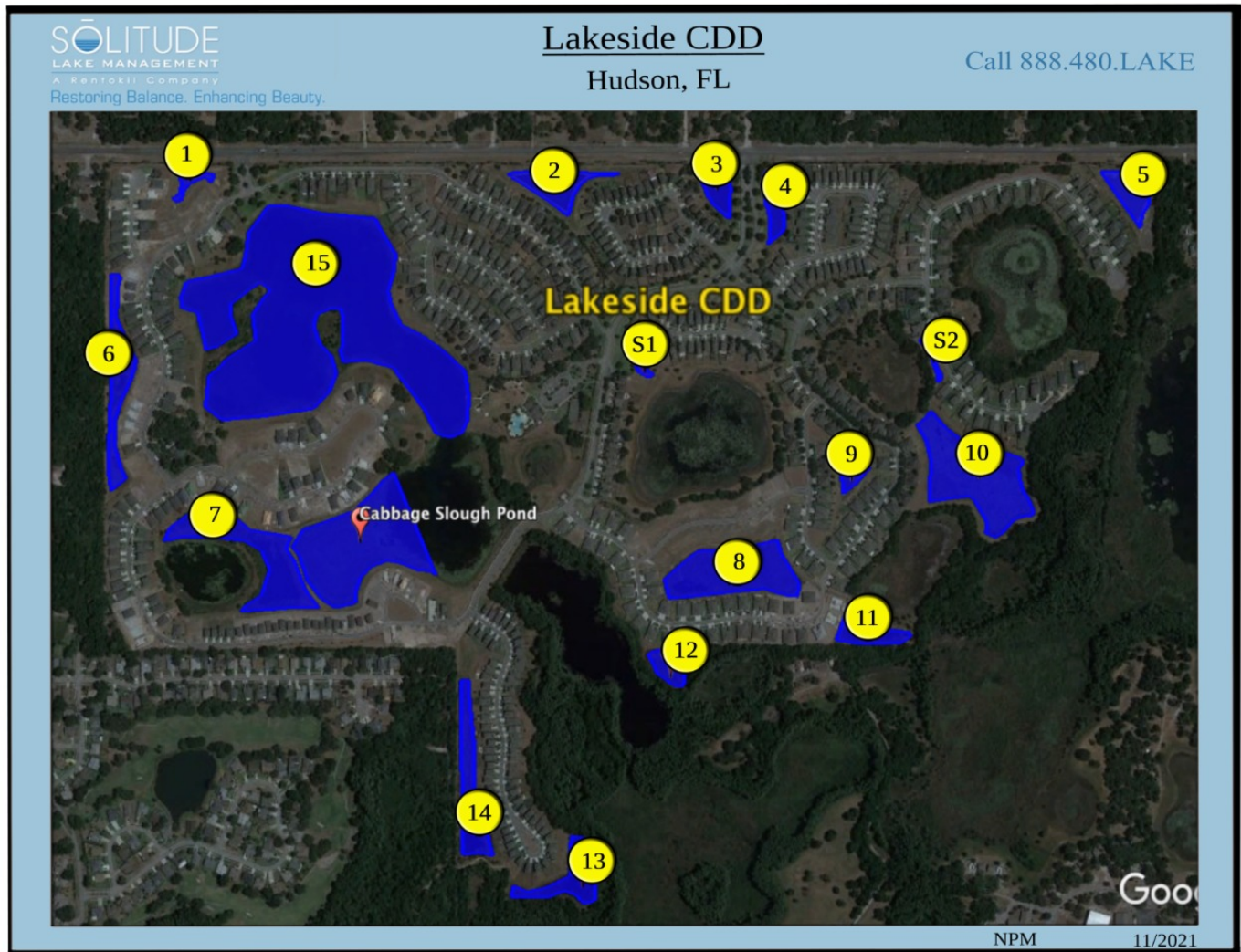
Overall, the sites in this months inspection look excellent. They were free of floating weeds, algae, and submersed vegetation.

Water levels have dropped, exposing more of the pond bottoms. Very minor weed growth was noted in these areas and will be targeted during upcoming maintenance visits.

Don't hesitate 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
1	Site looks good	Shoreline weeds	Routine maintenance next visit
2	Site looks good	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Shoreline weeds	Routine maintenance next visit
4	Site looks good	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Shoreline weeds	Routine maintenance next visit
S1	Site looks good	Shoreline weeds	Routine maintenance next visit
S2	Site looks good	Shoreline weeds	Routine maintenance next visit



## Service Report



### Work Order

Work Order Number  
00122396

Created Date  
1/10/2023

Account  
Lakeside CDD

Contact  
Michele Lamberti

Address  
14023 Crater Circle  
Hudson, FL 34669

### Work Details

Specialist Comments to Customer  
Treated grasses, 2 large bags of trash picked up and disposed of.

