



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors Meeting
July 27, 2022**

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

www.lakesidecdd.org

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

Board of Supervisors	Jack Koch Linda Ramlot Samantha Manning Christina Brooks Gordon Dexter	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Lynn Hayes	Rizzetta & Company, Inc.
District Counsel	Alyssa Willson	Kutak Rock LLP
District Engineer	Al Belluccia	Florida Design Consultants, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY)
1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001

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

WWW.LAKESIDECDD.ORG

July 20, 2022

**Board of Supervisors
Lakeside Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, July 27, 2022, at 11:00 a.m.** at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Ratification of Fiscal Year 2020/2021 Audit Tab 1
 - B. Discussion of the FHP Cost Share Agreement Tab 2
 - C. Consideration of RedTree Landscape Enhancement Proposals Tab 3
 - D. Consideration of Resolution 2022-04, Adopting Wetland, Wetland Buffers and Stormwater Pond Maintenance Policy Tab 4
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor's Meeting held on June 22, 2022 Tab 5
 - B. Consideration of Operation and Maintenance Expenditures for June 2022 Tab 6
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. Presentation of Landscape Inspection Services Report and Landscaper Comments Tab 7
 - D. Aquatics Report/ Pond 7 Water Quality Testing Report ... Tab 8
 - E. District Manager Report Tab 9
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Lynn Hayes
District Manager

Tab 1

**LAKESIDE
COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2021**

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**

TABLE OF CONTENTS

	<u>Page</u>
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds	
to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances –	
Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in	
Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance –	
Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL	
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN	
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH	
GOVERNMENT AUDITING STANDARDS	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS	
OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10)	
OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL	
OF THE STATE OF FLORIDA	27-28



INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakeside Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in conformity with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 17, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 17, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakeside Community Development District, Pasco County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$395,819.
- The change in the District's total net position in comparison with the prior fiscal year was (\$870,400) a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of \$1,020,595, an increase of \$48,807 in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for prepaid items and deposits, restricted for debt service and capital projects, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: the governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,	
	2021	2020
Current and other assets	\$ 1,066,458	\$ 985,229
Capital assets, net of depreciation	9,681,934	10,794,615
Total assets	10,748,392	11,779,844
Current liabilities	267,573	238,625
Long-term liabilities	10,085,000	10,275,000
Total liabilities	10,352,573	10,513,625
Net position		
Net investment in capital assets	(403,066)	519,615
Restricted for:		
Debt service	468,708	452,386
Capital projects	5,938	5,938
Unrestricted	324,239	288,280
Total net position	\$ 395,819	\$ 1,266,219

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2021	2020
Revenues:		
Program revenues		
Charges for services	\$ 1,237,019	\$ 1,229,492
Operating grants and contributions	42	2,629
Capital grants and contributions	-	61
General revenues		
Unrestricted investment earnings	61	215
Miscellaneous	18,625	-
Total revenues	<u>1,255,747</u>	<u>1,232,397</u>
Expenses:		
General government	153,870	107,746
Maintenance and operations	792,600	537,377
Conveyance of infrastructure	642,698	-
Interest on long-term debt	536,979	545,063
Total expenses	<u>2,126,147</u>	<u>1,190,186</u>
Change in net position	(870,400)	42,211
Net position - beginning	<u>1,266,219</u>	<u>1,224,008</u>
Net position - ending	<u>\$ 395,819</u>	<u>\$ 1,266,219</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,126,147. The costs of the District's activities were primarily funded by program revenues. Program revenues, comprised primarily of assessments, increased during the fiscal year as a result of an increase in prepaid assessment revenue. In total, expenses, including depreciation, increased from the prior fiscal year, the majority of the increase was the result of an increase in depreciation for assets placed in service during the current year and conveyance of infrastructure to another government.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$13,172,089 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$3,490,155 has been taken, which resulted in a net book value of \$9,681,934. More detailed information about the District's capital assets is presented in the notes to the financial statements.

Capital Debt

At September 30, 2021, the District had \$10,085,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND OTHER EVENTS

It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakeside Community Development District's Accounting Department at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614.

