



Rizzetta & Company

Lakeside Community Development District

Board of Supervisors' Regular Meeting January 3, 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	Chair
	Linda Ramlot	Vice Chair
	Christina Brooks	Assistant Secretary
	Gordon Dexter	Assistant Secretary
	(Vacant)	Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
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) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE – Wesley Chapel, Florida (813) 994-1001
Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, FL 33614
www.lakesidecdd.com

December 27, 2023

**Board of Supervisors
Lakeside Community
Development District**

Dear Board Members:

The regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, January 3, 2024, at 6:00 p.m.** at the **Lakeside Amenity Center, located at 13729 Lakemont Drive Hudson, FL 34669.** The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Engineer
 - B. Waterway Inspection
 1. Presentation of Waterway Inspection Report & Proposal ..Tab 1
 - C. Landscape Inspection Specialist
 1. Presentation of Landscape Inspection Report
(Under Separate Cover)
 2. Consideration of Irrigation Proposal *(Under Separate Cover)*
 - D. Pine Lake Report
 1. Presentation of Landscapers Report *(Under Separate Cover)*
 2. Consideration of Pine Lake Proposals *(Under Separate Cover)*
 - E. District Counsel
 1. Ratifying the Dog Waste Removal Agreement.....Tab 2
 2. Consideration of the Holiday Decoration
Licensing Agreement.....Tab 3
 - F. District Manager
 1. Presentation of District Managers' Report,
Monthly Financial Statement and Towing Count.....Tab 4
- 4. BUSINESS ITEMS**
 - A. Discussion of Pine Lake 6-Month Performance Review
 - B. Discussion of Bulletin Board Proposal
 - C. Consideration of the Second Addendum to the Contract for
Professional Landscape Inspection ServicesTab 5
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor
Regular Meeting held on December 6, 2023Tab 6
 - B. Consideration of Operation & Maintenance
Expenditures for November 2023Tab 7
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,

Darryl Adams

Darryl Adams
District Manager

Tab 1

☐ Soft Rush















Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

Phone: 407-859-2020
Fax: 407-859-3275

Invoice

Date	Invoice #
11/30/2023	91090

Bill To

Lakeside CDD
c/o Rizzetta & Company, Inc.
5844 Old Pasco Road, Ste 100
Wesley Chapel, FL 33544

Customer P.O. No.	Payment Terms	Due Date
	Net 30	12/30/2023

Description	Amount
Initial waterway service for 15 ponds, cabbage slough pond and 3 sump areas @ \$2,341/mo. Completed 11/30/2023	2,341.00

Thank you for your business.

Total	\$2,341.00
Payments/Credits	\$0.00
Balance Due	\$2,341.00

Tab 2

**AGREEMENT FOR PET STATION MAINTENANCE SERVICES
BETWEEN LAKESIDE COMMUNITY DEVELOPMENT
DISTRICT AND SCOOPY POOPY DOO LLC**

THIS AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of ____, 2023, 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, with a mailing address of c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

SCOOPY POOPY DOO LLC, a Florida limited liability company, whose mailing address is 14528 Diplomat Drive, Tampa, Florida 33613 (the “**Contractor**”).

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure improvements; and

WHEREAS, the District desires to retain an independent contractor to provide professional pet station maintenance services for eight (8) pet waste stations located within the boundaries of the District, as identified in the scope of services attached hereto as **Exhibit A** and incorporated herein (the “**Services**”); and

WHEREAS, Contractor represents that it is qualified, willing and capable to provide the Services and desires to provide the Services to the District; and

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

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES.

A. The duties, obligations, and responsibilities of the Contractor are to provide the services, labor, and materials necessary for the provision of Services within the District as described herein and in **Exhibit A**.

B. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances, and regulations affecting the provision of the Services.

C. Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District and in accordance with this Agreement. Contractor shall use industry best practices and procedures when carrying out the Services.

D. The Contractor shall report directly to the District's Designee who shall be the District Manager. Contractor acknowledges and agrees that the District has the right to request that Contractor's employees and/or subcontractors who do not behave in a professional manner, in the District's sole determination, be removed from the Contractor's maintenance team(s) providing the Services to the District.

E. Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.

SECTION 3. COMPENSATION; TERM.

A. As compensation for the Services described in this Agreement, the District agrees to pay the Contractor in accordance with fee schedule in **Exhibit A** following the District's receipt of invoice(s) from Contractor. The term of this Agreement shall be from the Effective Date, which shall be no earlier than December 11, 2023, through September 30, 2024, unless extended by the parties or terminated earlier in accordance with the terms of this Agreement. This Agreement shall automatically renew for additional one (1) year term unless written notice is provided by either party thirty (30) days prior to the expiration of this Agreement.

B. If the District should desire optional services listed in **Exhibit A** or additional work or services not provided in **Exhibit A**, or to add additional pet stations to be maintained, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Contractor understands and agrees that the District shall not be responsible for any work or services performed outside the scope of services to be provided pursuant to this Agreement or any approved and executed work order, addendum, addenda, or change order.

C. The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, materialmen, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, materialmen, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have

the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor, as to services to the District, has been paid and that the Contractor has met all of the obligations with regard to the withholding of any payment of taxes, Social Security payments, Workers' Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of employees.

D. The Contractor shall maintain records conforming to usual accounting practices. Further, the Contractor agrees to render an invoice to the District, in writing, which shall be delivered or mailed to the District by the fifth (5th) day of the next succeeding month. This invoice is due and payable within forty-five (45) days of receipt by the District, or in accordance with Florida's Prompt Payment Act, whichever is sooner. The invoice shall include such supporting information as the District may reasonably require the Contractor to provide.

SECTION 4. WARRANTY AND COVENANT. The Contractor warrants to the District that all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects. The Contractor hereby warrants any materials and Services for a period of one (1) year after acceptance by the District or longer as required under Florida law. Contractor further warrants to the District those warranties which Contractor otherwise warrants to others and the duration of such warranties is as provided by Florida law unless longer guarantees or warranties are provided for elsewhere in the Agreement (in which case the longer periods of time shall prevail). Contractor shall replace or repair warranted items to the District's satisfaction and in the District's discretion. Neither final acceptance of the Services, nor monthly or final payment therefore, nor any provision of the Agreement shall relieve Contractor of responsibility for defective or deficient materials or Services. If any of the Services or materials are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowners within the District. Contractor hereby certifies it is receiving the property in its as-is condition and has thoroughly inspected the property and addressed any present deficiencies, if any, with the District.

Contractor hereby covenants to the District that it shall perform the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and (ii) in compliance with all applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform. Contractor hereby covenants to the District that any work product of the Contractor shall not call for the use nor infringe on any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity absent prior written consent from the District.

SECTION 5. INSURANCE. Contractor shall, at its own expense, maintain insurance during the performance of its Services under this Agreement, with limits of liability not less than the following:

Workers' Compensation

statutory

General Liability	
<i>Bodily Injury (including contractual)</i>	\$1,000,000/\$2,000,000
<i>Property Damage (including contractual)</i>	\$1,000,000/\$2,000,000
Automobile Liability (if applicable)	
<i>Bodily Injury and Property Damage</i>	\$500,000

Contractor shall provide the District with a certificate naming the District, its officers, agents, and employees as an additional insured on all policies, except Workers' Compensation, prior to the commencement of the Services. At no time shall Contractor be without insurance in the above amounts. No policy may be canceled during the term of this Agreement without at least thirty (30) days' written notice to the District. An insurance certificate evidencing compliance with this section shall be sent to the District prior to the commencement of any performance under this Agreement.

SECTION 6. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor. The parties acknowledge that Contractor is not an employee for state or federal tax purposes. Contractor shall hire and pay all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, all of whom shall be employees of Contractor and not employees of District and at all times entirely under Contractor's supervision, direction and control.

In particular, District will not: i) Withhold FICA (Social Security) from Contractor's payments; ii) Make state or federal unemployment insurance contributions on Contractor's behalf; iii) Withhold state or federal income tax from payment to Contractor; iv) Make disability insurance contributions on behalf of Contractor; or v) Obtain Workers' Compensation insurance on behalf of Contractor. Moreover, Contractor shall provide the District with a completed IRS W-9 form prior to the commencement of the Services.

SECTION 7. COMPLIANCE WITH LAWS, ORDINANCES AND REGULATIONS. In performing its obligations under this Agreement, Contractor and each of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor shall comply with all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction, including all laws, regulations and rules relating to immigration and/or the status of foreign workers. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall ensure that all of Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by Contractor observe Contractor's rules and regulations of safety and conduct. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment and other property.

Contractor shall remedy all damage or loss to any property caused in whole or in part by Contractor, its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor, or by anyone for whose acts Contractor may be liable. Contractor shall indemnify District for all damage or losses it may incur or be exposed to because of Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by Contractor's failure to comply with the provisions contained herein.

