



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Special Meeting March 22, 2023

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

www.lakesidecdd.org

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors

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.

LAKE SIDE COMMUNITY DEVELOPMENT DISTRICT
District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida
33614
WWW.LAKESIDECCDD.ORG

March 15, 2023

**Board of Supervisors
Lakeside Community
Development District**

FINAL AGENDA

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, March 22, 2023 at 10:00 a.m.** at the offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544. 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 Audit Committee Meeting held on February 22, 2023..... Tab 1
 - B.** Consideration of Minutes of the Board of Supervisors Meeting held on February 22, 2023..... Tab 2
 - C.** Consideration of the Operation and Maintenance Expenditures for February 2023..... Tab 3
- 4. STAFF REPORTS**
 - A.** Presentation of Landscape Inspection Services Report and RedTree Landscaper Comments..... Tab 4
 - B.** Consideration of RedTree Community Pine Straw Quote..... Tab 5
 - C.** Presentation of the Solitude Aquatics Report..... Tab 6
 - D.** District Counsel..... Tab 7
 1. Inland Homes/William Ryan Homes Update
 2. Academy of Model Aeronautics Club Proposal
 3. Lyons Property Sidewalk Maintenance Responsibility Update
 - E.** District Engineer
 1. District Sidewalk Maintenance Quotes **(Under Separate Cover)**
 2. Traffic Calming/Speed Cushions and Existing Speed Hump Modification Quotes **(Under Separate Cover)**
 3. District Roadway Pothole Repairs Quotes **(Under Separate Cover)**
 4. 2023-02-23 Reserve Study Tab 8
 - F.** District Manager..... Tab 9
 1. Pasco County Roadway/Manhole Cover Repairs Update
- 5. BUSINESS ITEMS**
 - A.** Presentation of Lakeside Cost Share Agreement for Maintenance Services..... Tab 10

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

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

Sincerely,

Lynn Hayes

District Manager

Tab 1

**MINUTES OF MEETING
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 Audit Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, February 22, 2023, at 10:00 a.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	Board Supervisor, Chair
Linda Ramlot	Board Supervisor, Vice Chair
Christina Brooks	Board Supervisor, Assistant Secretary
Ronald Hale	Board Supervisor, Assistant Secretary
Gordon Dexter	Board Supervisor, Assistant Secretary

Also Present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
David Fleeman	District Engineer, Florida Design (joined 10:49 a.m.)
Alyssa Willson	District Counsel, Kutak Rock LLP (via conference call)
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Co (joined at 10:07 a.m.)
Kevin Wilt	Representative, Solitude Aquatics
Peter Lucadano	Representative, RedTree Landscaping (joined at 10:16 a.m.)
Kevin Smith	Representative, RedTree Landscaping
John Burkett	Representative, RedTree Landscaping

FIRST ORDER OF BUSINESS

CALL TO ORDER

The Audit Meeting was called to order and roll call performed confirming that quorum was present. The Audit Meeting began at 10:00 a.m.

SECOND ORDER OF BUSINESS

Presentation of Audit Proposal Instructions

Mr. Lynn Hayes presented and explained the Instructions for Soliciting Audit Proposals.

On a Motion by Mr. Jack Koch and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors approved the Audit Proposal Instructions, as presented, for the Lakeside Community Development District.

THIRD ORDER OF BUSINESS

Presentation of Audit Evaluation Criteria

Mr. Lynn Hayes explained to the Board of Supervisors the Audit Evaluation Criteria and the choice of using price or no price as part of the process.

On a Motion by Mr. Jack Koch and seconded by Mr. Gordon Dexter, with all in favor, the Board of Supervisors, approved the Audit Evaluation Criteria with price as presented, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

Consideration of Audit RFP Advertisement

Mr. Lynn Hayes explained the Audit RFP Advertisement Proposal must provide for the auditing of the District's Financial Records for Fiscal Year ending September 30, 2026.

On a Motion by Mr. Ronald Hale and seconded by Mr. Jack Koch, with all in favor, the Board of Supervisors, approved the Audit Request for Proposal Advertisement, as presented, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Lynn stated that if there was no further business, then a motion to adjourn would be in order.

On a motion by Mr. Gordon Dexter and seconded by Mr. Jack Koch, with all in favor, the Board of Supervisors, adjourned the Audit Meeting for the Lakeside Community Development District at 10:03 a.m.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 2

**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.

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

Also Present:

Lynn Hayes	District Manager, Rizzetta & Company, Inc.
David Fleeman	District Engineer, Florida Design <i>(joined 10:49 a.m.)</i>
Alyssa Willson	District Counsel, Kutak Rock LLP <i>(via conference call)</i>
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Co <i>(joined at 10:07 a.m.)</i>
Kevin Wilt	Representative, Solitude Aquatics
Peter Lucadano	Representative, RedTree Landscaping <i>(joined at 10:16 a.m.)</i>
Kevin Smith	Representative, RedTree Landscaping
John Burkett	Representative, RedTree Landscaping

FIRST ORDER OF BUSINESS

Call To Order

The Regular Meeting was called to order and roll call performed confirming that a quorum was present. The Meeting began at 10:04 a.m.

SECOND ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors Special Meeting
held on February 1, 2023**

Mr. Lynn Hayes presented the February 1, 2023 Minutes of the Board of Supervisors Meeting and inquired if there were any amendments. There were none.

On a Motion by Mr. Jack Koch, and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors approved the February 1, 2023 Minutes of the Board of Supervisors Meeting, as presented, for the Lakeside Community Development District.

THIRD ORDER OF BUSINESS

**Consideration of the Operation and
Maintenance Expenditures for January 2023**

Mr. Lynn Hayes presented the Operation and Maintenance Expenditures for January 2023 (\$48,944.75).

On a Motion by Ms. Linda Ramlot and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for January 2023 (\$48,944.75), as presented, for the Lakeside Community Development District.

FOURTH ORDER OF BUSINESS

**Consideration of RedTree Landscaping
Landscape Color Installation Proposal**

Mr. John Burkett and the Board of Supervisors discussed the Spring annual flower options. The Board of Supervisors decided on maroon and yellow flowers to be installed.

On a Motion by Mr. Ronald Hale and seconded by Mr. Gordon Dexter, with all in favor, the Board of Supervisors approved the RedTree Landscape Color Installation Proposal (\$2,508.75), as presented, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

**Landscape Inspection Specialist Report and
RedTree Landscaping Comments**

Mr. Jason Liggett presented his report to the Board of Supervisors. Mr. John Burkett replied to Mr. Jason Liggett's report.

SIXTH ORDER OF BUSINESS**Consideration of RedTree Landscaping
Revised Quote and Design for Main
Entrance**

The Board of Supervisors and RedTree Landscaping discussed details of the design and plant material changes they would like to have made. The Board of Supervisors along with RedTree Landscaping agreed to payment terms for the project. The Board of Supervisors requested that District Counsel prepare the Final Form Agreement with payment terms.

On a Motion by Mr. Jack Koch and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors approved the RedTree Revised Quote and Design for the Main Entrance, as amended, and returned. It was agreed that RedTree will receive the first half of payment at the beginning of project and remaining balance on October 1, 2023, for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS**Solitude Waterway Inspection and Service
Reports**

Mr. Kevin Wilt presented his Report. The Board of Supervisors asked Solitude to apply more aggressive treatments to the cattails at all sites with special interest for Site 8.

EIGHTH ORDER OF BUSINESS**District Counsel Report**

Ms. Alyssa Willson informed the Board of Supervisors that all home in Lakeside Community Development District have been sold. Ms. Alyssa Willson will check to see if all bond deposits have been paid; and, if not, will request to hold the Inland Homes and William Ryan deposits.

Ms. Alyssa Willson requested William Ryan seed certain areas. Will inspect site to make sure it has been completed.

The Board of Supervisors requested that the Academy of Model Aeronautics Club information be reintroduced on the Lakeside Community Development District March 22, 2023 meeting agenda.

NINTH ORDER OF BUSINSS**Revised Holiday Lighting Agreement**

On a Motion by Ms. Linda Ramlot and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors approved the Revised Holiday Lighting Agreement between the Lakeside Homeowners Association and the Community Development District, as presented, for the Lakeside Community Development District.

TENTH ORDER OF BUSINESS

District Engineer Report

Mr. David Fleeman presented his Report and reviewed items that are potential issues regarding sidewalk maintenance and ADA mat ramp. Ms. Alyssa Willson will reach out to Homeowners Association District Counsel to ask who the responsible party for the Lyon Property sidewalk maintenance and will review the Homeowners Association Declaration documents.

On a Motion by Ms. Linda Ramlot and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors authorized District Counsel to obtain quotes for various sidewalk repair projects, as presented, for the Lakeside Community Development District.

ELEVENTH ORDER OF BUSINESS

Traffic Calming/Sidewalk Repair Report

Mr. David Fleeman gave his report to the Board of Supervisors of locations where speed cushions should be placed.

On a Motion by Mr. Ronald Hale and seconded by Mr. Gordon Dexter, with all in favor, the Board of Supervisors authorized District Engineer to prepare a Traffic Calming Quote for speed cushions and the cost to modify existing speed bumps, for the Lakeside Community Development District.

TWELFTH ORDER OF BUSINESS

District Roadway Pothole Repairs Scope and Report

Mr. Gordon Dexter will provide District Engineer with locations of manhole and roadway issues.

On a Motion by Mr. Jack Koch and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors authorized District Counsel to provide a quote to repair two potholes at Ten Saw Drive and New Port Shores Drive, for the Lakeside Community Development District.

THIRTEENTH ORDER OF BUSINESS

**RFP Phase 1; Repaving District Roadways
Report/Quote for Fiscal Year 2023/2024
Budget Consideration**

Mr. David Fleeman presented milling and repaving information to the Board of Supervisors.

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, March 22, 2023 at 10:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.