FINANCIAL STATEMENTS

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 355,341
Prepaid items and deposits	13,758
Accounts receivable	7,380
Restricted assets:	
Investments	689,979
Capital assets:	
Depreciable assets, net	9,681,934
Total assets	<u>10,748,392</u>
LIABILITIES	
Accounts payable and accrued expenses	45,863
Accrued interest payable	221,710
Non-current liabilities:	
Due within one year	200,000
Due in more than one year	9,885,000
Total liabilities	<u>10,352,573</u>
NET POSITION	
Net investment in capital assets	(403,066)
Restricted for:	
Debt service	468,708
Capital projects	5,938
Unrestricted	324,239
Total net position	<u>\$ 395,819</u>

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Operating Grants and Contributions	
			Governmental Activities	
Primary government:				
Governmental activities:				
General government	\$ 153,870	\$ 153,870	\$ -	\$ -
Maintenance and operations	792,600	339,890	-	(452,710)
Conveyance of infrastructure	642,698	-	-	(642,698)
Interest on long-term debt	536,979	743,259	42	206,322
Total governmental activities	2,126,147	1,237,019	42	(889,086)
General revenues:				
Unrestricted investment earnings			61	61
Miscellaneous			18,625	18,625
Total general revenues			18,686	18,686
Change in net position			(870,400)	(870,400)
Net position - beginning			1,266,219	1,266,219
Net position - ending			\$ 395,819	\$ 395,819

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
BALANCE SHEET –
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds	
	General	Debt Service	Capital Projects		
ASSETS					
Cash	\$ 355,341	\$ -	\$ -	\$ 355,341	
Investments	-	684,041	5,938		689,979
Accounts receivable	7,380	-	-		7,380
Due from other funds	-	6,377	-		6,377
Prepaid items and deposits	13,758	-	-		13,758
Total assets	\$ 376,479	\$ 690,418	\$ 5,938	\$ 1,072,835	
LIABILITIES AND FUND BALANCES					
Liabilities:					
Accounts payable and accrued liabilities	\$ 45,863	\$ -	\$ -	\$ 45,863	
Due to other funds	6,377	-	-		6,377
Total liabilities	52,240	-	-	52,240	
Fund balances:					
Nonspendable:					
Prepaid items and deposits	13,758	-	-		13,758
Restricted for:					
Debt service	-	690,418	-		690,418
Capital projects	-	-	5,938		5,938
Assigned for:					
Capital reserves	240,463	-	-		240,463
Unassigned	70,018	-	-		70,018
Total fund balances	324,239	690,418	5,938	1,020,595	
Total liabilities and fund balances	\$ 376,479	\$ 690,418	\$ 5,938	\$ 1,072,835	

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**
RECONCILIATION OF THE BALANCE SHEET – GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021

Fund balance - governmental funds	\$ 1,020,595
-----------------------------------	--------------

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets in the net position of the government as a whole.

Cost of capital assets	13,172,089
Accumulated depreciation	<u>(3,490,155)</u> 9,681,934

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(221,710)
Bonds payable	<u>(10,085,000)</u> (10,306,710)
Net position of governmental activities	<u>\$ 395,819</u>

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES –
GOVERNMENTAL FUNDS**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 493,760	\$ 743,259	\$ -	\$ 1,237,019
Interest	61	42	-	103
Miscellaneous	18,625	-	-	18,625
Total revenues	<u>512,446</u>	<u>743,301</u>	<u>-</u>	<u>1,255,747</u>
EXPENDITURES				
Current:				
General government	153,870	-	-	153,870
Maintenance and operations	322,617	-	-	322,617
Debt service:				
Principal	-	190,000	-	190,000
Interest	-	540,453	-	540,453
Total expenditures	<u>476,487</u>	<u>730,453</u>	<u>-</u>	<u>1,206,940</u>
Excess (deficiency) of revenues over (under) expenditures	35,959	12,848	-	48,807
Fund balances - beginning	<u>288,280</u>	<u>677,570</u>	<u>5,938</u>	<u>971,788</u>
Fund balances - ending	<u>\$ 324,239</u>	<u>\$ 690,418</u>	<u>\$ 5,938</u>	<u>\$ 1,020,595</u>

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

Net change in fund balances - total governmental funds \$ 48,807

Amounts reported for governmental activities in the statement of activities are different because:

Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. (469,983)

Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statement but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities. 190,000

Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities. (642,698)

The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements. 3,474

Change in net position of governmental activities \$ (870,400)

See notes to the financial statements

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO THE FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakeside Community Development District (the "District") was established on August 27, 2007 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Pasco County Ordinance 07-19. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. As of September 30, 2021, four of the Supervisors are elected by qualified electors and one is elected by landowners of the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, one of the Board of Supervisors is affiliated with the Developer, WSC-L Lakeside Investors V, LLC ("Developer").