SECTION 8. DEFAULT AND PROTECTION AGAINST THIRD PARTY INTERFERENCE. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

SECTION 9. ENFORCEMENT OF AGREEMENT. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorney's fees and costs for trial, alternative dispute resolution, or appellate proceedings.

SECTION 10. AMENDMENTS. 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 the District and the Contractor.

SECTION 11. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this instrument.

SECTION 12. NOTICES. All notices, requests, consents and other communications under this Agreement ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to Contractor: Scoopy Poopy Doo, LLC
14528 Diplomat Drive
Tampa, Florida 33613
Attn: _____

B. If to District: Lakeside Community Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
Attn: District Manager

With a copy to: Kilinski Van Wyk, PLLC

517 E. College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

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 District and counsel for the Contractor may deliver Notice on behalf of the District and the Contractor. 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.

SECTION 13. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Contractor as an arm's length transaction. Both 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, both parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against either the District or the Contractor.

SECTION 14. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Contractor and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the District and the Contractor any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Contractor and their respective representatives, successors, and assigns.

SECTION 15. ASSIGNMENT. Neither the District nor the Contractor may assign this Agreement or any monies to become due hereunder without the prior written approval of the other.

SECTION 16. 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. Each party consents that the exclusive venue for any litigation arising out of or related to this Agreement shall be in a court of appropriate jurisdiction, in and for Pasco County, Florida.

SECTION 17. INDEMNIFICATION.

A. Contractor agrees to defend, indemnify, and hold harmless the District and its officers, agents, employees, successors, assigns, members, affiliates, or representatives from any and all liability, claims, actions, suits, liens, demands, costs, interest, expenses, damages, penalties, fines, judgments against the District, or loss or damage, whether monetary or otherwise, arising

out of, wholly or in part by, or in connection with the Services to be performed by Contractor, its subcontractors, its employees and agents in connection with this Agreement, including litigation, mediation, arbitration, appellate, or settlement proceedings with respect thereto. Contractor 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.

B. 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 (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 18. 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.

SECTION 19. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing sixty (60) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide thirty (30) days' written notice of termination without cause. Upon any termination of this Agreement, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or off sets the District may have against the Contractor as the sole means of recovery for termination.

SECTION 20. OWNERSHIP OF DOCUMENTS. All rights in and title to all plans, drawings, specifications, ideas, concepts, designs, sketches, models, programs, software, creation, inventions, reports, or other tangible work product originally developed by Contractor pursuant to this Agreement shall be and remain the sole and exclusive property of the District when developed and shall be considered work for hire.

SECTION 21. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Daryl Adams, Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor 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 the Contractor 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 Contractor'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 the Contractor, the Contractor 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 CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, DARRYL@RIZZETTA.COM, OR AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 22. E-VERIFY. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Work, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. The Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 23. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 24. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 25. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. To the extent any of the provisions of Exhibit A are in conflict with the provisions of the Agreement, this instrument controls.

SECTION 26. SCRUTINIZED COMPANIES STATEMENT. Contractor certifies that it is not in violation of section 287.135, *Florida Statutes*, and is not prohibited from doing business with the District under Florida law, including but not limited to Scrutinized Companies with Activities in the Sudan List or Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in the Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate.

SECTION 27. CUSTOM AND USAGE. It is hereby agreed, any law, custom, or usage to the contrary notwithstanding, that the District shall have the right at all times to enforce the conditions and agreements contained in this Agreement in strict accordance with the terms of this Agreement, notwithstanding any conduct or custom on the part of the District in refraining from so doing; and further, that the failure of the District at any time or times to strictly enforce its rights under this Agreement shall not be construed as having created a custom in any way or manner contrary to the specific conditions and agreements of this Agreement, or as having in any way modified or waived the same.

SECTION 28. 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.

[SIGNATURES ON NEXT PAGE]

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

SCOOPY POOPY DOO LLC,
a Florida limited liability company

By: _____

Its: _____

Exhibit A: Scope of Services

EXHIBIT A
Scope of Services



Commercial Pet Waste Removal Agreement

Pet Waste Removal Contract and Agreement

This Pet Waste Clean Up Service Agreement (also referred to as the "Agreement") states the terms and conditions that govern the contractual agreement between **Scoopy Poopy Doo LLC** located, registered, and insured in the State of Florida (also referred to as "company" or Scoopy Poopy Doo) and **Lakeside Community CDD, (also referred to as the "Client" or "Lakeside")** located at **3434 Colwell Ave. Suite 200, Tampa, Florida, 33614**, who agrees to be bound by this Agreement.

WHEREAS, **Scoopy Poopy Doo** offers Pet Waste Clean Up Service (also referred to as "Services") in the field of Pet Waste Services.

WHEREAS, the Client **Lakeside** desires to retain the services of the Scoopy Poopy Doo to render Pet Waste Station services at their place of business with regard to according to the terms and conditions herein.

Services to begin (month) **December 11th, 2023** and to end on **December 11th, 2024**.

NOW, THEREFORE, In consideration of the mutual covenants and promises made by the parties hereto, Scoopy Poopy Doo and the Client **Lakeside** covenant and agree as follows:

In consideration of the mutual obligations specified in this Agreement, the parties, intending to be legally bound hereby, agree to the following: (see page 3)

Client Initials:

1. Services.

Scoopy Poopy Doo agrees to provide Pet Waste Removal Services to the client's business property located at **13739 Lakemont Drive, Hudson, Florida, 34669**

The following services are to be provided on a **once a week** basis in which the services are to be provided on the days of the week, **Friday** (service days can be subject to change with or without advanced notification).

- a) Service to be provided: **8 Pet Waste Station Service**
- b) Additional service to include: **Deodorizer w/ Citronella treatment (once weekly)**
- c) Total cost of service (monthly/weekly): **\$250.00** monthly

Additional scope of work to be added to **Exhibit A** (page 6) if needed

2. Consideration / Compensation:

(a) In exchange for the full, prompt, and satisfactory performance of all Services to be rendered to the Client (as determined by the Company), Client shall provide Scoopy Poopy Doo LLC a full and complete compensation the sum of **\$250.00** to be paid monthly on **1st** of every month.

(b) Client shall not withhold any sums or payments made to Scoopy Poopy Doo LLC. for social security or other federal, state, or local tax liabilities or contributions, and all withholdings, liabilities, and contributions shall be solely Scoopy Poopy Doo LLC. responsibility. Scoopy Poopy Doo LLC. further understands and agrees that the Services are not covered under the unemployment compensation laws and are not intended to be covered by workers' compensation laws.

4. Billing:

All invoices are to be paid prior to services being rendered. Services are paid monthly as agreed to on this agreement. At the conclusion of the service month an invoice will be emailed for the upcoming month service (to be paid no later than 5 days from the end of the completed month service date). **All late payments that exceed the 5 days late grace period are subject to a 10% late fee which will be added to the current amount due at the current date of billing.** If a bill becomes more than 30 days late, Scoopy Poopy Doo LLC. reserves the right to pursue collection. A collection processing service fee of \$75.00 will be added to a bill that is sent to collections.

Client Initials:

5. Insurance Requirements:

(a) Scoopy Poopy Doo LLC. warrants that it will obtain and keep in full force and effect at all times hereunder general liability insurance covering all of its services.

(b) Scoopy Poopy Doo LLC. shall provide to the Client a copy of the Certificate of Insurance coverage upon request.

6. Termination / Cancellations:

This Agreement shall be effective on the date hereof and shall continue until terminated by either party after the one year term on this signed agreement. The Client understands that cancellations requested after the one year term, must be made in writing. The Client also understands that failure to provide a 30 day written request for termination of services prior to the next billing date, will result in being charged for a full month of service as indicated in section 1 (c).

7. Service Area / Property Access:

The client agrees to provide access to Scoopy Poopy Doo LLC. in order for services to be provided. Any gates, doors, or any form of entry must be unlocked in order to have access to the requested service area. Any door or gate codes (if any) that provide access to solely the requested service area must be provided at the time of this service agreement being signed and dated. In the event that Scoopy Poopy Doo LLC. is unable to access the property due to restricted access (restricted/denied access meaning locked gates, locked doors, denied access by property security) Scoopy Poopy Doo LLC., will first make the attempt to contact the client. If the company is unable to make contact with the Client then that time/date of service will be forfeited. In the event of a forfeited time/date due to restricted/denied access, Scoopy Poopy Doo LLC. will return on the next scheduled service date or will make the attempt but not guarantee, to reschedule the forfeited date for later time on the same day of service or a later date pending Scoopy Poopy Doo LLC. availability.