Assigned Resource

### Work Order Assets

Asset	Status	Product Work Type
Lakeside CDD - LAKE ALL	Treated	

### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lakeside CDD - LAKE ALL	SHORELINE WEED CONTROL	
Lakeside CDD - LAKE ALL	LAKE WEED CONTROL	
Lakeside CDD - LAKE ALL	ALGAE CONTROL	
Lakeside CDD - LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lakeside CDD - LAKE ALL	INSPECTION	
Lakeside CDD - LAKE ALL		

## Service Report



### Work Order

Work Order Number  
00122397  
Created Date  
1/19/2023

Account  
Lakeside CDD  
Contact  
Michele Lamberti  
Address  
14023 Crater Circle  
Hudson, FL 34669

### Work Details

Specialist  
Comments to  
Customer  
Treated pondweed, grasses  
Assigned  
Resource

### Work Order Assets

Asset	Status	Product Work Type
Lakeside CDD - LAKE ALL	Treated	

### Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lakeside CDD - LAKE ALL	SHORELINE WEED CONTROL	
Lakeside CDD - LAKE ALL	LAKE WEED CONTROL	
Lakeside CDD - LAKE ALL	ALGAE CONTROL	
Lakeside CDD - LAKE ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lakeside CDD - LAKE ALL	INSPECTION	
Lakeside CDD - LAKE ALL		

## **Tab 10**



Rizzetta & Company

**UPCOMING DATES TO REMEMBER**

- **Next Meeting:** March 22, 2023 @ 10:00 AM

**District  
Manager's  
Report**

February 1

**2023**

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**FINANCIAL SUMMARY**

**12/31/2022**

General Fund Cash & Investment Balance: \$542,027

Reserve Fund Cash & Investment Balance: \$471,723

Debt Service Fund Investment Balance: \$1,119,928

**Total Cash and Investment Balances: \$2,133,678**

**General Fund Expense Variance: \$34,220 Under Budget**



# Quarterly Compliance Audit Report

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## Lakeside

**Date:** January 2023 - 4th Quarter

**Prepared for:** Scott Brizendine

**Developer:** Rizzetta

**Insurance agency:**



**Preparer:**

Jason Morgan - *Campus Suite Compliance*

*ADA Website Accessibility and Florida F.S. 189.069 Requirements*

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# Compliance Audit Overview

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

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

## Compliance Criteria

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



### ADA Website Accessibility

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



## Florida Statute Compliance

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

## Audit Process

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

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

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



# ADA Website Accessibility

Result: **PASSED**

## Accessibility Grading Criteria

Passed	Description
Passed	<b>Website errors*</b> 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	<b>Keyboard navigation</b> The ability to navigate website without using a mouse
Passed	<b>Website accessibility policy</b> A published policy and a vehicle to submit issues and resolve issues
Passed	<b>Color contrast</b> Colors provide enough contrast between elements
Passed	<b>Video captioning</b> Closed-captioning and detailed descriptions
Passed	<b>PDF accessibility</b> Formatting PDFs including embedded images and non-text elements
Passed	<b>Site map</b> Alternate methods of navigating the website

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

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



# Florida F.S. 189.069 Requirements

Result: **PASSED**

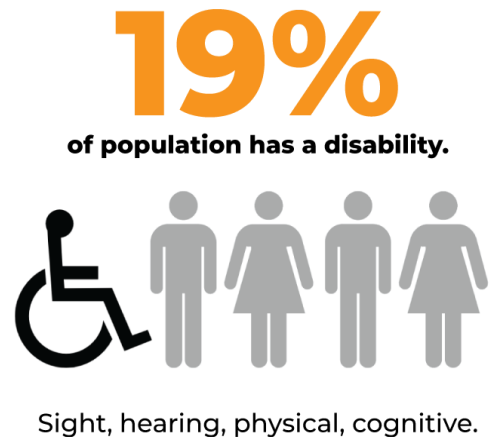
## Compliance Criteria

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

# Accessibility overview

## Everyone deserves equal access.

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



## The legal and right thing to do

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



# ADA Compliance Categories

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



## Contrast and colors

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

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



## Using semantics to format your HTML pages

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



## Text alternatives for non-text content

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

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



## Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

**Helpful article:** [www.nngroup.com/articles/keyboard-accessibility](http://www.nngroup.com/articles/keyboard-accessibility)

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



## Easy to navigate and find information

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

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



## Properly formatting tables

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

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



## **Making PDFs accessible**

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

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



## **Making videos accessible**

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

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



## **Making forms accessible**

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

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



## **Alternate versions**

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



## **Feedback for users**

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



## **Other related requirements**

### ***No flashing***

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

### ***Timers***

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

### ***Fly-out menus***

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

### ***No pop-ups***

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

# Web Accessibility Glossary

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