The Board has the responsibility for:

1. Allocating and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include: 1) charges to customers who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collected within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments imposed on assessable lands located within the District. Assessments may be levied on property to pay for the operations and maintenance of the District. The fiscal year for which annual assessments may be levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Deposits and Investments

The District's cash on hand and demand deposits are considered to be cash and cash equivalents.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Roadways	30
Stormwater management	30
Landscape and hardscape	20
Signage	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year, the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) A public hearing is conducted to obtain comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate Bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

	Amortized cost	Credit Risk	Weighted Average Maturities
First American Treasury Obligations CL Y	\$ 318,355	S&P AAAM	13 days
US Bank Money Market 5-Ct	371,624	Not available	Not available
Total Investments	<u><u>\$ 689,979</u></u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Disposals	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Infrastructure under construction	\$ 5,423,547	\$ -	\$ (5,423,547)	\$ -
Total capital assets, not being depreciated	<u>5,423,547</u>	<u>-</u>	<u>(5,423,547)</u>	<u>-</u>
Capital assets, being depreciated				
Roadways	1,730,683	3,010,211	-	4,740,894
Stormwater Management	4,996,394	1,353,430	-	6,349,824
Landscape & Hardscape	1,642,968	417,208	-	2,060,176
Signage	21,195	-	-	21,195
Total capital assets, being depreciated	<u>8,391,240</u>	<u>4,780,849</u>	<u>-</u>	<u>13,172,089</u>
Less accumulated depreciation for:				
Roadways	567,275	158,029	-	725,304
Stormwater Management	1,637,703	211,660	-	1,849,363
Landscape & Hardscape	804,596	96,055	-	900,651
Signage	10,598	4,239	-	14,837
Total accumulated depreciation	<u>3,020,172</u>	<u>469,983</u>	<u>-</u>	<u>3,490,155</u>
Total capital assets, being depreciated, net	<u>5,371,068</u>	<u>4,310,866</u>	<u>-</u>	<u>9,681,934</u>
Governmental activities capital assets, net	<u>\$ 10,794,615</u>	<u>\$ 4,310,866</u>	<u>\$ (5,423,547)</u>	<u>\$ 9,681,934</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The total construction project is expected to consist of three phases, or “increments,” and cost approximately \$15.8 million. The infrastructure will include roadways, stormwater management systems, water distribution, sanitary sewer, landscaping, irrigation and hardscape. Approximately \$8.4 million of completed project infrastructure was conveyed to the District by the Developer in December 2010. In July 2015, the District issued Series 2015 Bonds to fund Increment 1. In July 2018, the District issued Series 2018 Bonds to repay the Developer note payable and fund a portion of Increments 2 and 3. Any remaining improvements are expected to be funded by the Developer pursuant to the Completion agreement.

Depreciation expense was charged to the maintenance and operations function.

NOTE 6 – LONG-TERM LIABILITIES

Series 2015

In July 2015, the District issued \$5,635,000 of Capital Improvement Revenue Bonds, Series 2015 consisting of multi-term Bonds with interest rates ranging from 4.75% - 5.75% due May 1, 2025 – May 1, 2045. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2016 through May 1, 2045.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Series 2018

In July 2018, the District issued \$5,275,000 of Capital Improvement Revenue Bonds, Series 2018 consisting of multi-term Bonds with interest rates ranging from 4.0% - 5.1% due May 1, 2023 – May 1, 2048. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2048.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Long-term debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental activities					
Bonds payable:					
Series 2015	\$ 5,170,000	\$ -	\$ 100,000	\$ 5,070,000	\$ 105,000
Series 2018	5,105,000	-	90,000	5,015,000	95,000
Total	<u>\$ 10,275,000</u>	<u>\$ -</u>	<u>\$ 190,000</u>	<u>\$ 10,085,000</u>	<u>\$ 200,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 200,000	\$ 532,103	\$ 732,103
2023	205,000	523,315	728,315
2024	215,000	514,290	729,290
2025	230,000	504,228	734,228
2026	240,000	493,460	733,460
2027-2031	1,400,000	2,269,805	3,669,805
2032-2036	1,825,000	1,859,075	3,684,075
2037-2041	2,400,000	1,310,948	3,710,948
2042-2046	2,725,000	579,893	3,304,893
2047-2048	645,000	49,725	694,725
Total	<u>\$ 10,085,000</u>	<u>\$ 8,636,842</u>	<u>\$ 18,721,842</u>

NOTE 7 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 8 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**
**SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND**
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

	Budgeted Amounts	Actual Amounts	Variance with Final Budget - Positive (Negative)
	<u>Original & Final</u>	<u>Original & Final</u>	<u>Original & Final</u>
REVENUES			
Assessments	\$ 490,775	\$ 493,760	\$ 2,985
Interest	-	61	61
Miscellaneous	-	18,625	18,625
Total revenues	<u>490,775</u>	<u>512,446</u>	<u>21,671</u>
EXPENDITURES			
Current:			
General government	104,512	153,870	(49,358)
Maintenance and operations	386,263	322,617	63,646
Total expenditures	<u>490,775</u>	<u>476,487</u>	<u>14,288</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	<u>35,959</u>	<u>\$ 35,959</u>
Fund balance - beginning		<u>288,280</u>	
Fund balance - ending		<u>\$ 324,239</u>	