8. Guaranteed Service:

Scoopy Poopy Doo LLC. guarantees 100% satisfaction with its service. If at any time of service any trash can is missed, the Client is to report the issue by emailing Scoopy Poopy Doo LLC. at **Accounts@ScoopyPoopyDoo.com** or calling **(888) 808-7667** before the end of the business day that your property was serviced. Scoopy Poopy Doo LLC. will return during the company's business hours and service the client's property again at no additional charge.

Client Initials:

9. Weather:

Scoopy Poopy Doo LLC works in most weather conditions such as windy conditions (winds less than 20 mph), moderate rainfall (but limited to flooding dangerous conditions), and snow (but limited to blizzards and winter storms). Scoopy Poopy DOO LLC takes safety seriously and will not work in heavy rainfall, hurricanes, tornadoes, thunder and lightning, or any other dangerous or state of emergency conditions. No refunds are issued due to inclement weather; that just means we have double the pet waste to remove on your next scheduled visit. If weather permits, we will remove all the missed pet waste on your next visit at no additional charge.

10. Pet Waste Disposal:

Scoopy Poopy Doo LLC. will take and dispose of pet waste bags and trash bags at no charge to the client.

11. Indemnification:

The Client agrees to indemnify, defend, and protect the company from and against all lawsuits and costs of every kind pertaining to the Client's property including reasonable legal fees due to any services requested by the client. Scoopy Poopy Doo LLC. will not be held responsible for any damages to the clients property which results from damages from any other contractual service provider (example: Lawn Care companies, Construction companies, Handyman services, Pest Control companies, and other services which are provided under agreement and contract). Scoopy Poopy Doo LLC. is not responsible for lawn care other than pet waste removal unless otherwise requested and agreed to in writing.

IN WITNESS WHEREOF, the parties hereto have executed this Independent Contractor Agreement.

Scoopy Poopy Doo LLC

Print Name and Title

Date

Client Signature

Print Name and Title

Date

EXHIBIT A

AGREEMENT SCOPE OF SERVICES AND AMENDMENTS (if any)

Client hereby retains Scoopy Poopy Doo LLC. to perform for Client, certain services, including, but not limited to the following:

All 8 Pet Waste Stations are to be serviced, which includes trash can liners replaced and pet waste bags restocked when needed. Deodorizer will be applied around every pet waste station. Any pet waste on the grounds surrounding the pet waste station will also be removed by the Scoopy Poopy Doo service tech at the time of service.

Scoopy Poopy Doo LLC. Representative Initials _____

Clients Initials

Tab 3

Lakeside Community Development District

3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

December [REDACTED], 2023

Via **[Certified US Mail and E-Mail]**

Lakeside Community Association, Inc.
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: Lakeside Community Development District - Holiday Decorations License

Dear Lakeside Community Association, Inc.:

The Lakeside Community Development District (“**District**” or “**Licensors**”), a special-purpose unit of local government created under Chapter 190 of the Florida Statutes, hereby grants a temporary license (“**License**”) to Lakeside Community Association, Inc. (“**Licensee**”), for ingress and egress, and for the limited purpose of installing, maintaining, and removing holiday decorations onto the District owned property at the entrances to neighborhood within the District.

Licensee is permitted to install the holiday decorations beginning **[Start Date]**, and Licensee is required to remove the holiday decorations by **[End Date]**. All decorations must be removable, and Licensee shall return the District’s property to the previous condition. Nothing may be nailed or stapled to District property, and no open flames are permitted on District property. The following are prohibited: profanity, obscenity, references to illegal activity, and political messages. The District reserves the right to require removal of any decorations which, in its sole discretion, are not appropriate for a family-oriented community display.

Licensee shall ensure the exercise of rights hereunder does not damage any property of the District or any third party’s property, and, in the event of such damage, Licensee shall immediately repair the damage or compensate the District for such repairs, at the District’s option. Licensee shall carry, and shall require that any of its Licensees doing work in connection with the License to carry, general liability insurance in the amount of at least \$1,000,000, automobile liability insurance in the amount of at least \$1,000,000, and worker’s compensation insurance in the amounts required by state law. The District and its supervisors, staff, agents and representatives, and successors and assigns, shall be additional insureds under all such insurance. Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement prior to installing any holiday decorations.

Nothing in this License 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. Licensee shall indemnify, defend and hold harmless the District and its supervisors, staff, agents and representatives, and successors and assigns, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this License Agreement or the exercise of the privileges granted hereunder. This License Agreement and the provisions contained in this License Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be

brought in the proper court and venue, which shall be Pasco County, Florida. The prevailing party in any litigation to enforce the terms of this License Agreement shall be entitled to reasonable attorney's fees and costs.

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 **Darryl Adams, Rizzetta & Company, Inc.**, ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Licensee shall A) keep and maintain public records required by the District to perform the service; B) 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; C) 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 the Licensee does not transfer the records to the Public Records Custodian of the District; and D) 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 the Licensee, the 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 THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE LICENSEE'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, OR BY EMAIL AT DARRYL@RIZZETTA.COM, OR BY REGULAR MAIL AT 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely,

Daryl Adams
District Manager

cc: Meredith W. Hammock, District Counsel

Tab 4



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** February 7, 2024, at 6:00pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 3-Christina Brooks); Term 11/20-11/24 (Seat 4-Gordon Dexter)

District Manager's Report

January 3

2024

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FINANCIAL SUMMARY

11/30/2023

General Fund Cash &
Investment Balance:

\$63,977

Reserve Fund Cash &
Investment Balance:

\$476,248

Debt Service Fund
Investment Balance:

\$542,457

**Total Cash and Investment
Balances:**

\$1,082,682

**General Fund Expense
Variance: \$6,313**

**Over
Budget**



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

November 30, 2023

Prepared by: Rizzetta & Company, Inc.

**lakesidecdd.org
rizzetta.com**

Lakeside Community Development District

Balance Sheet

As of 11/30/2023

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	32,123	0	78,301	110,424	0	0
Investments	31,854	476,248	464,156	972,258	0	0
Accounts Receivable	538,633	157,816	655,735	1,352,184	0	0
Refundable Deposits	8,539	0	0	8,538	0	0
Fixed Assets	0	0	0	0	13,205,188	0
Amount Available in Debt Service	0	0	0	0	0	1,198,192
Amount To Be Provided Debt Service	0	0	0	0	0	8,456,808
Total Assets	611,149	634,064	1,198,192	2,443,404	13,205,188	9,655,000
Liabilities						
Accounts Payable	41,625	0	0	41,625	0	0
Accrued Expenses	3,687	0	0	3,687	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,655,000
Total Liabilities	45,312	0	0	45,312	0	9,655,000
Fund Equity & Other Credits						
Beginning Fund Balance	69,987	474,461	719,575	1,264,023	0	0
Investment In General Fixed Assets	0	0	0	0	13,205,188	0
Net Change in Fund Balance	495,850	159,603	478,617	1,134,069	0	0
Total Fund Equity & Other Credits	565,837	634,064	1,198,192	2,398,092	13,205,188	0
Total Liabilities & Fund Equity	611,149	634,064	1,198,192	2,443,404	13,205,188	9,655,000

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 11/30/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 11/30/2023	Year To Date 11/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	94	(94)
Special Assessments				
Tax Roll	618,966	618,966	621,796	(2,830)
Total Revenues	618,966	618,966	621,890	(2,924)
Expenditures				
Legislative				
Supervisor Fees	12,000	2,000	2,000	0
Total Legislative	12,000	2,000	2,000	0
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	1
Accounting Services	16,708	2,785	2,784	0
Administrative Services	5,013	835	836	0
Arbitrage Rebate Calculation	1,000	0	0	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	3,265	0	140	(140)
Disclosure Report	6,000	0	0	0
District Engineer	20,000	3,333	2,125	1,208
District Management	16,950	2,825	2,825	0
Dues, Licenses & Fees	275	192	175	17
Financial & Revenue Collections	5,569	928	928	0
Legal Advertising	2,000	333	181	153
Public Officials Liability Insurance	3,006	3,006	2,829	177
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	7,000	7,000	6,914	86
Website Hosting, Maintenance, Backup & E	2,100	350	400	(50)
Total Financial & Administrative	96,143	28,695	27,244	1,451
Legal Counsel				
District Counsel	30,000	5,000	4,177	823
Total Legal Counsel	30,000	5,000	4,177	823
Electric Utility Services				
Utility - Street Lights	3,500	583	559	24
Utility Services	7,400	1,234	1,261	(28)
Total Electric Utility Services	10,900	1,817	1,820	(4)
Water-Sewer Combination Services				
Utility Services	500	83	0	83