Mr. Lynn Hayes informed the Board of Supervisors the Pasco County 13646 Sea Bridge Drive Account is closed as of February 16, 2023. A new mailbox has been ordered and will be installed on March 3, 2023.

FIFTEENTH ORDER OF BUSINESS**Consideration of Park Bench Assembly and Installation Quote**

On a Motion by Ms. Linda Ramlot and seconded by Mr. Jack Koch, with all in favor, the Board of Supervisors approved the School Outfitters Quote (\$3,082.20) for the purchase of the park benches and District Counsel prepares the Final Form Agreement and authorizes the Chair to execute the Agreement, as presented, for the Lakeside Community Development District.

On a Motion by Mr. Gordon Dexter and seconded by Mr. Ronald Hale, with all in favor, the Board of Supervisors approved the Romaner Quote (\$3,200.00) to assemble and install the concrete footings and anchors for park benches, as presented, for the Lakeside Community Development District.

SIXTEENTH ORDER OF BUSINESS**Consideration of Color Selection for Entry Wall/Monument Painting**

On a Motion by Mr. Gordon Dexter and seconded by Ms. Linda Ramlot, with all in favor, the Board of Supervisors approved the Pure White for wall cap color and Pewter Cast for the Entry Wall/Monument Painting Project, as presented, for the Lakeside Community Development District.

SEVENTEENTH ORDER OF BUSINESS**Supervisor Requests**

Mr. Jack Koch asked the District Manager to add the newest reserve study information to the 2023/2024 Fiscal Year Budget to fund capital expenditures.

EIGHTEENTH 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.

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On a Motion by Mr. Jack Koch and seconded by Ms. Christina Brooks, with all in favor, the Board of Supervisors adjourned the meeting at 12:06 p.m. for the Lakeside Community Development District.

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Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 3

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$39,232.62**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Christina Brooks	100120	CB020123	Board Of Supervisors Meeting 02/01/23	\$ 200.00
Christina Brooks	100136	CB022223	Board Of Supervisors Meeting 02/22/23	\$ 200.00
Florida Design Consultants, Inc.	100113	44975	Engineering Services 01/23	\$ 310.00
Gordon G Dexter	100137	GD022223	Board Of Supervisors Meeting 02/22/23	\$ 200.00
Jack William Koch	100138	JK022223	Board Of Supervisors Meeting 02/22/23	\$ 200.00
Jack William Koch	100121	JK2020123	Board Of Supervisors Meeting 02/01/23	\$ 200.00
Kazars Electric, Inc.	100126	s11032A	Lighting Repairs 02/23	\$ 1,076.18
Lakeside Community Association, Inc.	100127	60000	Reimbursement For HOA Maintenance Cost Sharing 01/23	\$ 165.85
Linda Ramlot	100122	LR020123	Board Of Supervisors Meeting 02/01/23	\$ 200.00
Linda Ramlot	100139	LR022223	Board Of Supervisors Meeting 02/22/23	\$ 200.00
Pasco County Utilities	100132	17976732	Water Utility Service 02/23	\$ 20.93
Poop 911	100128	LS012023	Pet Waste Station Maintenance 01/23	\$ 275.60

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	100134	12567	Monthly Landscape Maintenance 02/23	\$ 14,780.00
RedTree Landscape Systems, LLC	100133	12674	Irrigation Repairs 02/23	\$ 357.50
Rizzetta & Company, Inc.	100116	INV0000075285	District Management Fees 02/23	\$ 4,461.08
Romaner Graphics	100114	21503	Wall Pillars Repair 01/23	\$ 2,500.00
Romaner Graphics	100130	21537	Fence Replacement and Repair 02/23	\$ 6,765.00
Ronald Hale	100123	RH020123	Board Of Supervisors Meeting 02/01/23	\$ 200.00
Ronald Hale	100140	RH022223	Board Of Supervisors Meeting 02/22/23	\$ 200.00
Solitude Lake Management, LLC	100135	PSI-48487	Lake & Pond Maintenance 02/23	\$ 1,665.00
Solitude Lake Management, LLC	100135	PSI-51810	Lake & Pond Maintenance 11/22	\$ 1,665.00
Solitude Lake Management, LLC	100129	PSI-51811	Lake & Pond Maintenance 12/22	\$ 1,665.00
Suncoast Rust Control, Inc.	100124	05413	Commercial Monthly Rust Control Service 02/23	\$ 760.00
Times Publishing Company	100115	0000268443	Legal Advertising 01/23	\$ 92.80

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2023 Through February 28, 2023

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Times Publishing Company	100131	0000271981	Legal Advertising 02/23	\$ 102.40
Withlacoochee River Electric Cooperative, Inc.	2242023	Electric Summary 01/23 235 Auto Draft	Electric Summary 01/23	<u>\$ 770.28</u>
Report Totals				<u><u>\$ 39,232.62</u></u>

Tab 4

LAKE SIDE

Landscape Inspection Report



March 1, 2023

Rizzetta & Company

Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Make sure ornamentals received the application of Fertilizer in the month of March.

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. Continue to monitor and push new growth in the recently installed plant material that was cutback. Have we applied the March ornamental fertilizers?
2. During my inspection, the turf conditions are not in very good shape as far as color and weed control. We currently are at 1 day a week in pasco county for well water. Hopefully with the rains coming this should help us out.
3. **Treat the turf weeds in the island on Lakemont Drive across from the clubhouse before you get to crest lake drive as well as the Saint Augustine field across from the island.**(Pic 3,3a,3b)



4. Remove the potato vines in the Indian Hawthorne in the same center island as above on Lakemont drive.
5. **Did we get the irrigation system issues worked on Crest Lake Drive in the main**

common area?

6. The district still have crape myrtles that need to be addressed make sure these are continued to be worked on until finished.



Crest Lake Drive, Sea Bridge Drive

7. This continue to be on every report and needs to be addressed in the area where Lakemont goes between the two ponds we need to recreate beds around the Magnolia trees and make sure these are maintained in the fashion.(Pic 7)



8. Make sure during mowing visits crews are picking up trash and not running it over. I watched this get ran over by a mower.(Pic 8)



9. Just want to bring up the weekly mowing for the entire district in the summer months I believe this was approved by the board. But need to make sure we get this setup.

10. Treat the ant mounds on the inbound side of the opopka street entrance under the cypress trees in the African iris bed.

11. During my inspection I noticed some of the Opopka street entrance oak trees were lifted however we have more that need to be done. Just want to make sure this are going to be done?



12. The turf continues to decline near the fence on Newport Shores Drive is the irrigation working in this area? Diagnose and treat this was always an area that has done well.(Pic 12)



13. The oak trees next to the home at 13733 Newport Shores Drive I believe these were included in the count that was provided to Redtree.

14. Finish the pruning crape myrtles on Hudson Avenue.

15. Clean the dead from the Liriope to the east of the main entrance to the community



Tab 5



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

PINE STRAW INSTALLATION PROPOSAL
FOR
LAKESIDE CDD

Attention: Mr. Jason Liggett – Field Services Manager

February 26, 2023

Scope of Work

- Installation of grade A baled pine straw in all planter beds to a depth of approximately 3".
- Includes materials, sales tax, shipping and equipment fees.

Pricing Structure

- Estimated (1,450) bales X \$9.00 per bale: **\$13,050.00**
- Approved landscape renovation project at entrance will account for a total of 20% reduction of the necessary pine straw for the remainder of the property.
- 20% of \$13,050.00 = \$2,610.00.
- \$13,050.00 - \$2,610.00 = \$10,440.00.

TOTAL CURRENT PINE STRAW PROJECT COST: **\$10,440.00**

Authorized Signature to Proceed

_____/_____/_____
Date of Authorization

Proposal submitted by Peter Lucadano – CEO / Owner & ISA Certified Arborist
peteluke@redtreelandscapesystems.com / Cell phone: (727) 919-3915

Tab 6



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2023-03-08

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

Wesley Chapel Field Office
SOLITUDELAKEMANAGEMENT.COM
888.480.LAKE (5253)

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Site: 1**Comments:**

Normal growth observed

Site is 95% dry. Minor nuisance growth on exposed bottom will be targeted during next scheduled maintenance.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

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

Site looks good

Water level has dropped since last inspection. Open water looks good!

Action Required:

Routine maintenance next visit

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

Normal growth observed

Minor shoreline weeds present on exposed banks. Water level dropping. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 4**Comments:**

Normal growth observed

Minor shoreline weeds present on exposed banks. Water level dropping. Open water looks good.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

**Site: 5****Comments:**

Normal growth observed

Water level very low. 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

Site is 90% dry. Very little standing water at S end(right). Minor Planktonic algae in open water and tall nuisance vegetation will be targeted next service.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: S1**Comments:**

Site looks good
Site is 100% dry.

Action Required:

Routine maintenance next visit

Target:**Site: S2****Comments:**

Site looks good
Site is 100% dry.