See notes to required supplementary information

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
PASCO COUNTY, FLORIDA**
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	15
Employee compensation for FYE 9/30/2021 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2021	\$130,088.60
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21
Ad Valorem taxes:	Not applicable
Millage rate FYE 9/30/2021	Not applicable
Ad valorem taxes collected FYE 9/30/2021	Not applicable
Outstanding Bonds:	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance; All units - \$671.08 Debt service Series 2015; Villa - \$899.22 Single Family 45" - \$999.13 Single Family 55" - \$999.13 - \$1,000 Single Family 80" - \$1,298.87 Debt service Series 2018; Villa - \$900 Single Family 40" - \$1,000 Single Family 55" - \$1,000 Single Family 60" - \$1,125
Special assessments collected FYE 9/30/2021	\$1,230,642.00
Outstanding Bonds:	
Series 2015, due May 1, 2045	see Note 6 page 19 for details
Series 2018, due May 1, 2048	see Note 6 page 19 for details



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakeside Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements and have issued our report thereon dated June 17, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 17, 2022



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

We have examined Lakeside Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2021. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakeside Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 17, 2022



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakeside Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakeside Community Development District, Pasco County, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 17, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 17, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakeside Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakeside Community Development District, Pasco County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 17, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2020.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

Tab 2

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

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

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

LAKESIDE COMMUNITY ASSOCIATION, INC., a Florida Not for Profit Corporation, whose mailing address is 6972 Lake Gloria Boulevard, Orlando, FL 32809-3200 (the “Association” and, together with the District and Developer, the “Parties”).

RECITALS:

WHEREAS, the District was established by ordinance of the Board of County Commissioners of Pasco County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, landscaping, and other infrastructure and is authorized to provide security services pursuant to Pasco County ordinance 07-19, as supplemented by Pasco County resolution No. 20-228; and

WHEREAS, the District will contract with Florida Highway Patrol (“FHP”) to provide off-duty officer services at the hourly rate attached hereto in **Exhibit A** (the “Security Services”) to monitor District-owned property within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities in close proximity to District-owned areas and would like to provide Security Services to monitor Association-owned property within the District; and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits received by the property owners and residences within the District, the District and Association have agreed to provide funding for a portion of the Security Services; and

WHEREAS, the Association and District each represents that it is qualified, through its officers, employees, contractors and affiliates to do so in accordance with the terms of this Agreement; and

WHEREAS, the Association and the District have a mutual obligation to the property owners and residents of the District. Association and District agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

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

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

2. SECURITY CONTRACT AND COST SHARING.

A. The Parties acknowledge that it is in the best interest of the residents and property owners within the District for security services to be provided within the District for twenty (20) hours per week as contracted with the FHP and desired by the Association and District. The Parties herein agree that the Association shall not be considered a party to any agreement with the FHP but shall provide funds to pay for a portion of the costs of such services (the “Security Services Costs”).

B. The Association shall each be responsible for eighty percent (80%) of the Security Services Costs. The District shall be responsible for twenty percent (20%) of the costs of providing the Security Services. The Association shall each pay monthly to the District 80% of the costs incurred in connection with the Security Services as invoiced to the District. The Security Services Costs shall not include any administrative fees, overhead, or other expenses of the District, but shall only include those expenses directly related to the provision of security services. The Association and the District agree that the total Security Services Costs paid by the Association to the District shall not exceed Forty-Six Thousand, Eight Hundred Dollars (\$46,800.00) annually, plus any supplemental security services approved by the Association in writing, as provided herein. The District shall invoice the Association monthly for the amounts due pursuant to this Agreement.

C. The District shall notify the Association, in advance, of any cost increases proposed by FHP to provide security services. The Association shall approve such increase in writing or terminate this Agreement pursuant to Section 5.

3. DISTRICT’S APPROVAL OF SUPPLEMENTAL SECURITY SERVICES. The District shall notify the Association, in advance, of any supplemental security services proposed to be provided by FHP. The Association shall approve or deny the provision of such supplemental security services, in writing, prior to commencement of such supplemental security services.

The Association shall not be required to compensate the District for any supplemental security services performed in the District without the Association's prior written consent.

4. PAYMENT OF COSTS. The Association shall make monthly payments to the District for the monthly Security Services rendered, including any supplemental security services approved pursuant to Paragraph 3, above. All subsequent monthly payments shall be paid within fifteen (15) days from receipt of invoice.

5. TERMINATION. The District and the Association shall each have the right to terminate this Agreement for any reason upon sixty (60) days written notice. Upon termination, the District and the Association shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination, the District shall not be responsible for any future security services.

6. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arms length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

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

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

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

A. If to Association: Lakeside Community Association, Inc.
6972 Lake Gloria Blvd.
Orlando, Florida 32809-3200

B. If to District: Lakeside Community Development District
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Post Office Box 6526

Tallahassee, Florida 32314
Attn: Alyssa C. Willson

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

10. APPLICABLE LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Pasco County, Florida.

11. TERM. This Agreement shall become effective as of October 1, 2020 through September 30, 2020 and renew automatically each October 1 unless terminated in accordance with Section 5 of this Agreement.

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

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

14. ASSIGNMENT. This Agreement may not be assigned, in whole or in part, by either Party. Any purported assignment without such approval shall be void.

15. 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.

16. BINDING EFFECT; NO THIRD PARTY BENEFICIARIES. The terms and provisions hereof shall be binding upon and shall inure to the benefit of the District and the Association.

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

17. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

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

[Remainder of Page Intentionally Left Blank]

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

Attest:

Lynn Hayes
Secretary/Assistant Secretary

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**

By:

Samantha Manning

Print Name:

Samantha Manning

Its:

Chairman

Attest:

Samantha Manning
Print Name

**LAKESIDE COMMUNITY ASSOCIATION,
INC.**

By:

Shelley Kaercher

Print Name:

Shelley Kaercher

Its:

President

Exhibit A: Florida Highway Patrol's Off-Duty Patrol Hourly Rates

Exhibit A

Florida Highway Patrol Off-Duty Officer Hourly Rate: \$56.25

Tab 3



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**Landscape Enhancement Proposal
for
Lakeside CDD**



Lakemont Dr. & Crater Cir.

- Rip out existing declining turf
- Prep area and install 300 sq. ft. St. Augustine Sod
- Includes labor, materials, hauling & dump fees

\$525.00



Lakemont Dr. & Crater Cir.

- Remove existing declining plant material
- Install 50 3gal. Fire Bush & 25 3gal. Crotons
- Includes labor, materials, hauling & dump fees

\$1,800.00



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**Landscape Cleanup Proposal
FOR
Lakeside CDD**

Attention: Mr. Lynn Hayes

July 12, 2022

Scope of Work

Clean up area next to 13755 Crest Lake Drive



- Cut back area in photo.
- Cleanup and remove all debris.
- Includes all labor, hauling and dumping fees.

PRICE: \$750.00

Authorized Signature to Proceed

Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist
<mailto:peterlucadano@yahoo.com> rjohnson@redtreelandscape.systems / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Sod Installation Proposal

FOR
Lakeside CDD

Attention: Mr. Lynn Hayes

July 12, 2022

Scope of Work

Install additional sod on the walking path at corner of Higgins Lane and Crest Lake Drive.



- Install (1,100) sq ft on the walking path in photo above.
- Includes all labor, materials, hauling and dumping fees.

PRICE: \$1,650.00

Authorized Signature to Proceed

/ / Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist

<mailto:peterlucadano@yahoo.com> rjohnson@redtreelandscape.systems / Cell phone: (727) 267-2059



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

**RETENTION AREA
MOWING ADDITION PROPOSAL
FOR
LAKESIDE CDD**

Attention: Mr. Jason Liggett – Field Services Manager

October 1, 2021

Target Areas (Pink Highlighted)



Scope of Work

- Mow, edge and trim to match the base contract "improved areas" schedule

Monthly Increase to Existing Contract: \$4,000.00

Authorized Signature to Proceed

/ / Date of Authorization

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



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

Branch Removal and Tree Cleanup Proposal

FOR
Lakeside CDD

Attention: Mr. Lynn Hayes

July 21, 2022

Scope of Work

Cut one branch and remove debris – next to 13800 Crest Lake - along mulched walking path to the right of the house.



- Cut down (1) dead branch of tree.
- Cut deadwood out of one tree.
- Dispose of all debris.
- Includes all labor, hauling and dumping fees.

PRICE: \$200.00

Authorized Signature to Proceed

/ / / Date of Authorization

Proposal submitted by Robert Johnson - Client Care Specialist

rjohnson@redtreelandscape.systems / Cell phone: (727) 267-2059

Tab 4

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE COMMUNITY DEVELOPMENT DISTRICT ADOPTING WETLAND, WETLAND BUFFERS AND POND MAINTENANCE POLICIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakeside Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes which owns, operates and maintains certain wetlands, wetland buffers, ponds and related improvements to manage and control stormwater runoffs and wetlands (collectively hereinafter referred to as the “District Facilities”); and

WHEREAS, in connection with its ownership and operation of the District Facilities, and in accordance with Chapter 190, *Florida Statutes*, the Board of Supervisors of the District (the “Board”) desires to adopt policies governing the use of the District Facilities; and

WHEREAS, pursuant to a recommendation of *Maintenance Limits*, dated June 10, 2022, by the District Engineer, incorporated herein by this reference, the Board finds that it is in the best interests of the District and necessary for the effective and efficient operation of the District Facilities to adopt by resolution the Wetland, Wetland Buffers and Pond Maintenance Policies, attached hereto as **Exhibit A** and incorporated herein by this reference, governing the maintenance of Wetlands, Wetland Buffers, Ponds and Surface Water identified in the map attached here to as **Exhibit B**, for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and are incorporated herein by this reference.