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 11/30/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 11/30/2023	Year To Date 11/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	500	83	0	83
Stormwater Control				
Aquatic Maintenance	29,980	4,997	4,006	991
Aquatic Plant Replacement	5,000	833	0	833
Stormwater System Maintenance	5,000	833	0	834
Total Stormwater Control	39,980	6,663	4,006	2,658
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	4,500	750	276	474
Entry & Walls Maintenance & Repair	10,000	1,667	0	1,667
Entry Monument Light Maintenance	3,500	583	0	583
General Liability Insurance	3,006	3,006	2,829	177
Irrigation Maintenance & Repair	25,000	4,167	10,475	(6,308)
Landscape - Annuals/Flowers	10,481	1,747	0	1,746
Landscape - Mulch	24,000	4,000	12,000	(8,000)
Landscape Inspection Services	10,500	1,750	1,550	200
Landscape Maintenance	175,600	29,267	50,969	(21,702)
Landscape Replacement Plants, Shrubs, Tr	15,000	2,500	0	2,500
Maintenance Contracts	9,241	1,540	279	1,262
Property Insurance	1,668	1,668	1,644	24
Rust Prevention	9,120	1,520	1,520	0
Tree Trimming Services	15,000	2,500	0	2,500
Well Maintenance	5,000	833	0	833
Total Other Physical Environment	321,616	57,498	81,541	(24,044)
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	833	0	834
Sidewalk Maintenance & Repair	21,000	3,500	4,562	(1,062)
Street Sign Repair & Replacement	3,000	500	690	(190)
Total Road & Street Facilities	29,000	4,833	5,252	(418)
Contingency				
Miscellaneous Contingency	78,827	13,138	0	13,138
Total Contingency	78,827	13,138	0	13,138
Total Expenditures	618,966	119,727	126,040	(6,313)
Total Excess of Revenues Over(Under) Expenditures	0	499,239	495,850	3,390
Fund Balance, Beginning of Period	0	0	69,987	(69,988)
Total Fund Balance, End of Period	0	499,239	565,837	(66,598)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 11/30/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 11/30/2023	Year To Date 11/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	1,787	(1,787)
Special Assessments				
Tax Roll	157,816	157,816	157,816	0
Total Revenues	<u>157,816</u>	<u>157,816</u>	<u>159,603</u>	<u>(1,787)</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	0	157,816
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>0</u>	<u>157,816</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>0</u>	<u>157,816</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>159,603</u>	<u>(159,603)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>474,461</u>	<u>(474,461)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>634,064</u>	<u>(634,064)</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 11/30/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 11/30/2023	Year To Date 11/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	3,477	(3,477)
Special Assessments				
Tax Roll	389,999	389,999	391,421	(1,423)
Total Revenues	<u>389,999</u>	<u>389,999</u>	<u>394,898</u>	<u>(4,900)</u>
Expenditures				
Debt Service				
Interest	274,999	274,999	136,287	138,711
Principal	115,000	115,000	5,000	110,000
Total Debt Service	<u>389,999</u>	<u>389,999</u>	<u>141,287</u>	<u>248,711</u>
Total Expenditures	<u>389,999</u>	<u>389,999</u>	<u>141,287</u>	<u>248,711</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>253,611</u>	<u>(253,611)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>388,177</u>	<u>(388,177)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>641,788</u>	<u>(641,788)</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 11/30/2023

(In Whole Numbers)

	Year Ending 09/30/2024	Through 11/30/2023	Year To Date 11/30/2023	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	2,746	(2,746)
Special Assessments				
Tax Roll	341,369	341,369	342,614	(1,245)
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>345,360</u>	<u>(3,991)</u>
Expenditures				
Debt Service				
Interest	241,369	241,369	120,355	121,014
Principal	100,000	100,000	0	100,000
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>120,355</u>	<u>221,014</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>120,355</u>	<u>221,014</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>225,005</u>	<u>(225,005)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>331,399</u>	<u>(331,399)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>556,404</u>	<u>(556,404)</u>

**Lakeside CDD
Investment Summary
November 30, 2023**

<u>Account</u>	<u>Investment</u>	<u>Balance as of November 30, 2023</u>
The Bank of Tampa	Money Market	\$ 31,854
Total General Fund Investments		<u>\$ 31,854</u>
The Bank of Tampa ICS Reserve Program:		
Citizens Bank and Trust		\$ 227,438
Western Alliance Bank	Money Market	248,810
Total Reserve Fund Investments		<u>\$ 476,248</u>
US Bank Series 2015 Reserve	US Bank Money Market 5	\$ 194,681
US Bank Series 2015 Revenue	US Bank Money Market 5	55,638
US Bank Series 2015 Prepayment	US Bank Money Market 5	48
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	40,883
US Bank Series 2018 Reserve	First American Treasury Obligation Fd Class Y	170,376
US Bank Series 2018 Prepayment	First American Treasury Obligation Fd Class Y	2,530
Total Debt Service Fund Investments		<u>\$ 464,156</u>

Lakeside Community Development District
Summary A/R Ledger
From 11/01/2023 to 11/30/2023

	Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due
235, 2258							
	235-001	235 General Fund	Pasco County Tax Collector	AR00001269	12110	10/01/2023	538,633.44
Sum for 235, 2258							538,633.44
235, 2259							
	235-005	235 Reserve Fund	Pasco County Tax Collector	AR00001269	12110	10/01/2023	157,816.00
Sum for 235, 2259							157,816.00
235, 2260							
	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00001269	12110	10/01/2023	349,667.50
Sum for 235, 2260							349,667.50
235, 2261							
	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00001269	12110	10/01/2023	306,067.08
Sum for 235, 2261							306,067.08
Sum for 235							1,352,184.02
Sum Total							1,352,184.02

See Notes to Unaudited Financial Statements

Lakeside Community Development District
Summary A/P Ledger
From 11/1/2023 to 11/30/2023

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258						
	235 General Fund	11/30/2023	Aquatic Weed Control, 91090 Inc.		Aquatic Maintenance 11/23	2,341.00
	235 General Fund	11/30/2023	Down and Dirty Pres- sure Washing	112507	Final Payment - Side- walk Pressure Wash- ing 11/23	2,280.90
	235 General Fund	11/22/2023	Florida Design Consul- tants, Inc.	46118	Engineer Services - Traffic Calming - 10/14/2023 - 11/10/2023	505.00
	235 General Fund	11/22/2023	Florida Design Consul- tants, Inc.	46117	Engineer Services 10/14/2023 - 11/10/2023	332.50
	235 General Fund	10/31/2023	Kutak Rock, LLP	3309469	Legal Services 10/23	3,202.50
	235 General Fund	11/30/2023	Lakeside Community Association, Inc.	11302023	Reimbursement For HOA Maintenance Cost Sharing 11/23	144.59
	235 General Fund	11/30/2023	Pine Lake Services, LLC	3187	Monthly Landscape & Irrigation Services 12/23	14,633.00
	235 General Fund	11/30/2023	Pine Lake Services, LLC	3187	Monthly Landscape & Irrigation Services 12/23	1,700.00
	235 General Fund	11/30/2023	Pine Lake Services, LLC	3187	Monthly Landscape & Irrigation Services 12/23	1,166.66
	235 General Fund	11/10/2023	Pine Lake Services, LLC	3150	Irrigation Repair 11/23	2,468.86
	235 General Fund	11/10/2023	Pine Lake Services, LLC	3143	Mulch Install 11/23	12,000.00
	235 General Fund	11/01/2023	Suncoast Rust Con- trol, Inc.	06309	Commercial Monthly Rust Control Service 11/23	760.00
	235 General Fund	11/29/2023	Times Publishing Company	0000318549	11/29/23 Legal Advertising 11/23	90.40
Sum for 235, 2258						41,625.41
Sum for 235						41,625.41
Sum Total						41,625.41

**Lakeside Community Development District
Notes to Unaudited Financial Statements
November 30, 2023**

Balance Sheet

1. Trust statement activity has been recorded through 11/30/23.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

4. Payment terms for landowner assessments are (a) defined in the FY23-24 Assessment Resolution adopted by the Board of Supervisors, (b) pursuant to Florida Statutes, Chapter 197 for assessments levied via the county tax roll.

Summary A/R Ledger – Subsequent Collections

5. General Fund – Payments for Invoice AR00001269 totaling \$494,114.25 were received in December 2023.
6. Reserve Fund – Payment for Invoice AR00001269 in the amount of \$157,816.00 was received in December 2023.
7. Debt Service Fund 200 – Payments for Invoice AR00001269 totaling \$327,315.68 were received in December 2023.
8. Debt service Fund 201 – Payments for Invoice AR00001269 totaling \$286,502.34 were received in December 2023.

Tab 5

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

This Second Addendum to the Contract for Professional Landscape Inspection Services (this **"Addendum"**), is made and entered into as of the _____ day of _____, 20____ (the **"Effective Date"**), by and between **Lakeside Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Pasco County, Florida (the **"District"**), and **Rizzetta & Company, Inc.**, a Florida corporation (the **"Consultant"**).