Action Required:

Routine maintenance next visit

Target:**Management Summary**

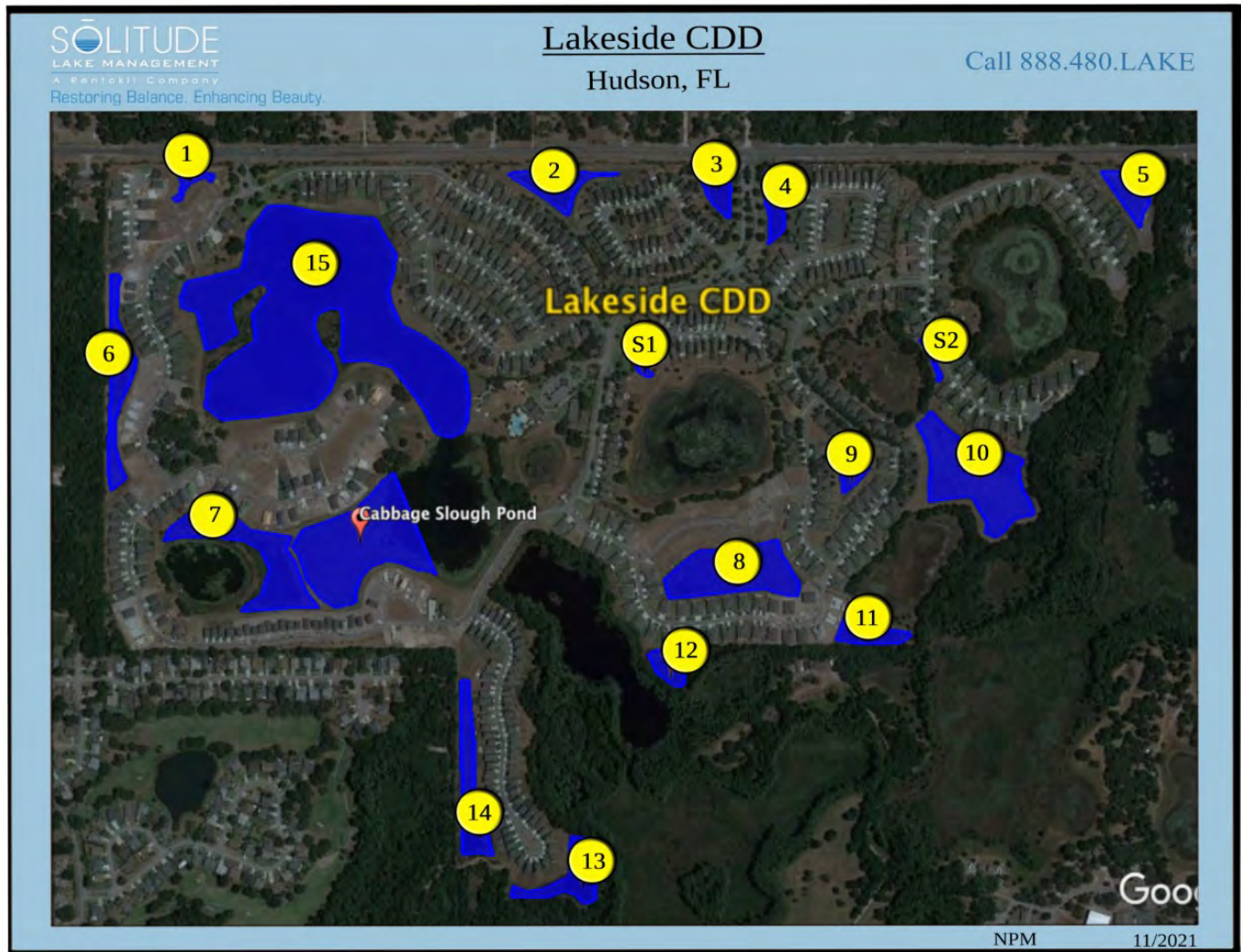
With the exception of the extremely low water levels, all of the sites in this month's inspection look very good. There was little to no algal activity and no submersed vegetation. Our focus in upcoming maintenance visits will be to keep all the exposed banks and pond bottoms free of invasive growth.

This time of year is considered the height of the dry season. Low water levels are common and completely normal. We can expect the levels to continue dropping until the onset of seasonal Spring showers.

Feel free to reach out with any questions or concerns: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Site	Comments	Target	Action Required
1	Normal growth observed	Shoreline weeds	Routine maintenance next visit
2	Site looks good		Routine maintenance next visit
3	Normal growth observed	Shoreline weeds	Routine maintenance next visit
4	Normal growth observed	Shoreline weeds	Routine maintenance next visit
5	Normal growth observed	Shoreline weeds	Routine maintenance next visit
6	Normal growth observed	Planktonic algae	Routine maintenance next visit
S1	Site looks good		Routine maintenance next visit
S2	Site looks good		Routine maintenance next visit



Tab 7

Jerry Chadwell

13518 Moosehead Circle
Hudson, FL 34669
727-366-6100
gchadwell@tampabay.rr.com

13 January 2023

Lakeside Community Development District Board of Supervisors

District Manager, Mr. Lynn Hayes
5844 Old Pasco Road, Suite 100
Wesley Chapel, FL 33544

Dear Mr. Hayes,

My name is Jerry Chadwell, and I'm a property owner in the Lakeside Community. I am a member of the Academy of Model Aeronautics, and registered with both the Academy of Model Aeronautics (AMA), and the Federal Aviation Administration (FAA).

The Academy of Model Aeronautics is a nonprofit community of enthusiasts who come together to celebrate model aviation. We are hobbyists who design, build, and fly model aircraft of all sizes for fun and competition. We do this because we enjoy the company of fellow enthusiasts, we love flight, and we want to see participation in our hobby grow.

Our nationwide network of clubs supports this passion by providing flying fields, mutual learning, and a safe and fun environment for model aviation activities. Our organization advocates every day for the safe enjoyment of model aviation.

All members of the AMA must undergo training, and pass tests to document their capabilities, prior to being allowed to fly a plane.

My purpose for contacting you, and the Lakeside CDD board, is to seek authorization for our local club, to fly our newly built seaplanes over, and on, Cabbage Slough pond. We would use a portion of the grassy area adjacent to the pier/dock, as a runway, and then fly over the lake at a maximum altitude of 400 feet. We would not fly over any homes, or anyone's yards. We will restrict flights to the lake area.

I carry a multi million dollar insurance policy. However, I need to have written authorization to use the area, for the insurance to be valid. I can provide you with copies of registration and insurance documents, if needed.

Respectfully request the CDD board authorize us to fly the planes over the lake.

Sincerely,

A handwritten signature in blue ink that reads "Jerry Chadwell". The signature is written in a cursive style with a large, stylized "J" and "C".

Jerry Chadwell

MODEL AVIATION

02 / 2023

YOUR PASSION. YOUR HOBBY. ONE COMMUNITY. \$6.95US \$7.95CAN

PAGE 18 /

Lorain County RC Club

TEACHING HIGH SCHOOL STUDENTS TO BUILD AND FLY



PAGE 24 /

A NEW TWIST ON OLD RUBBER POWER

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THE OFFICIAL PUBLICATION OF
THE ACADEMY OF MODEL AERONAUTICS



WHY IS CBO STATUS IMPORTANT?

By Chad Budreau, AMA Executive Director chadb@modelaircraft.org

ON NOVEMBER 15, 2022, the FAA declared AMA as a community-based organization (CBO). Before I share what this status means to AMA, our members, and the hobby, let me provide some background.

One year after AMA's founding in 1936, we partnered with NAA and others to petition the federal government against onerous regulations in states such as Connecticut and Massachusetts. The US Department of Commerce, which at the time managed aviation, sent delegates to the 1937 Nats to meet with AMA and evaluate our operations. The conference ended with the US Department of Commerce not only validating AMA's safety programming, but also issuing a statement of endorsement, declaring aeromodeling's value to youth.

This set the tone of the relationship between AMA and the federal government for decades. AMA was looked upon to safely manage the recreation, education, and sport of model aviation.

Fast-forward 75 years: In the 2012 FAA Modernization and Reform Act, Congress more formally codified the relationship between AMA and federal government by defining CBOs, such as AMA, to manage the model aircraft community. Congress

reaffirmed the importance of CBOs in the FAA Reauthorization Act of 2018. In October 2022, the FAA published and implemented a process to recognize CBOs through Advisory Circular 91-57 C.

I'm happy to share that AMA was the first to apply and the first to be accepted as a CBO. AMA President Rich Hanson stated in an email to our members, "We applaud the FAA for implementing the [CBO application] process and acknowledging that AMA's Safety Programming is the gold standard."

CBO recognition is important for many reasons. This designation validates and gives credibility to AMA's safety programming among stakeholders and regulators. Although AMA has been shaping regulations for decades, CBO status more formally gives AMA a seat at the table when the FAA addresses regulations. Being a CBO also opens the door to additional advocacy efforts, including applying for FAA-Recognized Identification Area (FRIA) status for our clubs and flying sites.


FRIAs allow our members to fly at approved AMA flying fields without Remote ID. Members can continue flying at FRIAs as they always have with the same equipment they already use.

FAA Advisory Circular 89-3 clarifies that

clubs and individuals cannot apply for FRIA status; therefore, AMA will be applying on behalf of our clubs. This is a service we are happy to provide for our members and 2,500 clubs across the country. Every year, I work with staff and the Executive Council (EC) to create a program of work. This allows staff and the EC to prioritize projects and allocate resources. Needless to say, securing FRIA status for our clubs is a top-ranking priority within AMA's 2022 and 2023 program of work, with an anticipated forecast of 3,500 staff hours.

Although AMA staff will be taking the brunt of the work, we will need to consult with our clubs to ensure FRIA applications have accurate information. Please look for communication from the AMA Club department to our club officers to begin the process.

Until AMA approaches you to start the process, begin thinking about who your club's primary point of contact will be and it relates to FRIAs. Clubs might also be asked to define their hours and types of operations. Because this is the time of year that we ask our clubs to renew their charters with AMA, please spend extra time to review your club and flying site information before submitting it to the AMA. We want the most accurate and current details to streamline the FRIA application process.

Thank you to the staff, volunteers, and members for securing our CBO status! We're honored to be your CBO and excited for what the future brings. This is a big step for our community, and we look forward to growing the hobby together. 

REMEMBER YOUR SEASONAL ADDRESS CHANGES

IF YOU SPEND THE WINTER in a warmer climate and the summer in a cooler climate, please make sure that AMA has your current address. AMA needs to know the dates during which you will be at each address, so that you receive your magazine

subscriptions and any important communications. Periodicals can only be forwarded for up to 60 days.

Please make sure that AMA also has your current email address in case your magazines or membership cards are returned and we

need to contact you. Changes to your membership profile can be made by logging your account at www.modelaircraft.org. You can also send any address changes to member@modelaircraft.org or member@modelaircraft.org.