SECTION 2. The Wetland, Wetland Buffers and Pond Maintenance Policies and related map set forth in **Exhibit A** and **Exhibit B** are hereby adopted pursuant to this resolution as necessary for the efficient operation of the District and shall remain in full force and effect unless revised or repealed by the District by motion at a noticed meeting of the District’s Board.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 27th day of July 2022.

ATTEST:

**LAKESIDE COMMUNITY DEVELOPMENT
DISTRICT**

Print Name: _____

Chairperson

Exhibit A: Wetland, Wetland Buffers and Pond Maintenance Policy

Exhibit B: Maintenance Map

EXHIBIT A

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT WETLAND, WETLAND BUFFER AND POND MAINTENANCE POLICIES

The existing on-site wetlands and stormwater management facilities are regulated by the Southwest Florida Water Management District and the Pasco County Natural Resources and may be further subject to Florida Department of Environmental Protection on behalf of the Army Corps of Engineers. Applicable permits and permit conditions applicable to the Wetlands, Wetland Buffers and the stormwater management facilities are on file with the District Engineer and the District Manager's office.

1. Wetlands and Wetland Buffers

Wetlands are defined by the boundaries shown in the map attached as Exhibit B.

Wetland Buffers are defined as the area encircling Wetlands and to protect wetlands from impact and further identified in the map attached as Exhibit B.

Maintenance – the District shall, from time to time or as necessary, selectively remove nuisance, exotic or invasive species as defined by the Florida Invasive Species Council. No cutting, mowing or trimming of native vegetation shall be permitted.

2. Surface Water E

Surface Water E is defined by the boundaries shown in the map attached as Exhibit B.

Maintenance – in order to preserve native vegetation and to prevent possible erosion from water flowing down to the excessively-mowed pond bank, the District shall preserve native vegetation within three feet (3') of water's edge around Surface Water E. The District shall selectively trim and prune the vegetation above two feet (2') in height and eradicate exotic, nuisance and invasive species as necessary.