RECITALS

WHEREAS, the District and the Consultant entered into the contract for Professional Landscape Inspection Services dated **March 18, 2019** (the **"Contract"**), incorporated by reference herein; and

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

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

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Consultant agree to the changes to amend **EXHIBIT A** – Schedule of Fees attached.

The amended **Exhibit A** – Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

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

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

ACCEPTED BY:

RIZZETTA & COMPANY, INC.

BY: William J. Rizzetta

PRINTED NAME: President

TITLE: _____

DATE: _____

COMMUNITY: **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

BY: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____

EXHIBIT A

Schedule of Fees

STANDARD ON-GOING SERVICES:

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

MONTHLY

\$875

ADDITIONAL AND LITIGATION SUPPORT SERVICES:

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

Job Title:	Hourly Rate:
Principal	\$500.00
VP/CFO/COO	\$450.00
Director	\$250.00
Information Technology Manager	\$225.00
Regional District Manager	\$225.00
Financial Services Manager	\$225.00
Accounting Manager	\$225.00
Regional Licensed Community Association Manager	\$200.00
District Manager	\$175.00
Licensed Community Association Manager	\$175.00
Amenity Services Manager	\$175.00
Clubhouse Manager	\$175.00
Senior Helpdesk Support Engineer	\$175.00
Financial Analyst	\$150.00
Division Manager Landscape Inspection Services	\$150.00
Senior Accountant	\$150.00
Collections Manager	\$125.00
Landscape Specialist	\$125.00
Financial Associate	\$125.00
Community Association Coordinator	\$100.00
Staff Accountant	\$100.00
Information Technology	\$100.00
Accounting Clerk	\$85.00
Administrative Assistant	\$85.00

Tab 6

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The Regular Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, December 6, 2023, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

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

Also Present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
Jason Liggett	Landscaping Inspection Specialist, Rizzetta & Company, Inc.
Alex	Representative, Aquatics Weed Control
David Fleeman	District Engineer, Florida Design
Meredith Hammock	District Counsel, Kilinski Van Wyk
Terry McLane	Representative, Pine Lake Services
Carlos	Representative, Pine Lake Services
Ben Ortiz	CEO, Scoopy Poopy Doo

Audience	Present
----------	---------

FIRST ORDER OF BUSINESS

Called to Order

The regular meeting was called to order and a roll call was performed confirming that a quorum was present.

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. Landscape Inspection Specialist

1. Presentation of Landscape Inspection Report

Mr. Liggett presented the Landscape Inspection Report.

2. Presentation of Irrigation Report

Mr. Liggett will provide a proposal regarding Irrigation for the next meeting.

3. Consideration of Pine Lake Proposals

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Pine Lake Proposal for Birch Tree removal for \$5,000 and the Juniper Tree replacement for \$788 with work starting in February or March 2024, for the Lakeside Community Development District.

The Board requested Mr. Adams to send residents a 30-day notice to remove plant material from CDD Property. Mrs. Ramlot will provide Mr. Adams with the address of residence.

4. Review of Pine Lake 5-Year Plan

The Board requested Pine Lake to provide the 5-year plan by February 24, 2024.

The Board requested a monument enhancement proposal to be included in Pine Lake 5-year plan.

B. Waterway Inspection Report

1. Presentation of Waterway Inspection Report and Proposal

AWC will begin service the 4th week of the December.

AWC will provide the report in the next meeting.

The Board requested AWC to spray the bushes in the inner banks of the ponds.

C. District Counsel

District Counsel reminded the Board to complete the Ethics Training for the upcoming year.

The Board requested District Counsel to draft a licensing agreement with the HOA regarding the holiday decorations. Once drafted Mr. Adams will send to HOA and have it for ratification at the next meeting.

D. District Engineer

On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors approved the District Engineer to move forward with getting bids for the traffic project, for the Lakeside Community Development District.

E. District Manager

Mr. Adams reminded the Board the next regular meeting is scheduled for Wednesday, January 3, 2024, at 6:00 p.m. at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

On a Motion by Mr. Koch, seconded by Mr. Schnaydman, with all in favor, the Board of Supervisors accepted the resignation of Ronald Hale as Board Supervisor serving in Seat 1 with a term of 11/22 - 11/26, for the Lakeside Community Development District.

2. Presentation of Monthly Towing Count

Mr. Adams reviewed the monthly towing report.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Dog Waste Removal Proposals

The Board reviewed all Dog Waste Removal proposals.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the Scoopy Poopy Doo Dog Waste Removal proposal for 8 stations with District Counsel drafting the agreement, for the Lakeside Community Development District.

B. Discussion on Towing

The Board requested Mr. Adams to follow up with David for resolution.

C. Consideration of Resolution 2024-01; Amending Resolution 2022-04, Amending Wetland, Wetland Buffers, and Pond Maintenance Policies FY 23-24

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors accepted the Amending Resolution 2022-04, Amending Wetland, Wetland Buffers and Pond Maintenance Policies FY 23-24, as presented, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on November 1, 2023

On a Motion by Mr. Dexter, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the November 1, 2023, minutes, as presented, for the Lakeside Community Development District.

B. Consideration of Operation and Maintenance Expenditures for October 2023

District Counsel mentioned the Grau and Associated have charged a fee not allowed. She recommended to the Board to go out to bid when the contract is up.

On a Motion by Mr. Koch, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors ratified the October 2023 Operation and Maintenance Expenditures, totaling \$77,689.45, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

The Board requested adding the Review of Landscaping 6 months performance.

The Board requested all vendors use the same map. The Board wants the CDD Map on the website to be the master map.

The Board asked Mr. Adams to send the 30-day termination letter to the previous Dog waste removal vendor.

The Board asked Mr. Adams to get the signage installed on the CDD district property.

Ms. Brooks requested to add a discussion regarding the Front entrance of Lakemont and Opoka. Ms. Brooks will provide proposals for the broken stone on 13636 Newport Shores.

SEVENTH ORDER OF BUSINESS

Adjournment

Mr. Adams 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. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 12:04 p.m. for the Lakeside Community Development District.

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 7

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 November 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2023 through November 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$69,913.55**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Christina Brooks	100280	CB110623	Board of Supervisors Meeting 11/06/23	\$ 200.00
Down and Dirty Pressure Washing	100291	111723	50% Down Payment - Sidewalk Pressure Washing 11/23	\$ 2,280.90
Florida Department of Commerce	100281	89009	Special District Fee FY 23/24	\$ 175.00
Florida Design Consultants, Inc.	100287	46006	Engineer Service 9/16/2023 to 10/13/2023	\$ 650.00
Florida Design Consultants, Inc.	100287	46007	Engineer Service - Traffic Calming - 9/16/2023 - 10/13/2023	\$ 337.50
Gordon G Dexter	100282	GD110623	Board of Supervisors Meeting 11/06/23	\$ 200.00
Jack William Koch	100283	JK110623	Board of Supervisors Meeting 11/06/23	\$ 200.00
Lakeside Community Association, Inc.	100288	10312023	Reimbursement For HOA Maintenance Cost Sharing 10/23	\$ 133.96
Linda Ramlot	100284	LR110623	Board of Supervisors Meeting 11/06/23	\$ 200.00
Pine Lake Services, LLC	100292	2931	Monthly Landscape & Irrigation Services 10/23	\$ 16,333.00
Pine Lake Services, LLC	100292	2962	Irrigation - Controller#1 09/23	\$ 9,976.72
Pine Lake Services, LLC	100292	2970	Install Annuals 07/23	\$ 2,620.25
Pine Lake Services, LLC	100292	2984	Wetlands D & E 10/23	\$ 1,166.66

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

November 1, 2023 Through November 30, 2023

Vendor Name	Check #	Invoice Number	Invoice Description	Invoice Amount
Pine Lake Services, LLC	100292	3016	Irrigation Repairs 10/23	\$ 2,906.25
Pine Lake Services, LLC	100292	3019	Top Choice Application 10/23	\$ 3,570.00
Pine Lake Services, LLC	100292	3075	Monthly Landscape & Irrigation Services 11/23	\$ 17,499.65
Rizzetta & Company, Inc.	100279	INV0000084910	District Management Fees 11/23	\$ 4,661.66
Romaner Graphics	100293	21803	Cluster Mailbox Installation and Removal of Existing Mailboxes 08/23	\$ 3,274.00
Romaner Graphics	100289	21899	No Outlet Signs Install 10/23	\$ 690.00
Ronald Hale	100285	RH110623	Board of Supervisors Meeting 11/06/23	\$ 200.00
Solitude Lake Management, LLC	100290	PSI016898	Lake & Pond Maintenance 10/23	\$ 1,665.00
Times Publishing Company	100286	0000311987 101823	Legal Advertising 10/23	\$ 90.40
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary 10/23 Autopay	Electric Summary 10/23	<u>\$ 882.60</u>
Report Totals				<u>\$ 69,913.55</u>

Lakeside CDD
Meeting Date: November 6, 2023

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Ron Hale	<i>Yes</i>
Linda Ramlot	<i>Yes</i>
Christina Brooks	<i>Yes</i>
Gordon Dexter	<i>Yes</i>
Jack Koch	<i>Yes</i>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

RECEIVED
11.02.23

Meeting Start Time:	<i>6:00pm</i>
Meeting End Time:	<i>8:13</i>
Total Meeting Time:	<i>2.13</i>

Time Over (3) Hours:

Total at \$175 per Hour:

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	\$0.655
Mileage to Charge	\$0.00

DM Signature: *[Signature]*

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

Check Request

Amount: \$2,280.90

Project: Lakeside Community Development District-
Purchase for Sidewalk Pressure Washing Deposit

Date: 11-17-23

Payable to: Down & Dirty Pressure Washing

Address: 13042 Terrace Springs Dr.
Temple Terrace, FL 33637

Reason: This is for Sidewalk pressure washing for
Lakeside CDD. This is the 50% portion of the
total cost.