SCHOLARSHIP, GRANT APPLICATIONS NOW OPEN

AMA IS NOW accepting applications for its scholarship program, Flying Site Improvement Grants, and Take off And Grow (TAG) Grants. These applications are due February 1, 2023.

Throughout the year, the AMA Foundation also accepts applications for Disaster Relief Grants and Club Recognition and Reward Grants.

Scholarships are available for graduating high school students who have been AMA members for 36 continuous months prior to the application deadline and who will graduate from high school in the year in which the scholarship is awarded (2023).

Flying Site Improvement Grants provide funding to AMA chartered clubs that have made or plan to make improvements to their flying sites. AMA contributes 25% of total project costs up to \$3,000 if a club is selected to receive a Flying Site Improvement Grant.

TAG Grants are designed to help clubs introduce the public to model aviation. The TAG program provides funding for a one-day extensive introduction of aeromodeling, with the intent of drawing new people into the hobby.

Additional information about the scholarships and grants can be found at <https://amablog.modelaircraft.org/amafoundation>. Applications are also located on this website.

AMA chartered clubs can also apply for Disaster Relief Grants throughout the year. If a club's flying site is damaged by a natural disaster such as a hurricane, tornado, flood, or wildfire, that club could receive up to \$500 to remove debris and/or make repairs so that the field is flyable again.

Club Recognition and Reward Grants can be awarded to clubs that promote aeromodeling in a positive light through the media. Acceptable media outlets include

publicity on a radio station, television, and/or newspapers. Information about these grants is also available at amablog.modelaircraft.org/amafoundation.

If you have questions about the scholarship program, please contact the Education department at education@modelaircraft.org. The AMA Foundation is responsible for all other grants and can be reached at foundation@modelaircraft.org or by calling (765) 287-1256 and leaving extensions 279 or 221.

Tab 8

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

Funding Reserve Analysis

for

Lakeside CDD

February 22, 2023



Funding Reserve Analysis

for

Lakeside CDD

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February 22, 2023

Lakeside CDD
Lakemont Drive
Hudson, FL 34669

Board of Directors,

We are pleased to present to Lakeside CDD the requested Reserve Funding study. We believe that you will find the attached study to be thorough and complete. After you have had an opportunity to review the report you may have questions. Please do not hesitate to write or call, we would be pleased to answer any questions you may have.

Project Description

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 since 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.

Date of Physical Inspection

The subject property was physically inspected on February 7, 2023 by Paul Gallizzi and Steven Swartz.

Study Start and Study End

This Reserve Study encompasses the 2023-2024 fiscal year plus 30 years. The Study Start Date is October 1, 2023 and the study ends on September 30, 2054.

Governing Documents

A review was made of aeriels and subdivision plats for the subject property.

Depth of Study

Reserve Study Update with Field Inspection. A field inspection was made to verify the existing condition of the various reserve study components, their physical condition, and to verify component quantities. In place testing, laboratory testing, and non-destructive testing of the reserve study components were not performed. Field measurements of component quantities were made to either verify improvement plan take offs or determine directly the quantities of various components.

Photographs were taken of the site improvements.

Summary of Financial Assumptions

The below table contains a partial summary of information provided by Lakeside CDD for the Lakeside CDD funding study. For the purpose of this report, an annual operating budget was set to \$0, as this report focuses only on reserve items.

<i>Fiscal Calendar Year Begins</i>	<i>October 1</i>
<i>Reserve Study by Fiscal Calendar Year Starting</i>	<i>October 1, 2023</i>
<i>Funding Study Length</i>	<i>30 Years</i>
<i>Number of Assessment Paying Owners</i>	<i>779</i>
<i>Reserve Balance as of October 1, 2023¹</i>	<i>\$ 471,723</i>
<i>Annual Inflation Rate</i>	<i>3.00%</i>
<i>Tax Rate on Reserve Interest</i>	<i>0.00%</i>
<i>Minimum Reserve Account Balance</i>	<i>\$ 0</i>
<i>Assessment Change Period</i>	<i>1 Year</i>
<i>Annual Operating Budget</i>	<i>\$ 0</i>

¹ See "Financial Condition of District" in this report.

Recommended Payment Schedule

The below table contains the recommended schedule of payments for the next six years. The projected life expectancy of the major components and the funding needs of the reserves of the District are based upon the District performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and can dramatically increase the funding needs of the reserves of the District.

Proposed Assessments

Fiscal Calendar Year	Owner Total Annual Assessment	District Annual Reserve Assessment	Proposed Reserve Balance
2023	\$ 185	\$ 144,400	\$ 621,504
2024	\$ 191	\$ 148,732	\$ 684,125
2025	\$ 197	\$ 153,194	\$ 775,625
2026	\$ 203	\$ 157,790	\$ 885,304
2027	\$ 209	\$ 162,523	\$ 993,539
2028	\$ 215	\$ 167,399	\$ 1,171,643

* Annual Reserve Payments have been manually modified.

Payments have been modified to smooth payments over time.

Fiscal Year beginning October 1, 2023

Reserve Study Assumptions

- Cost estimates and financial information are accurate and current.
- No unforeseen circumstances will cause a significant reduction of reserves.
- Sufficient comprehensive property insurance exists to protect from insurable risks.
- The District plans to continue to maintain the existing common areas and amenities.
- Reserve payments occur at the end of every calendar month.
- Expenses occur throughout the year, as services are provided.

Impact of Component Life

The projected life expectancy of the major components and the reserve funding needs of the District are closely tied. Performing the appropriate routine maintenance for each major component generally increases the component useful life, effectively moving the component expense into the future which reduces the reserve funding payments of the District. Failure to perform such maintenance can shorten the remaining useful life of the major components, bringing the replacement expense closer to the present which increases the reserve funding payments of the District. Also, some reserve items may have the phrase allowance after it. These reserve items are something that would not be fully replaced at one time, but a small portion may have to be replaced periodically.

Inflation Estimate

Inflation has been estimated at 3.00 percent over the course of the study.

Initial Reserves

Through December 2022, there was \$471,223 set aside for reserves. The projected reserve balance on October 1, 2023 will be \$471,223. These numbers were obtained from the District on the official December 2022 balance sheet and the budget. October 1, 2023 starts the next fiscal year. September 30, 2024 marks the end of the fiscal year.

Financial Condition of District

The pooled method with inflation reserve projections estimate \$185.37 per owner per year in fiscal year 2023-2024 and \$144,400 in total funding.

At the current time, the District is considered to be 48 percent funded. This represents a fairly-funded status. The higher the percent funded, the more likely a District is to avoid a special assessment.

The following are general measures to the health of a District based on the percent funding model: 0-

30% funded:	poorly funded
30-70% funded:	fairly funded
70-100% funded:	well funded
100+% funded:	very well funded

Special Assessments

No reserve items will require special assessments if the funding schedule is followed. However, funding less than the suggested amounts will likely result in special assessments or for the replacement of an item to be delayed.

Reserve Funding Goal

The reserve fund is set to be as close to Fully Funded as possible on an annual basis. The pooled method without inflation, shown near the end of the report, utilizes baseline funding, where reserves are set to keep a balance above \$0.

Study Method

Funding studies may be done in several ways, but we believe that the value of a funding study lies in the details. "Bulk" studies are quick, usually inexpensive, and almost always border on worthless. We believe that meaningful answers to funding studies lie in the details. This approach is pragmatic, and allows human judgment and experience to enter into the equation.

Unless noted otherwise, the present cost of every reserve item in this report has been estimated using the "National Construction Estimator", a nationally recognized standard, and modified by an area cost adjustment factor. Where possible, known costs have been used. In addition, every reserve item has been given an estimated remaining useful life, an estimated useful life when new, and has been cast into the future to determine the inflated cost.

Equal annual payments are calculated for each reserve item based upon a payment starting year and a payment ending year using the end of period payment method. Interest earned on accumulated reserve funds and taxes on the reserve interest are also calculated. Initial reserve funds are consumed as expenses occur until fully depleted, reducing annual reserve payments to a minimum. As you review this report, we are certain that you will appreciate the level of detail provided, allowing you to review each reserve item in detail.

Summary of Findings

We have estimated future projected expenses for Lakeside CDD based upon preservation of existing improvements. The attached funding study is limited in scope to those expense items listed in the attached "Lakeside CDD Reserve Study Expense Items". Expense items which have an expected life of more than 30 Years are not included in this reserve study unless payment for these long lived items overlaps the 30 Years reserve study envelope.

Of primary concern is the preservation of a positive funding balance with funds sufficient to meet projected expenses throughout the study life. Based upon the attached funding study, it is our professional opinion that owner monthly fees as shown in the attached "Lakeside CDD Assessment Summary" will realize this goal. Some reserve items in the "Revenue Summary Table" may not contain payments. In this analysis the initial reserves were used to make annual payments for expense items in

their order of occurrence until the initial reserve was consumed. As a result reserve items without payments may be expected, particularly in the first few years of the funding study. Lakeside CDD represents and warrants that the information provided to us, including but not limited to that information contained in the attached Reserve Study Information Summary, that the maintenance records are complete and accurate, and that we may rely upon such information and documents without further verification or corroboration. Where the age of a particular Reserve Item (as listed in the Reserve Study) is unknown, Lakeside CDD shall provide to us Lakeside CDD's best-estimated age of that item. If Lakeside CDD is unable to provide an estimate of a Reserve Item's age, we shall make our own estimate of age of the Reserve Item. The Reserve Study is created for the District's use, and is a reflection of information provided to us. This information is not for the purpose of performing an audit, historical records, quality or forensic analyses. Any on-site inspection is not considered to be a project audit or quality inspection. The actual or projected total presented in the reserve study is based upon information provided and was not audited.