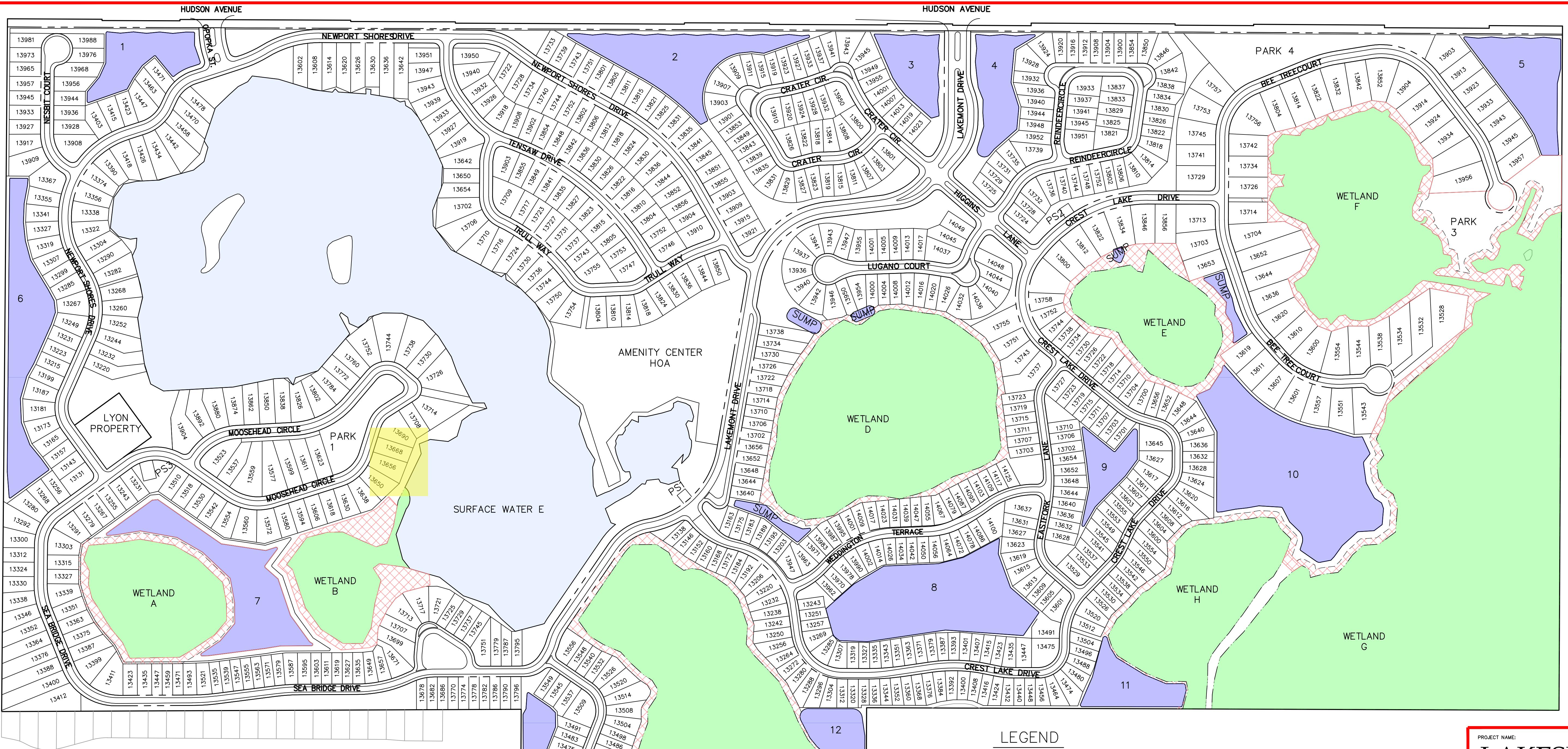
3. Stormwater Ponds

Ponds are defined by the boundaries shown in the map attached as Exhibit B.

Maintenance – the District shall mow the Ponds on a regular basis to maintain inspection and service access to control structures. Any erosion on the sidebanks should be repaired immediately and vegetation restored to protect the slopes from additional erosion.

EXHIBIT B

MAINTENANCE MAP



THE JOURNAL OF CLIMATE

LEGEND

- A legend consisting of four entries, each with a colored square and a label. The first entry has a green square and the label '= WETLANDS'. The second entry has a light purple square and the label '= PONDS'. The third entry has a light blue square and the label '= SURFACE WATER'. The fourth entry has a red square with a diagonal cross-hatch pattern and the label '= WETLAND BUFFER'.

PROJECT NAME: **LAKESIDE**

HEET NAME:

WETLAND / POND AREA EXHIBIT

REARED FOR:
LAKESIDE CDD



FLORIDA DESIGN CONSULTANTS, INC.

THINK IT. ACHIEVE IT.

20525 AMBERFIELD DRIVE, SUITE 201, LAND O' LAKES, FLORIDA 34638
PHONE: (727) 849 - 7588 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM

Tab 5

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

June 22, 2022 Minutes of Meeting

Page 1

1
2 **MINUTES OF MEETING**
3 **LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

10 The regular meeting of the Board of Supervisors of the Lakeside Community
11 Development District was held on **Wednesday, June 22, 2022, at 11:00 a.m.** at the
12 offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley
13 Chapel, FL 33544.

15 Present and constituting a quorum:

17 Jack Koch
18 Linda Ramlot
19 Christina Brooks
20 Gordon Dexter

Board Supervisor, Chair
Board Supervisor, Vice Chair
Board Supervisor, Assistant Secretary
Board Supervisor, Assistant Secretary

22 Also Present:

24 David Fleeman
25 Lynn Hayes
26 Michelle Rigoni
27
28 Jason Liggett
29 Peter Lucadano
30
31 Robert Johnson

District Engineer, Florida Design
District Manager, Rizzetta & Company, Inc.
District Counsel, Kutak Rock LLP
(via conf. call)
Landscape Inspection Services, Rizzetta & Co
Representative, RedTree Landscaping
(joined meeting at approximately 11:16 a.m.)
Representative, RedTree Landscaping
(joined meeting at approximately 11:16 a.m.)

35 Audience

Present

37 **FIRST ORDER OF BUSINESS**

Call to Order

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

41 **SECOND ORDER OF BUSINESS**

Audience Comments

43 Audience comments were entertained concerning parking enforcement.

45 **THIRD ORDER OF BUSINESS**

Consideration of RedTree Landscape Enhancement Proposal

48 Mr. Hayes presented the Landscape Enhancement Proposal to the board for their

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
June 22, 2022 Minutes of Meeting
Page 2

49 consideration.

50

51 This proposal was tabled as the Board would like a revised proposal to include a
52 small grass area by the street stormwater drain.

53

54 **FOURTH ORDER OF BUSINESS**

55 **Consideration of Fiscal Year 2022-2023
Budget Explanation Letter**

56

57 Mr. Hayes presented the Fiscal Year 2022-2023 Budget Explanation Letter.

58

59 On a Motion by Mr. Dexter, and seconded by Ms. Brooks, with all in favor, the Board of
60 Supervisors approved the Budget Explanation Letter and authorized District Staff to send
61 this letter out with the residents with mailed noticed letter, as amended, for the Lakeside
62 Community Development District.