Requester: Darryl Adams

Directions for check: Please send a check for \$2,280.90 to
Down & Dirty Pressure Washing
13042 Terrace Springs Dr.
Temple Terrace, FL 33637

RECEIVED
11.17.23

Florida Department of Economic Opportunity, Special District Accountability Program

Fiscal Year 2023 - 2024 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/02/2023				Invoice No: 89009
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/01/2023: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

000958

Lakeside Community Development District

Mr. William Rizzetta

3434 Colwell Avenue, Suite 200

Tampa, Florida 33614

RECEIVED

OCT 5 2023



2. Telephone: 813-514-0400 Ext:
 3. Fax: 813-514-0401
 4. Email: brizzetta@rizzetta.com
 5. Status: Independent
 6. Governing Body: Elected
 7. Website Address: lakesidecdd.org
 8. County(ies): Pasco
 9. Special Purpose(s): Community Development
 10. Boundary Map on File: 09/26/2007
 11. Creation Document on File: 09/26/2007
 12. Date Established: 08/27/2007
 13. Creation Method: Local Ordinance
 14. Local Governing Authority: Pasco County
 15. Creation Document(s): County Ordinance 07-19
 16. Statutory Authority: Chapter 190, Florida Statutes
 17. Authority to Issue Bonds: Yes
 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: William A. Rizzetta Date 11/13/23

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee online by following the instructions at www.Floridajobs.org/SpecialDistrictFee or by check payable to the Florida Department of Economic Opportunity.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason:

STEP 4: Make a copy of this document for your records.

STEP 5: Mail this document and payment (if paying by check) to the Florida Department of Economic Opportunity, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to (850) 717-8430.



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

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
dbwallace@rizzetta.com

Date: October 30, 2023
Project Number: 552-0005
Invoice Number: 46006
Invoice Period: 9/16/2023 to 10/13/2023

Project: Lakeside CDD

SERVICES PERFORMED:

CDD Engineer's Services (0900)

- Miscellaneous engineering services
- Prepare for and attend board meeting

Description	Hours	Rate	Cost
Vice President	2.00	\$190.00	\$380.00
Project Engineer	2.00	\$135.00	\$270.00
		Subtotal:	\$650.00

Total Invoice Amount: \$650.00

RECEIVED
11.01.23

David Fleeman, P.E.



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

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
dbwallace@rizzetta.com

Date: October 30, 2023
Project Number: 552-0005
Invoice Number: 46007
Invoice Period: 9/16/2023 to 10/13/2023

Project: Lakeside CDD

SERVICES PERFORMED:

2023 Traffic Calming (0902)

- Revise traffic calming plans pursuant to the direction provided by the board

Description	Hours	Rate	Cost
Project Engineer	2.50	\$135.00	\$337.50

Total Invoice Amount: \$337.50

RECEIVED
11.01.23

David Fleeman, P.E.

SERVICE INVOICE

Lakeside Community Association, Inc.
c/o Rizzetta & Company
3434 Colwell Ave
Suite 200
Tampa, FL 33614
P: (813) 514 - 0400
Email: jriversa@rizzetta.com

INVOICE NUMBER:	10312023	INVOICE DATE:	10/31/2023	SERVICE MONTH:	October
DATE DUE:	Upon Receipt				

BILL TO:	LAKESIDE CDD	PHONE:	813-428-7067	INVOICE FOR:	Cost Share Agreement
ADDRESS:	5844 Old Pasco Road	FAX:	-		
	Suite 100	E-MAIL:	cddinvoice@rizzetta.com		
	Wesley Chapel , FL 33544	CONTACT:	AP Department		

DATE	DESCRIPTION	RATE PER HOUR	HOURS	TOTAL LABOR	WORKERS COMP	TOTAL
10/13/2023	Hudson Ave, Enterance	\$21.26	2.25	\$47.84	\$32.97	\$80.81
10/26/2023	Hudson Ave, Enterance	\$21.26	2.5	\$53.15		\$53.15
		\$21.26	0	\$0.00		\$0.00
			0	\$0.00		\$0.00
Invoice Subtotal						\$133.96
Make all checks payable to Lakeside Community Association, Inc.						
TOTAL						\$133.96

TIME SHEET

MONTH OF: October 2023

RIZZETTA & COMPANY

Lakeside Community Association - CDD
13739 Lakemont Drive
Hudson, FL 34669

EMPLOYEE NAME: Billy C Braden TITLE: Maintenance
EMPLOYEE NUMBER: _____ STATUS: _____
DEPARTMENT: Lakeside SUPERVISOR: Jennifer

DATE	START TIME	END TIME	WORK COMPLETED	TOTAL HOURS
Date: <u>10-13-23</u>	<u>12:35</u>	<u>2:57</u>	<u>Entrance, Hudson Ave</u>	<u>2h 22m</u>
Date: _____			<u>NPS</u>	
Date: <u>10-28-23</u>	<u>1:07</u>	<u>3:35</u>	<u>Entrance, Hudson Ave</u>	<u>2h 28m</u>
Date: _____			<u>Lakewood</u>	
Date: _____				
Date: _____				
Date: _____				
MONTHLY TOTAL				<u>4h 50m</u>

EMPLOYEE SIGNATURE: By Bill
SUPERVISOR SIGNATURE: _____

DATE: 10-31-23
DATE: _____



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/29/23	2931
Terms	Due Date
Net 30	10/29/23

BILL TO

Lakeside CDD
13739 Lakemont Drive
Hudson, FL 34669

PROPERTY

Lakeside Community
Development
13739 Lakemont Drive
Hudson, FL 34669

Amount Due	Enclosed
\$16,333.00	\$16,333.00

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2533 - Lakeside Community Development 6.23 October 2023		\$14,633.00	\$0.00	\$14,633.00
	#2627 - Lakeside IRRIGATION ONLY CONTRACT October 2023		\$1,700.00	\$0.00	\$1,700.00
	Total		\$16,333.00	\$0.00	\$16,333.00

RECEIVED
09.28.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/20/23	2962
Terms	Due Date
Net 30	10/20/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$9,976.72	\$9,976.72

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$9,976.72	\$0.00	\$9,976.72
#2656 - [InvocieOpportunityName] Pine Lake Services, Inc. would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.					
	Controller #1		\$9,976.72	\$0.00	\$9,976.72
Total			\$9,976.72	\$0.00	\$9,976.72

RECEIVED
10.25.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
09/26/23	2970
Terms	Due Date
Net 30	10/26/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,620.25	\$2,620.25

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
#2755 -	[InvocieOpportunityName]		\$2,620.25	\$0.00	\$2,620.25
[SalesRepContactFullName] would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at [SalesRepContactEmail] or [SalesRepContactMobilePhone].					
Install 4550 annuals throughout the community in July.					
	Plant Material Install		\$2,620.25	\$0.00	\$2,620.25
Total			\$2,620.25	\$0.00	\$2,620.25

RECEIVED
9.29.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/05/23	2984
Terms	Due Date
Net 30	11/04/23

BILL TO

Lakeside CDD
13739 Lakemont Drive
Hudson, FL 34669

PROPERTY

Lakeside Community
Development
13739 Lakemont Drive
Hudson, FL 34669

Amount Due	Enclosed
\$1,166.66	\$1,166.66

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2736 - Lakeside Community Development 8.23 wetlands D & E October 2023		\$1,166.66	\$0.00	\$1,166.66
	Total		\$1,166.66	\$0.00	\$1,166.66

RECEIVED
10.5.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/26/23	3016
Terms	Due Date
Net 30	11/25/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$2,906.25	\$2,906.25

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$2,906.25	\$0.00	\$2,906.25
	Repair 2 - 3" Mainline leaks at Lakemont/Newport Shores and across from the Clubhouse on Lakemont.				
	Mainline Repairs		\$2,906.25	\$0.00	\$2,906.25
Total			\$2,906.25	\$0.00	\$2,906.25

RECEIVED
10.26.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/26/23	3019
Terms	Due Date
Net 30	11/25/23

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$3,570.00	\$3,570.00

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
			\$3,570.00	\$0.00	\$3,570.00

Application of Top Choice to
Common Areas as outlined in
the contract.