Percent Funded

Many reserve studies use the concept of "Percent Funded" to measure the reserve account balance against a theoretically perfect value. Percent Funded is often used as a measure of the "Financial Health" of a District. The assumption is, the higher the percentage, the greater the "Financial Health". We believe the basic premise of "Fully Funded" is sound, but we also believe that the validity of the Fully Funded value must be used with caution.

To answer the question, some understanding of Percent Funded is required. Fully Funded is the sum of the depreciation of all the components by year. To get the Percent Funded, divide the year end reserve balance by the Fully Funded value and multiply by 100 to get a percentage. The concept of Fully Funded is useful when the reserve study is comprehensive, but misleading when the reserve study is superficial or constrained. As a result, we recommend that the statement "Percent Funded" be used with caution.

Keeping Your Reserve Study Current

We believe that funding studies are an essential part of property management. People and property are constantly changing and evolving. As a result, the useful life of a funding study is at best a few years, and certainly not more than five years. This reserve study should be updated:

- At least once every few years
- At changes in the number of assessment paying owners
- Before starting new improvements
- Before making changes to the property
- After a flood or fire
- After the change of ownership or management
- After Annexation or Incorporation

Items Beyond the Scope of this Report

- Building or land appraisals for any purpose.
- State or local zoning ordinance violations.
- Building code violations.
- Soils conditions, soils contamination or geological stability of site.
- Engineering analysis or structural stability of site.
- Air quality, asbestos, electromagnetic radiation, formaldehyde, lead, mercury, radon, water quality or other environmental hazards.
- Invasions by pests, termites and any or all other destroying organisms, insects, birds, bats or animals to buildings or site. This study is not a pest inspection.
- Adequacy or efficiency of any system or component on site.
- Specifically excluded reserve items.
- Septic systems and septic tanks.
- Buried or concealed portions of swimming pools, pool liners, Jacuzzis and spas or similar items.
- Items concealed by signs, carpets or other things are also excluded from this study.
- Missing or omitted information supplied by the Lakeside CDD for the purposes of reserve study preparation.
- Hidden improvements such as sewer lines, water lines, irrigation lines or other buried or concealed items.

Paving Notes

Asphalt paved roads and parking areas have a varying expected life from approximately 15 years to 30 years. It is typical to assume an expected life of 22 years in the subject District. In the subject District, the roads in the first phase off the development are in average, age-appropriate condition. In the new phase, which was mostly constructed in 2019, the streets are in good condition. As roads age, this physical condition can be evaluated and the expected remaining life of the roads can be re-evaluated.

Perimeter Wall Notes

Lakeside has several areas of perimeter walls along the perimeter of the community on Hudson Avenue. The walls are masonry construction and are in generally good condition and have a long, indefinite lifespan. However, certain small sections of the walls or areas of the caps may need maintenance or to be replaced due to at different times. It is our estimate that 5 percent of the cost new of the walls be set aside over a 5-year period to reserve for these repairs. There is approximately 2,826 LF of walls on the District grounds. The estimated replacement cost new is \$339,120, which would result in a repair reserve of \$17,000 over a 5-year period.

Pond Banks Notes

Drainage ponds require routine and non-routine maintenance. Routine maintenance includes mowing debris removal and catch basin cleaning. Mowing on a regular basis enhances the aesthetics of the area as well as helping to prevent erosion. Proper mowing of the banks helps the ground cover maintain a healthy root system, which minimizes erosion. Trash, debris, and litter removal reduces obstructions to

inlets and outlets allow the storm water system to function as designed. Cleaning catch basins is also considered routine maintenance. For the purpose of this reserve study, the cost of routine maintenance is not a reserve item.

Non-routine maintenance is a reserve item. Non-routine maintenance includes bank erosion and stabilization, sediment removal, and structural repairs and replacement. From time to time, some of these ponds may encounter erosion of their banks and require repairs. All ponds react differently due to original construction, slope of the bank, soil or environmental conditions, and other factors.

In Lakeside, there are several retention ponds for stormwater drainage. These ponds are estimated to have 35,057 linear feet of shoreline area, excluding the natural ponds and natural shorelines. Approximately 50% of the shoreline is either natural shoreline or does not abut improved land. These portions have not been included for future remediation.

It is not likely that all of the shoreline area will erode and need to be replaced. We have estimated that approximately 10 percent of the shoreline will erode and need refurbishment over a 5-year period. An erosion control reserve for repair of ponds is necessary for the proper upkeep in the District. This number can be adjusted in future reserve planning if necessary.

Sidewalk Notes

Most of the sidewalk has an indefinite life. However, certain small sections may need maintenance or to be replaced due to settlement or tree roots. It should be noted that the sidewalk in front of homes is the responsibility of the home owner and not the CDD. It is our estimate that 5 percent of the cost new of the sidewalk be set aside over a 5-year period to reserve for these repairs. There is approximately 94,800 SF of common area sidewalk on the community grounds. The estimated replacement cost new is approximately \$663,600, which would result in a sidewalk repair reserve of \$33,200 over a 5-year period.

Stormwater Drainage Notes

The community has an overall land area of 434.5 acres with build-out potential of 779 units. The drainage for the District is comprised of several retention ponds and a complete drainage system.

The ponds have been constructed to engineering standards that include proper slopes and shore line stabilization which includes erosion protection and approved backfill materials such as soils with a high clay content covered within 2 inches of sand.

The entire residential area including all roads and open areas have a complete drainage system. Overall, there are 40 manholes, 162 curb inlets, 59 finished end sections, and 46 grate inlets. In addition, there is 24,160 feet of reinforced concrete piping ranging in size from an 18 inch diameter to a 48 inch diameter.

Lakeside CDD Storm Water Pipes

Concrete:

Diameter	Length	Cost/LF	Amount
18"	10273'	75.00	\$770,475
24"	7140'	99.00	\$706,860
30"	403'	123.00	\$ 49,569
36"	3572'	147.00	\$525,084
42"	2103'	171.00	\$359,613
48"	669'	195.00	\$130,455

Other Drainage:

Curb Inlets	162@4500 =	\$729,000
Grate Inlets	46@4000 =	\$184,000
Manholes	40@3250 =	\$130,000
Mitered End Sections	59@2000 =	\$118,000

Grand Total \$3,703,056

In general, the drainage system including drainage structures and drainage pipes have a long lifespan. These improvements, however, may encounter problems from natural causes such as settlement or tree roots and man-made causes such as excavations or poor original design or poor construction. It has therefore been deemed necessary to set up a reserve for repair and replacement of the District owned drainage improvements.

For the purpose of this reserve study, it is our opinion that 1 percent of the original system cost should be set aside for reserves over a five year period, which would result in a reserve over that time of \$37,000. These reserves can also be used for deferred maintenance of the storm drainage system, as some minor problems may occur at various times. The amounts shown in this reserve study should be analyzed and adjusted in future reserve studies based upon actual District expenditures for such items.

Statement of Qualifications

Paul Gallizzi and Steven Swartz are professionals in the business of preparing reserve studies and insurance appraisals for community associations. We have provided detailed analysis of over 300,000 apartment, villa, townhome, and condominium units. We have prepared insurance appraisals and reserve studies for all types of community associations including high rise condominiums, mid-rise condominiums, garden-style condominiums, townhouse developments, single family homeowners associations, etc. We both hold engineering degrees from fully accredited universities. Paul Gallizzi is a State Certified General Real Estate Appraiser License Number RZ 110 and a State Certified General Contractor License Number CGC 019465. Steven Swartz is a designated Reserve Specialist, RS

No.214, from the Community Associations Institute as well as a State Certified General Real Estate Appraiser License Number RZ 3479.

Conflict of Interest

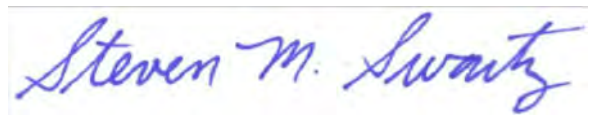
As the preparers of this reserve study, we certify that we do not have any vested interests, financial interests, or other interests that would cause a conflict of interest in the preparation of this reserve study.

We would like to thank Lakeside CDD for the opportunity to be of service in the preparation of the attached Funding Study. Again, please feel free to write or call at our letterhead address, if you have any questions.

Prepared by:



Paul Gallizzi



Steven M. Swartz, RS

Enclosures:

3 Pages of Photographs Attached



Perimeter Wall



Perimeter Wall



Perimeter Aluminum Fencing



Well and Pressure Tank



Well and Pressure Tank



Well and Pressure Tank



Typical Pond



Typical Pond



Typical Pond



Stormwater Drainage Mitered End Section



Stormwater Drainage Curb Inlet



Entry Monument



Streets, Original Phase



Streets, Original Phase



Streets, Original Phase



Streets, Newer Phase



Streets, Newer Phase



Common Area Sidewalks

Prepared by Florida Reserve Study and Appraisal
Lakeside CDD Reserve Study Expense Item Summary

Reserve Items	Current Cost When New	Estimated Remaining Life	Expected Life When New	First Replacement Cost	Repeating Item?
Grounds					
Perimeter Wall Repair Allowance	\$ 17,000	3 Years	5 Years	\$ 19,165	Yes
Perimeter Wall Paint Both Sides	\$ 39,287	2 Years	10 Years	\$ 42,982	Yes
Perimeter Aluminum Fencing	\$ 155,430	9 Years	25 Years	\$ 209,730	Yes
Well Pumps	\$ 18,600	2 Years	10 Years	\$ 20,349	Yes
Well Pressure Tanks	\$ 5,400	2 Years	10 Years	\$ 5,908	Yes
Pond Banks Erosion Control	\$ 87,600	1 Years	5 Year	\$ 93,010	Yes
Stormwater Drainage Repair Allowance	\$ 37,000	4 Years	5 Years	\$ 42,980	Yes
Entry Monuments Refurbishment	\$ 18,000	4 Years	20 Years	\$ 20,909	Yes
Streets and Parking Areas					
Streets Asphalt Mill and Overlay Phase 1	\$ 599,275	18 Years	22 Years	\$ 1,058,925	Yes
Streets Asphalt Mill and Overlay Phase 2	\$ 835,571	6 Years	22 Years	\$ 1,030,555	Yes
Sidewalk Repair Allowance	\$ 33,200	3 Years	5 Years	\$ 37,427	Yes