Demo and Prep	\$3,570.00	\$0.00	\$3,570.00
Total	\$3,570.00	\$0.00	\$3,570.00

RECEIVED
10.26.23



12980 Tarpon Springs Road
Odessa, FL 33556

www.pinelakenurseryinc.com

INVOICE

Date	Invoice No.
10/31/23	3075
Terms	Due Date
Net 30	11/30/23

BILL TO

Lakeside CDD
13739 Lakemont Drive
Hudson, FL 34669

PROPERTY

Lakeside Community
Development
13739 Lakemont Drive
Hudson, FL 34669

Amount Due	Enclosed
\$17,499.65	\$17,499.65

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2533 - Lakeside Community Development 6.23 November 2023		\$14,633.00	\$0.00	\$14,633.00
	#2627 - Lakeside IRRIGATION ONLY CONTRACT November 2023		\$1,700.00	\$0.00	\$1,700.00
	#2736 - Lakeside Community Development 8.23 wetlands D & E November 2023		\$1,166.65	\$0.00	\$1,166.65
Total			\$17,499.65	\$0.00	\$17,499.65

RECEIVED
10.30.23

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

Invoice

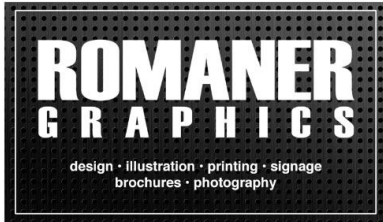
Date	Invoice #
11/1/2023	INV0000084910

Bill To:

LAKESIDE CDD
3434 Colwell Avenue, Suite 200
Tampa FL 33614

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,392.33	\$1,392.33
Administrative Services	1.00	\$417.75	\$417.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$464.08	\$464.08
Landscape Consulting Services	1.00	\$775.00	\$775.00
Management Services	1.00	\$1,412.50	\$1,412.50
Website Compliance & Management	1.00	\$100.00	\$100.00



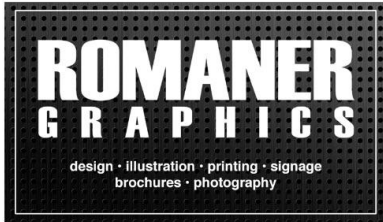
20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21803

TO: _____
COMPANY NAME: Lakeside
DATE: 8/9/23

Lakeside CBU Cluster Mailbox - USPS Approved:	
(16) + Parcel 1 and Parcel 2.	
Comes with standard square pedestal .	
Includes shipping.	\$2,759.00
Installation and removal of existing mailbox	\$350.00
Existing mailbox column base and traditional finial	
cap cleaned and repaired:	
Refurbish finial cap and base	\$165.00
Total:	\$3,274.00

RECEIVED
10.17.23
Thank You,
ROMANER
GRAPHICS



20108 Pond Spring Way
Tampa, FL 33647
813-991-6069
romanergraphics@gmail.com

INVOICE # 21899

TO: Lakeside
COMPANY NAME: _____
DATE: 10/9/23

No Outlet signs - 30" on 10' u-channel posts,	
lap splice kits and breakaway stubs	
2 @ \$345.00 each	

Total: \$690.00
RECEIVED
10.10.23

ROMANER
GRAPHICS
Thank You,



Please Remit Payment to:

Solitude Lake Management, LLC
1320 Brookwood Drive
Suite H
Little Rock, AR 72202
Phone #: (888) 480-5253
Fax #: (888) 358-0088

INVOICE

Page: 1

Invoice Number: PSI016898
Invoice Date: 10/1/2023

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

Ship Via
Ship Date 10/1/2023
Due Date 10/31/2023
Terms Net 30

Customer ID 13807
P.O. Number
P.O. Date 10/1/2023
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance		1	1	1,665.00	1,665.00
October Billing					
10/1/2023 - 10/31/2023					
Lakeside CDD - LAKE ALL					

RECEIVED
10.2.23

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

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

Advertising Run Dates		Advertiser Name	
10/18/23		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
10/18/2023	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$90.40		0000311987	

RECEIVED

PAYMENT DUE UPON RECEIPT

OCT 23 2023

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
10/18/23	10/18/23	0000311987	Times	Legals CLS	Regular Meeting	1	2x37 L	\$86.40
10/18/23	10/18/23	0000311987	Tampabay.com	Legals CLS	Regular Meeting	1	2x37 L	\$0.00
					AffidavitMaterial			\$4.00

RECEIVED
10.23.23

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	
10/18/23		LAKESIDE CDD	
Billing Date	Sales Rep	Customer Account	
10/18/2023	Deirdre Bonett	117744	
Total Amount Due		Ad Number	
\$90.40		0000311987	

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

RECEIVED

OCT 23 2023

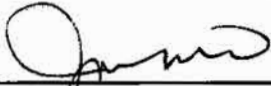
STATE OF FLORIDA
COUNTY OF Pasco

Before the undersigned authority personally appeared **Deirdre Bonett** 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: Regular Meeting** was published in said newspaper by print in the issues of: **10/18/23** 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.



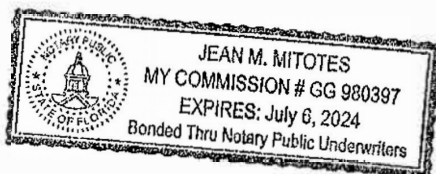
Signature Affiant

Sworn to and subscribed before me this **10/18/2023**


Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____



NOTICE OF REGULAR MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of Lakeside Community Development District will hold their regular meeting on November 1, 2023, at 6:00 p.m. at the offices of 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. 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.

Daryl Adams
District Manager

Run Date: 10/18/2023

0000311987

Tampa Bay Times
Published Daily

RECEIVED
 OCT 23 2023

STATE OF FLORIDA
 COUNTY OF Pasco

} ss

Before the undersigned authority personally appeared **Deirdre Bonett** 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: Regular Meeting** was published in said newspaper by print in the issues of **10/18/23** or by publication on the newspaper's website, if authorized, on

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DB

Signature Affiant

Sworn to and subscribed before me this **10/18/2023**

[Signature]

Signature of Notary Public

Personally known X or produced identification

Type of identification produced _____

NOTICE OF REGULAR MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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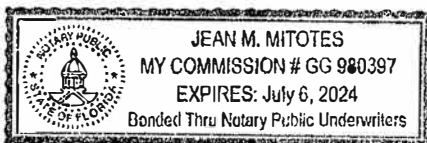
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Daryl Adams
 District Manager

Run Date: 10/18/2023

0000311987



Withlacoochee River Electric Cooperative, Inc.
for Lakeside CDD

Electric Summary 10/23 Auto Pay
Service Dates: 10/05/23-11/03/23

Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code
1544099	11/8/2023	\$155.95	12/1/2023	13815 Crestlake Dr. Well	53100	4301
1544100	11/8/2023	\$61.07	12/1/2023	13633 Lakemont Dr. Well	53100	4301
1544101	11/8/2023	\$252.45	12/1/2023	13324 Hudson Ave -LIGHTS Six Poles	53100	4307
1544102	11/8/2023	\$124.32	12/1/2023	13324 Hudson Ave B	53100	4301
1544103	11/8/2023	\$42.01	12/1/2023	13324 Hudson Ave C	53100	4301
1544104	11/8/2012	\$42.47	12/1/2023	13324 Hudson Ave D	53100	4301
1544105	11/8/2023	\$41.09	12/1/2023	13647 Eastfork Lane Irrig	53100	4301
1544106	11/8/2023	\$41.92	12/1/2023	13324 Hudson Ave F	53100	4301
1544107	11/8/2023	\$40.63	12/1/2023	13624 Eastfork Lane Irrig	53100	4301
1544108	11/8/2023	\$40.16	12/1/2023	13324 Hudson Ave A	53100	4301
1544109	11/8/2023	\$40.53	12/1/2023	13510 Crest Lake Dr. Irrig	53100	4301
Total						
Grand Total		\$882.60		001-53100-4301 001-53100-4307	\$630.15 \$252.45	

RECEIVED
11.10.23



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

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

Bill Date **11/08/2023**
Amount Due **155.95**
Current Charges Due **12/01/2023**

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

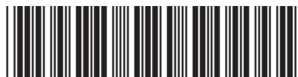
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	84742	11/03	85994				1252

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	43
Oct 2023	28	57
Nov 2022	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. 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 187.21
Payment 187.21CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 1,252 KWH @ 0.05017 62.81
Fuel Adjustment 1,252 KWH @ 0.04000 50.08
FL Gross Receipts Tax 3.90

Total Current Charges 155.95
Total Due E.F.T. 155.95

RECEIVED
11.10.23



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: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/24/2023**
TOTAL CHARGES DUE 155.95
DO NOT PAY

000154409900001559500001559509



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

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

Bill Date **11/08/2023**
Amount Due **61.07**
Current Charges Due **12/01/2023**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	8
Oct 2023	28	8
Nov 2022	28	5

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



1 0 3 4 5 0 2 2

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 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
10/05	25775	11/03	26001				226

Previous Balance 62.08
Payment 62.08CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 226 KWH @ 0.05017 11.34
Fuel Adjustment 226 KWH @ 0.04000 9.04
FL Gross Receipts Tax 1.53

Total Current Charges 61.07
Total Due E.F.T. 61.07

RECEIVED
11.10.23

DO NOT PAY

Total amount will be electronically transferred on or after 11/24/2023.