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 3.00%

Interest earned on reserve funds: 1.00%

Initial Reserve: \$ 471,723

Prepared by Florida Reserve Study and Appraisal
Lakeside CDD Reserve Study Expense Item Listing

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Grounds							
Perimeter Wall Repair Allowance	\$ 17,000 / total	1 total	\$ 17,000	3 Years	5 Years	2026	\$ 19,165
				5 Years		2031	\$ 22,262
						2036	\$ 25,860
						2041	\$ 30,039
						2046	\$ 34,894
						2051	\$ 40,533
						2056	\$ 47,084
Perimeter Wall Paint Both Sides	\$ 1.20 / sf	32739 sf	\$ 39,287	2 Years	10 Years	2025	\$ 42,982
				10 Years		2035	\$ 57,998
						2045	\$ 78,259
						2055	\$ 105,599
Perimeter Aluminum Fencing	\$ 55.00 / lf	2826 lf	\$ 155,430	9 Years	25 Years	2032	\$ 209,730
				25 Years		2057	\$ 443,583
Well Pumps	\$ 6,200 ea	3	\$ 18,600	2 Years	10 Years	2025	\$ 20,349
				10 Years		2035	\$ 27,458
						2045	\$ 37,051
						2055	\$ 49,995
Well Pressure Tanks	\$ 1,800 ea	3	\$ 5,400	2 Years	10 Years	2025	\$ 5,908
				10 Years		2035	\$ 7,972
						2045	\$ 10,757
						2055	\$ 14,515
Pond Banks Erosion Control	\$ 87,600 / total	1 total	\$ 87,600	1 Year	5 Years	2024	\$ 93,010
				5 Year		2029	\$ 108,042
						2034	\$ 125,503
						2039	\$ 145,787
						2044	\$ 169,348
						2049	\$ 196,718
						2054	\$ 228,511
Stormwater Drainage Repair Allowance	\$ 37,000 / total	1 total	\$ 37,000	4 Years	5 Years	2027	\$ 42,980
				5 Years		2032	\$ 49,926
						2037	\$ 57,995
						2042	\$ 67,368
						2047	\$ 78,256

Lakeside CDD Reserve Study Expense Item Listing - Continued

Reserve Items	Unit Cost	No Units	Current Cost When New	Estimated Remaining Life	Expected Life When New	Fiscal Calendar Year	Estimated Future Cost
Stormwater	\$ 37,000 / total	1 total	\$ 37,000	5 Years	5 Years	2052	\$ 90,903
Entry Monuments Refurbishment	\$ 6,000 ea	3	\$ 18,000	4 Years 20 Years	20 Years	2027 2047 2067	\$ 20,909 \$ 38,070 \$ 69,317
Streets and Parking Areas							
Streets Asphalt Mill and Overlay Phase 1	\$ 1.90 / sf	315408 sf	\$ 599,275	18 Years 22 Years	22 Years	2041 2063	\$ 1,058,925 \$ 2,047,113
Streets Asphalt Mill and Overlay Phase 2	\$ 1.90 / sf	439774 sf	\$ 835,571	6 Years 22 Years	22 Years	2029 2051 2073	\$ 1,030,555 \$ 1,992,268 \$ 3,851,452
Sidewalk Repair Allowance	\$ 33,200 / total	1 total	\$ 33,200	3 Years 5 Years	5 Years	2026 2031 2036 2041 2046 2051 2056	\$ 37,427 \$ 43,476 \$ 50,503 \$ 58,665 \$ 68,146 \$ 79,159 \$ 91,953

Months Remaining in Fiscal Calendar Year 2023: 12

Expected annual inflation: 3.00% Interest earned on reserve funds: 1.00% Initial Reserve: \$ 471,723

Present Costs

Category	Item Name	No Units	Unit Cost	Present Cost
Grounds	Perimeter Wall Repair Allowance	1 total	\$ 17,000.00 / total	\$ 17,000.00
	Perimeter Wall Paint Both Sides	32739 sf	\$ 1.20 / sf	\$ 39,286.80
	Perimeter Aluminum Fencing	2826 lf	\$ 55.00 / lf	\$ 155,430.00
	Well Pumps	3	\$ 6,200.00 ea	\$ 18,600.00
	Well Pressure Tanks	3	\$ 1,800.00 ea	\$ 5,400.00
	Pond Banks Erosion Control	1 total	\$ 87,600.00 / total	\$ 87,600.00
	Stormwater Drainage Repair Allowance	1 total	\$ 37,000.00 / total	\$ 37,000.00
	Entry Monuments Refurbishment	3	\$ 6,000.00 ea	\$ 18,000.00
Grounds Sub Total =				\$ 378,316.80
Streets and Parking Areas	Streets Asphalt Mill and Overlay Phase 1	315408 sf	\$ 1.90 / sf	\$ 599,275.20
	Streets Asphalt Mill and Overlay Phase 2	439774 sf	\$ 1.90 / sf	\$ 835,570.60
	Sidewalk Repair Allowance	1 total	\$ 33,200.00 / total	\$ 33,200.00
Streets and Parking Areas Sub Total =				\$ 1,468,045.80
Totals =				\$ 1,846,362.60

Lakeside CDD Funding Study Modified Cash Flow Analysis

Fiscal Calendar Year	Annual Assessment	Annual Interest	Annual Expenses	Net Reserve Funds	% Funded
2023	\$ 144,400	\$ 5,381		\$ 621,504	58.8%
2024	\$ 148,732	\$ 6,899	\$ 93,010	\$ 684,125	57.0%
2025	\$ 153,194	\$ 7,545	\$ 69,239	\$ 775,625	61.7%
2026	\$ 157,790	\$ 8,481	\$ 56,592	\$ 885,304	65.8%
2027	\$ 162,523	\$ 9,600	\$ 63,889	\$ 993,539	68.2%
2028	\$ 167,399	\$ 10,705		\$ 1,171,643	74.8%
2029	\$ 172,421	\$ 12,509	\$ 1,138,597	\$ 217,976	12.5%
2030	\$ 177,594	\$ 2,996		\$ 398,566	51.6%
2031	\$ 182,922	\$ 4,826	\$ 65,738	\$ 520,576	55.2%
2032	\$ 188,409	\$ 6,072	\$ 259,656	\$ 455,400	43.1%
2033	\$ 194,062	\$ 5,446		\$ 654,908	67.0%
2034	\$ 199,883	\$ 7,468	\$ 125,503	\$ 736,756	63.1%
2035	\$ 205,880	\$ 8,314	\$ 93,428	\$ 857,522	69.2%
2036	\$ 212,056	\$ 9,550	\$ 76,362	\$ 1,002,765	74.2%
2037	\$ 218,418	\$ 11,032	\$ 57,995	\$ 1,174,220	78.8%
2038	\$ 224,970	\$ 12,776		\$ 1,411,966	85.2%
2039	\$ 231,720	\$ 15,185	\$ 145,787	\$ 1,513,084	79.8%
2040	\$ 238,671	\$ 16,228		\$ 1,767,983	88.6%
2041	\$ 245,831	\$ 18,810	\$ 1,147,629	\$ 884,995	39.2%
2042	\$ 253,206	\$ 10,014	\$ 67,368	\$ 1,080,847	80.2%
2043	\$ 260,802	\$ 12,007		\$ 1,353,657	88.3%
2044	\$ 268,627	\$ 14,771	\$ 169,348	\$ 1,467,706	81.6%
2045	\$ 276,685	\$ 15,949	\$ 126,067	\$ 1,634,273	85.7%
2046	\$ 284,986	\$ 17,653	\$ 103,040	\$ 1,833,871	88.7%
2047	\$ 293,535	\$ 19,688	\$ 116,326	\$ 2,030,769	89.7%
2048	\$ 302,342	\$ 21,697		\$ 2,354,808	95.7%
2049	\$ 311,412	\$ 24,979	\$ 196,718	\$ 2,494,481	89.4%
2050	\$ 320,754	\$ 26,419		\$ 2,841,654	96.8%
2051	\$ 330,377	\$ 29,935	\$ 2,111,961	\$ 1,090,004	33.1%
2052	\$ 340,288	\$ 12,464	\$ 90,903	\$ 1,351,853	90.1%
2053	\$ 350,497	\$ 15,129		\$ 1,717,480	99.8%
Totals :	\$ 7,220,387	\$ 400,527	\$ 6,375,157		

¹ Cash Reserves minus Fully Funded Value

The cash distribution shown in this table applies to repair and replacement cash reserves only.

Basis of Funding Study - Modified Cash Flow

Cash reserves have been set to a minimum of \$ 0

Cash Flow has been modified with the forced Fixed Payments.