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: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/24/2023
TOTAL CHARGES DUE 61.07
DO NOT PAY

000154410000000610700000610706



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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **11/08/2023**
Amount Due **252.45**
Current Charges Due **12/01/2023**

District Office Serving You
Bayonet Point

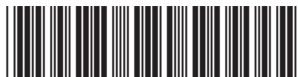
See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	6
Oct 2023	28	6
Nov 2022	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

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	8557	11/03	8741				184

Previous Balance **250.70**
Payment **250.70CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 184 KWH @ 0.05017 **9.23**
Fuel Adjustment 184 KWH @ 0.04000 **7.36**
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 @ 0.04000 **6.00**
Poles (QTY 6) **60.00**
FL Gross Receipts Tax **1.70**

Total Current Charges **252.45**
Total Due **E.F.T. 252.45**

RECEIVED
11.10.23

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

DO NOT PAY

Total amount will be electronically transferred on or after 11/24/2023.



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: **11/08/2023**

District: BP06

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

BP06

Electronic Funds Transfer on or after **11/24/2023**
TOTAL CHARGES DUE 252.45
DO NOT PAY

000154410100002524500002524507



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

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

Bill Date **11/08/2023**
Amount Due **124.32**
Current Charges Due **12/01/2023**

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		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
10/05	10219	11/03	11129				910

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	31
Oct 2023	28	38
Nov 2022	28	10

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



1 0 3 4 5 0 2 2

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

Previous Balance **138.47**
Payment **138.47CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 910 KWH @ 0.05017 **45.65**
Fuel Adjustment 910 KWH @ 0.04000 **36.40**
FL Gross Receipts Tax **3.11**

Total Current Charges **124.32**
Total Due **124.32** E.F.T.

RECEIVED
11.10.23

DO NOT PAY

Total amount will be electronically transferred on or after 11/24/2023.



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: **11/08/2023**

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/24/2023**
TOTAL CHARGES DUE 124.32
DO NOT PAY

000154410200001243200001243203



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

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

Bill Date **11/08/2023**
Amount Due **42.01**
Current Charges Due **12/01/2023**

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
Nov 2023	29	1
Oct 2023	28	1
Nov 2022	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

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ELECTRIC SERVICE							
From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	6072	11/03	6092				20

Previous Balance 41.92
Payment 41.92CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 20 KWH @ 0.05017 1.00
Fuel Adjustment 20 KWH @ 0.04000 0.80
FL Gross Receipts Tax 1.05

Total Current Charges 42.01
Total Due E.F.T. 42.01

RECEIVED
11.10.23

DO NOT PAY

Total amount will be electronically transferred on or after 11/24/2023.



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: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after	11/24/2023
TOTAL CHARGES DUE	42.01
DO NOT PAY	

000154410300000420100000420107



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 **11/08/2023**
Amount Due **42.47**
Current Charges Due **12/01/2023**

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

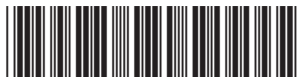
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	6525	11/03	6550				25

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	1
Oct 2023	28	1
Nov 2022	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

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Previous Balance 42.29
Payment 42.29CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 25 KWH @ 0.05017 1.25
Fuel Adjustment 25 KWH @ 0.04000 1.00
FL Gross Receipts Tax 1.06

Total Current Charges 42.47
Total Due E.F.T. 42.47

RECEIVED
11.10.23

DO NOT PAY

Total amount will be electronically transferred on or after 11/24/2023.



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: 11/08/2023

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 **11/24/2023**
TOTAL CHARGES DUE 42.47
DO NOT PAY

000154410400000424700000424702



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 **11/08/2023**
Amount Due **41.09**
Current Charges Due **12/01/2023**

District Office Serving You
Bayonet Point

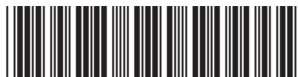
See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	0
Oct 2023	28	0
Nov 2022	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. 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
10/05	4747	11/03	4757				10

Previous Balance 41.09
Payment 41.09CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 10 KWH @ 0.05017 0.50
Fuel Adjustment 10 KWH @ 0.04000 0.40
FL Gross Receipts Tax 1.03

Total Current Charges 41.09
Total Due E.F.T. 41.09

RECEIVED
11.10.23

DO NOT PAY

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P.O. Box 278 • Dade City, Florida 33526-0278

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Bill Date: 11/08/2023

District: BP06

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

BP06

Electronic Funds Transfer on or after 11/24/2023
TOTAL CHARGES DUE 41.09
DO NOT PAY

000154410500000410900000410904



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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **11/08/2023**
Amount Due **41.92**
Current Charges Due **12/01/2023**

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
10/05	5113	11/03	5132				19

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	1
Oct 2023	28	1
Nov 2022	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

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Previous Balance **41.83**
Payment **41.83CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 19 KWH @ 0.05017 **0.95**
Fuel Adjustment 19 KWH @ 0.04000 **0.76**
FL Gross Receipts Tax **1.05**

Total Current Charges **41.92**
Total Due **E.F.T. 41.92**

RECEIVED
11.10.23

DO NOT PAY

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

Please **Detach and Return** This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/24/2023**
TOTAL CHARGES DUE 41.92
DO NOT PAY

000154410600000419200000419202



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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **11/08/2023**
Amount Due **40.63**
Current Charges Due **12/01/2023**

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

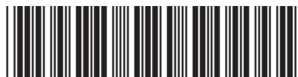
ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	595	11/03	600				5

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	0
Oct 2023	28	0
Nov 2022	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 40.63
Payment 40.63CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 5 KWH @ 0.05017 0.25
Fuel Adjustment 5 KWH @ 0.04000 0.20
FL Gross Receipts Tax 1.02

Total Current Charges 40.63
Total Due E.F.T. 40.63

RECEIVED
11.10.23

DO NOT PAY

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P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With
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Bill Date: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after **11/24/2023**
TOTAL CHARGES DUE 40.63
DO NOT PAY

000154410700000406300000406303



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 **LAKE SIDE CDD**
F P WILLIAMS

Bill Date **11/08/2023**
Amount Due **40.16**
Current Charges Due **12/01/2023**

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	0
Oct 2023	28	0
Nov 2022	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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ELECTRIC SERVICE

From	To	Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading		
10/05	47	11/03	47		0

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due 40.16

E.F.T.

RECEIVED
11.10.23

DO NOT PAY

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

Please Detach and Return This Portion With
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See Reverse Side For Mailing Instructions

Bill Date: 11/08/2023

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after 11/24/2023
TOTAL CHARGES DUE 40.16
DO NOT PAY

000154410800000401600000401605



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 **11/08/2023**
Amount Due **40.53**
Current Charges Due **12/01/2023**

District Office Serving You
Bayonet Point

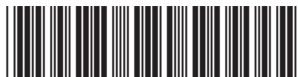
See Reverse Side For More Information

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

Comparative Usage Information
Average kWh

Period	Days	Per Day
Nov 2023	29	0
Oct 2023	28	0
Nov 2022	28	0

BILLS ARE DUE
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on the due date shown
on this bill.



1 0 3 4 5 0 2 2

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ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
10/05	458	11/03	462				4

Previous Balance 40.35
Payment 40.35CR
Balance Forward 0.00

Customer Charge	39.16
Energy Charge 4 KWH @ 0.05017	0.20
Fuel Adjustment 4 KWH @ 0.04000	0.16
FL Gross Receipts Tax	1.01

Total Current Charges 40.53
Total Due E.F.T. 40.53

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11.10.23

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District: BP06

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

BP06

Electronic Funds Transfer on or after	11/24/2023
TOTAL CHARGES DUE	40.53
DO NOT PAY	

000154410900000405300000405303