Months Remaining in Fiscal Calendar Year 2023: 12 Inflation = 3.00 % Interest = 1.00 %

Study Life = 30 years Initial Reserve Funds = \$ 471,723.00 Final Reserve Value = \$ 1,717,479.55

Lakeside CDD Modified Reserve Assessment Summary
Projected Assessment by Fiscal Calendar Year

Fiscal Calendar Year	Owner Total Annual Assessment	Annual Reserve Assessment
2023	\$ 185.37	\$ 144,400
2024	\$ 190.93	\$ 148,732
2025	\$ 196.65	\$ 153,194
2026	\$ 202.55	\$ 157,790
2027	\$ 208.63	\$ 162,523
2028	\$ 214.89	\$ 167,399
2029	\$ 221.34	\$ 172,421
2030	\$ 227.98	\$ 177,594
2031	\$ 234.82	\$ 182,922
2032	\$ 241.86	\$ 188,409
2033	\$ 249.12	\$ 194,062
2034	\$ 256.59	\$ 199,883
2035	\$ 264.29	\$ 205,880
2036	\$ 272.22	\$ 212,056
2037	\$ 280.38	\$ 218,418
2038	\$ 288.79	\$ 224,970
2039	\$ 297.46	\$ 231,720
2040	\$ 306.38	\$ 238,671
2041	\$ 315.57	\$ 245,831
2042	\$ 325.04	\$ 253,206
2043	\$ 334.79	\$ 260,802
2044	\$ 344.84	\$ 268,627
2045	\$ 355.18	\$ 276,685
2046	\$ 365.84	\$ 284,986
2047	\$ 376.81	\$ 293,535
2048	\$ 388.11	\$ 302,342
2049	\$ 399.76	\$ 311,412
2050	\$ 411.75	\$ 320,754
2051	\$ 424.10	\$ 330,377
2052	\$ 436.83	\$ 340,288
2053	\$ 449.93	\$ 350,497

Assessment Summary has been modified with forced Fixed Payments.

In the context of the Reserve Payment Summary, the "Annual Reserve Payment" corresponds with the "Annual Revenue" in the Cash Flow report.

Operations Payments Include an annual inflation factor of 3.00%

Number of Payment Months in Fiscal Calendar Year 2023: 12

Number of Years of Constant Payments: 1

Lakeside CDD Funding Study Assessment Summary by Fiscal Calendar Year - Continued

No of Assessed Owners: 779

Prepared by Florida Reserve Study and Appraisal

Lakeside CDD Funding Study - Expenses by Item and by Fiscal Calendar Year

<i>Item Description</i>	<i>FY 2024</i>	<i>FY 2025</i>	<i>FY 2026</i>	<i>FY 2027</i>	<i>FY 2029</i>	<i>FY 2031</i>	<i>FY 2032</i>	<i>FY 2034</i>	<i>FY 2035</i>	<i>FY 2036</i>	<i>FY 2037</i>	<i>FY 2039</i>	<i>FY 2041</i>	<i>FY 2042</i>	<i>FY 2044</i>	<i>FY 2045</i>	<i>FY 2046</i>	<i>FY 2047</i>	<i>FY 2049</i>	<i>FY 2051</i>
<i>Reserve Category : Grounds</i>																				
<i>Perimeter Wall Repair Allowance</i>			\$ 19,165			\$ 22,262				\$ 25,860			\$ 30,039				\$ 34,894			\$ 40,533
<i>Perimeter Wall Paint Both Sides</i>		\$ 42,982							\$ 57,998							\$ 78,259				
<i>Perimeter Aluminum Fencing</i>							\$ 209,730													
<i>Well Pumps</i>		\$ 20,349							\$ 27,458							\$ 37,051				
<i>Well Pressure Tanks</i>		\$ 5,908							\$ 7,972							\$ 10,757				
<i>Pond Banks Erosion Control</i>	\$ 93,010				\$ 108,042			\$ 125,503				\$ 145,787			\$ 169,348				\$ 196,718	
<i>Stormwater Drainage Repair Allowance</i>				\$ 42,980			\$ 49,926				\$ 57,995			\$ 67,368				\$ 78,256		
<i>Entry Monuments Refurbishment</i>				\$ 20,909														\$ 38,070		
Category Subtotal :	\$ 93,010	\$ 69,239	\$ 19,165	\$ 63,889	\$ 108,042	\$ 22,262	\$ 259,656	\$ 125,503	\$ 93,428	\$ 25,860	\$ 57,995	\$ 145,787	\$ 30,039	\$ 67,368	\$ 169,348	\$ 126,067	\$ 34,894	\$ 116,326	\$ 196,718	\$ 40,533
<i>Reserve Category : Streets and Parking Areas</i>																				
<i>Streets Asphalt Mill and Overlay Phase 1</i>													\$ 1,058,925							
<i>Streets Asphalt Mill and Overlay Phase 2</i>					\$ 1,030,555															\$ 1,992,268
<i>Sidewalk Repair Allowance</i>			\$ 37,427			\$ 43,476				\$ 50,503			\$ 58,665				\$ 68,146			\$ 79,159
Category Subtotal :			\$ 37,427		\$ 1,030,555	\$ 43,476				\$ 50,503			\$ 1,117,590				\$ 68,146			\$ 2,071,427
<i>Expense Totals :</i>	<i>\$ 93,010</i>	<i>\$ 69,239</i>	<i>\$ 56,592</i>	<i>\$ 63,889</i>	<i>\$ 1,138,597</i>	<i>\$ 65,738</i>	<i>\$ 259,656</i>	<i>\$ 125,503</i>	<i>\$ 93,428</i>	<i>\$ 76,362</i>	<i>\$ 57,995</i>	<i>\$ 145,787</i>	<i>\$ 1,147,629</i>	<i>\$ 67,368</i>	<i>\$ 169,348</i>	<i>\$ 126,067</i>	<i>\$ 103,040</i>	<i>\$ 116,326</i>	<i>\$ 196,718</i>	<i>\$ 2,111,961</i>

Lakeside CDD Funding Study Expenses by Fiscal Calendar Year - Continued

<i>Item Description</i>	<i>FY 2052</i>
<i>Reserve Category : Grounds</i>	
<i>Perimeter Wall Repair Allowance</i>	
<i>Perimeter Wall Paint Both Sides</i>	
<i>Perimeter Aluminum Fencing</i>	
<i>Well Pumps</i>	
<i>Well Pressure Tanks</i>	
<i>Pond Banks Erosion Control</i>	
<i>Stormwater Drainage Repair Allowance</i>	\$ 90,903
<i>Entry Monuments Refurbishment</i>	
Category Subtotal :	\$ 90,903
<i>Reserve Category : Streets and Parking Areas</i>	
<i>Streets Asphalt Mill and Overlay Phase 1</i>	
<i>Streets Asphalt Mill and Overlay Phase 2</i>	
<i>Sidewalk Repair Allowance</i>	
Category Subtotal :	
<i>Expense Totals :</i>	<i>\$ 90,903</i>

Expense Table Fiscal Calendar Years 2023, 2028, 2030, 2033, 2038, 2040, 2043, 2048, 2050, 2053, do not contain any expenses and have been eliminated to save space.

Florida Reserve Study and Appraisal, Inc.

12407 N. Florida Avenue

Tampa, FL 33612

Phone: 813.932.1588

Fax: 813.388.4189

www.reservestudyfl.com

February 22, 2023

Expense Summary by Year

Year	Category	Item Name	Expense
FY 2024	Grounds	Pond Banks Erosion Control	\$ 93,010
Year Annual Expense Total = \$ 93,010			
FY 2025	Grounds	Perimeter Wall Paint Both Sides	\$ 42,982
		Well Pumps	\$ 20,349
		Well Pressure Tanks	\$ 5,908
	Grounds Subtotal = \$ 69,239.00		
FY 2025 Annual Expense Total = \$ 69,239			
FY 2026	Grounds	Perimeter Wall Repair Allowance	\$ 19,165
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 37,427
FY 2026 Annual Expense Total = \$ 56,592			
FY 2027	Grounds	Stormwater Drainage Repair Allowance	\$ 42,980
		Entry Monuments Refurbishment	\$ 20,909
	Grounds Subtotal = \$ 63,889.00		
FY 2027 Annual Expense Total = \$ 63,889			
FY 2029	Grounds	Pond Banks Erosion Control	\$ 108,042
	Streets and Parking Areas	Streets Asphalt Mill and Overlay Phase 2	\$ 1,030,555
FY 2029 Annual Expense Total = \$ 1,138,597			
FY 2031	Grounds	Perimeter Wall Repair Allowance	\$ 22,262
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 43,476
FY 2031 Annual Expense Total = \$ 65,738			
FY 2032	Grounds	Perimeter Aluminum Fencing	\$ 209,730
		Stormwater Drainage Repair Allowance	\$ 49,926
	Grounds Subtotal = \$ 259,656.00		
FY 2032 Annual Expense Total = \$ 259,656			

Year	Category	Item Name	Expense
FY 2034	Grounds	Pond Banks Erosion Control	\$ 125,503
Annual Expense Total = \$ 125,503			
FY 2035	Grounds	Perimeter Wall Paint Both Sides	\$ 57,998
		Well Pumps	\$ 27,458
		Well Pressure Tanks	\$ 7,972
	Grounds Subtotal = \$ 93,428.00		
FY 2035 Annual Expense Total = \$ 93,428			
FY 2036	Grounds	Perimeter Wall Repair Allowance	\$ 25,860
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 50,503
FY 2036 Annual Expense Total = \$ 76,363			
FY 2037	Grounds	Stormwater Drainage Repair Allowance	\$ 57,995
Annual Expense Total = \$ 57,995			
FY 2039	Grounds	Pond Banks Erosion Control	\$ 145,787
Annual Expense Total = \$ 145,787			
FY 2041	Grounds	Perimeter Wall Repair Allowance	\$ 30,039
	Streets and Parking Areas	Streets Asphalt Mill and Overlay Phase 1	\$ 1,058,925
		Sidewalk Repair Allowance	\$ 58,665
	Streets and Parking Areas Subtotal = \$ 1,117,590.00		
FY 2041 Annual Expense Total = \$ 1,147,629			
FY 2042	Grounds	Stormwater Drainage Repair Allowance	\$ 67,368
Annual Expense Total = \$ 67,368			
FY 2044	Grounds	Pond Banks Erosion Control	\$ 169,348
Annual Expense Total = \$ 169,348			
FY 2045	Grounds	Perimeter Wall Paint Both Sides	\$ 78,259
		Well Pumps	\$ 37,051
		Well Pressure Tanks	\$ 10,757
	Grounds Subtotal = \$ 126,067.00		
FY 2045 Annual Expense Total = \$ 126,067			
FY 2046	Grounds	Perimeter Wall Repair Allowance	\$ 34,894
	Streets and Parking Areas	Sidewalk Repair Allowance	\$ 68,146
FY 2046 Annual Expense Total = \$ 103,040			

Year	Category	Item Name	Expense
FY 2047	Grounds	Stormwater Drainage Repair Allowance	\$ 78,256
		Entry Monuments Refurbishment	\$ 38,070
	Grounds Subtotal = \$ 116,326.00		
FY 2047 Annual Expense Total = \$ 116,326			
FY 2049	Grounds	Pond Banks Erosion Control	\$ 196,718
Annual Expense Total = \$ 196,718			
FY 2051	Grounds	Perimeter Wall Repair Allowance	\$ 40,533
	Streets and Parking Areas	Streets Asphalt Mill and Overlay Phase 2	\$ 1,992,268
		Sidewalk Repair Allowance	\$ 79,159
	Streets and Parking Areas Subtotal = \$ 2,071,427.00		
FY 2051 Annual Expense Total = \$ 2,111,960			
FY 2052	Grounds	Stormwater Drainage Repair Allowance	\$ 90,903
Annual Expense Total = \$ 90,903			

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** April 26, 2023 @ 10:00 AM at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

District Manager's Report

March 22

2023

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FINANCIAL SUMMARY

2/28/2023

General Fund Cash & Investment Balance:	\$477,180
Reserve Fund Cash & Investment Balance:	\$469,074
Debt Service Fund Investment Balance:	<u>\$1,140,212</u>
Total Cash and Investment Balances:	\$2,086,466
General Fund Expense Variance: \$38,548	Under Budget

Tab 10

**COST SHARE AGREEMENT BETWEEN THE LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT AND LAKESIDE COMMUNITY ASSOCIATION, INC.,
FOR CERTAIN MAINTENANCE SERVICES**

THIS COST SHARE AGREEMENT (“**Agreement**”) is made and entered into this 1st day of November, 2020 by and between:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in unincorporated 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, whose mailing address is 6972 Lake Gloria Boulevard, Orlando, Florida 33809-3200 (the “**Association**” and, together with the District, the “**Parties**”).

RECITALS:

WHEREAS, the District is a special-purpose unit of local government and was established by ordinance of the Board of County Commissioners of Pasco County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and is responsible for the operation, maintenance and repair of certain infrastructure located on lands within the District (the “**District Facilities**”); and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities (the “**Amenity Facilities**”) in close proximity to District Facilities; and

WHEREAS, the Association has retained an employee to operate and maintain the Amenity Facilities for the Amenity Facilities’ patrons, including resident owners, designated tenants, and members of households or guests of any of the foregoing, (the “**Services**”); and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to share in certain costs associates with the Services; and

WHEREAS, the Association and the District have a mutual obligation to the property owners’ and residents of the District to provide for the proper and efficient operation and maintenance of each parties’ amenities, property and facilities. Association and District agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties hereto, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **SERVICES AND COST SHARING.**

A. The Parties acknowledge that it is in the best interest of the residents and property owners within the District for the development to be kept in a condition reflecting the quality of the development within the District and desired by the Association. The District desires to share in the cost of the Services so that the District may benefit from the personnel that is the subject of the Services by having such personnel available to perform the following services for the benefit of the District (the “**District Services**”) as such District Services shall be coordinated through the District Manager:

- Assist with community maintenance items including but not limited to pressure washing District facilities, picking up litter, and other maintenance activities.
- Assist with holiday décor installation/removal.
- Assist District Manager with maintenance inspection matters as needed. These duties should include but are not limited to, taking photos and or spot checking status of contractor maintenance services and reporting the findings to the District Manager.
- Attend District meetings when requested.
- Prepare monthly maintenance reports.

B. The District shall pay to the Association an annual amount not to exceed Eight Thousand, Eight Hundred, Forty-Five Dollars and Twenty Cents (\$8,845.20) per year incurred in connection with the District Services (the “**Cost Share Amount**”). In addition, the District shall be responsible for paying any additional operating expenses incurred by the Association relating to the District Services, (the “**District Expenses**”). The District Expenses shall not include any administrative fees or overhead of the Association but shall only include those expenses directly related to performance of the District Services.

C. The Association shall notify the District, in advance, of any cost increases proposed. The District shall approve such increase in writing or terminate this Agreement pursuant to Paragraph 5.

3. **PAYMENT OF COST SHARE AMOUNT AND DISTRICT EXPENSES.** The District shall make monthly payments to the Association within thirty (30) days after receipt of a written invoice from the Association for District’s share of hourly services rendered in the amount of \$21.26 per

hour and the District Expenses and a portion of necessary worker's compensation coverage in an amount not to exceed Three Hundred Ninety-Five Dollars and Seventy-Two Cents (\$395.72) annually.

4. **INSPECTION OF RECORDS.** Upon request, the Association shall make available to the District for review at a reasonable time and place, its books and records that relate solely to the District Expenses.

5. **TERMINATION.** The District and the Association shall each have the right to terminate this Agreement for any reason upon fifteen (15) days written notice. Upon termination, the District and the Association shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination, the Association shall be responsible for the performance of Association Services.

6. **INSURANCE.** The District shall require Association, to maintain the following insurance coverage throughout the term of this Agreement:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- C. Automobile Liability Insurance for bodily injuries in limits of not less than \$10,000 each person/\$20,000 each accident single limit bodily injury each accident and \$10,000 for property damage for each accident, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association Employee of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District and their staff, consultants, agents and supervisors, shall be named as additional insureds. The Association shall furnish the District, and the District shall provide the Association, with the Certificate of Insurance evidencing compliance with this requirement. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

7. **INDEMNIFICATION.** The Association agrees to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or other damage of any nature, arising out of, or in connection with, any negligent act or omission, or willful misconduct of the Association or their employees or agents. The provisions of this Paragraph 7 shall survive any revocation, suspension or termination of this Agreement.

8. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation

of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

10. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

11. **NOTICES.** All notices, requests, consents and other communications hereunder (“Notices”) shall be in writing and shall be delivered, mailed by Federal Express or First Class Mail, postage prepaid, to the Parties, as follows:

- A. If to Association: Lakeside Community Association, Inc.
6972 Lake Gloria Boulevard
Orlando, Florida 328099-3200
Attn: Association Manager
- B. If to District: Lakeside Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager
- With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: Alyssa C. Willson

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. 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.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Pasco County, Florida.

13. **TERM.** This Agreement shall become effective as of the date of execution by the last signing party and remain in effect until October 31, 2021. The Agreement shall automatically renew annually, for an additional one year period, unless otherwise terminated by either party in accordance with this Agreement.

14. **ENFORCEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

15. **ATTORNEYS' FEES.** In the event either Party is required to enforce this Agreement or any provision hereof through binding arbitration, court proceedings or otherwise, the prevailing Party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

16. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party without the prior written consent of the other. Any purported assignment without such approval shall be void.

17. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

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

19. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended,

waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

20. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the District and the Association have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

Attest:


Secretary/Assistant Secretary

LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT

By: **Samantha**
Print Name: **Manning**
Its: _____
Digitally signed by Samantha Manning
DN: cn=Samantha Manning, o, ou, email=sedwards0501@gmail.com, c=US
Date: 2020.10.28 15:27:22 -04'00'

Attest:

Samantha Manning

Samantha Manning
Print Name

LAKESIDE COMMUNITY ASSOCIATION, INC.

By: *Shelley Kaercher*

Print Name: Shelley Kaercher
Its: President

SIGNATURE
CERTIFICATE

TRANSACTION DETAILS

Reference Number

2B977127-E9E6-4558-A9C3-318FAE6386DD

Transaction Type

Signature Request

Sent At

10/28/2020 13:24 EDT

Executed At

10/28/2020 13:37 EDT

Identity Method

email

Distribution Method

email

Signed Checksum

74e5c0620e63ee1a1f992a448f95f3930f310c0f185e981d147818a0175d26

Signer Sequencing

Disabled

Document Passcode

Disabled

DOCUMENT DETAILS

Document Name

Lakeside Cost Share Agre Hoa-Cdd Re Maint Services 10-28-2020

Filename

lakeside_cost_share_agre_hoa-cdd_re_maint_services_10-28-2020.pdf

Pages

7 pages

Content Type

application/pdf

File Size

155 KB

Original Checksum

08c14370b2d8c1ce3edaa621c520c283b15e6554d302e1662801ba864017855d

SIGNERS

SIGNER

Name

Samantha Manning

Email

manning@landeavor.com

Components

1

E-SIGNATURE

Status

signed

Multi-factor Digital Fingerprint Checksum

f241307e45217a6c97435012ca4031c4412e18d53ce1eb0ec1d50bc1f30378651

IP Address

70.127.240.198

Device

Firefox via Windows

Typed Signature

Samantha Manning

Signature Reference ID

C76C091E

EVENTS

Viewed At

10/28/2020 13:36 EDT

Identity Authenticated At

10/28/2020 13:37 EDT

Signed At

10/28/2020 13:37 EDT

Name

Shelley Kaercher

Email

kaercher@landeavor.com

Components

1

Status

signed

Multi-factor Digital Fingerprint Checksum

d55ce801c91a59b713b257ea4673cfc9242e0b63ff64891064684f3b17fb2e2f

IP Address

99.117.185.67

Device

Chrome via Windows

Typed Signature

Shelley Kaercher

Signature Reference ID

BF6CAA4D

Viewed At

10/28/2020 13:27 EDT

Identity Authenticated At

10/28/2020 13:27 EDT

Signed At

10/28/2020 13:27 EDT

AUDITS

TIMESTAMP

10/28/2020 13:24 EDT

10/28/2020 13:24 EDT

10/28/2020 13:24 EDT

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