63

64 **FIFTH ORDER OF BUSINESS**

65 **Consideration of the Minutes of the
66 Board of Supervisors held on May 25,
67 2022**

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

70

71 On a Motion by Ms. Ramlot, and seconded by Mr. Koch, with all in favor, the Board of
72 Supervisors approved the Minutes of the Board of Supervisors Meeting held on May 25,
73 2022, for the Lakeside Community Development District.

74

75 **SIXTH ORDER OF BUSINESS**

76 **Consideration of Operation &
77 Maintenance Expenditures for May
78 2022**

79 Mr. Hayes presented the Operation and Maintenance Expenditures for May 2022.

80

81 On a Motion by Mr. Koch, seconded by Ms. Ramlot, with all in favor, the Board of
82 Supervisors ratified the May 2022 (\$40,344.74) payment of the Operation & Maintenance
83 Expenditures, for the Lakeside Community Development District.

84

85 **SEVENTH ORDER OF BUSINESS**

86 **Staff Reports**

87

88 **D. Presentation of Aquatics Report**

89 Mr. Wilt presented his report and explained that the turbidity curtain has been
90 removed except one small portion which would be removed by July 27, 2022.
91 Mr. Wilt noted that they do not have access to site 10 that is on the South
92 End of Bee Tree and Mr. Liggett will review and confirm this with this. Mr.
93 Wilt also informed the Board they would remove the trash/debris at Pond 12
94 as priority and then the other ponds at no cost.

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

June 22, 2022 Minutes of Meeting

Page 3

95 **E. District Engineer**
96 Mr. Fleeman and the Board had a discussion of wetland/wetland buffers and
97 stormwater pond maintenance from the District Engineer's report.

On a Motion by Mr. Koch, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors authorized District staff to complete more research regarding pond bank access and authorize District Counsel to prepare a proposed policy/resolution for pond bank maintenance, for the Lakeside Community Development District.

F. Presentation of Inspection Services Report/Landscaper Comments

Mr. Liggett presented the Inspection Services Report dated June 10, 2022 and requested that RedTree address all deficient items on his report.

The Board and the Landscape Specialist requested that RedTree line trim and mow site none from the aquatics report. Mr. Johnson addressed the deficient items noted in the Inspection Services Report. The Aquatics vendor is to use the new District Engineer wetland/pond map and mark all pond bank locations that need to be line trimmed and mowed and then provide a copy to RedTree, the District Manager and the Landscape Specialist.

G. District Manager Report

Mr. Hayes presented his report to the Board and announced that the next regularly scheduled meeting is July 27, 2022, at 11:00 a.m. at the offices of Rizzetta & Company located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544.

H. District Counsel

District Counsel presented the Draft Master Developer Request for changes to the Letter Agreement (Sidewalk and ADA Ramp Installation). Upon Board discussion, the Board confirmed that cooperation language can be removed if developer pushes back on the addition of same.

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors approved the letter agreement and the contractor agreement for the sidewalk and ADA ramp installation in substantial form with the authorization for the Chair to work with District staff and execute the agreement in final form, for the Lakeside Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

The Board had a discussion that they heard that the HOA Board was interested in terminating the FHP cost share agreement with the CDD. If this is the case the CDD Board would have to decide if they would like to continue using FHP for security on their own. The Board requested that District Counsel follow up with the HOA District Counsel to find out if the HOA Board is considering eliminating the FHP cost share agreement and get an update when the HOA Board will begin parking enforcement or not. The Board would like the District Manager to provide August dates for the Board to consider

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
June 22, 2022 Minutes of Meeting
Page 4

141 having a Landscape/Aquatics Workshop at the Lakeside Amenities Center. The Board
142 also asked Mr. Hayes to get a update on the street light install/directional boring and ask
143 the master developer/home builders top remove all model home sales signs in the
144 community and on Hudson Avenue and to continue to get three color suggestions for the
145 entry wall/monument painting project.

146

147 **NINTH ORDER OF BUSINESS** **Adjournment**

148

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

151

On a Motion by Mr. Dexter, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 12:53 p.m. for the Lakeside Community Development District.

152

153

154

155

156

157

158

159

160

161

Secretary/Assistant Secretary

Chair/Vice Chair

Tab 6

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

June 2022

For Board Approval

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

The total items being presented: **\$40,615.98**

Approval of Expenditures:

Chairperson

Vice Chairperson

Assistant Secretary

Lakeside Community Development District
Paid Operation & Maintenance Expenditures
June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Anthony W Palese	001461	AP060922	Off-Duty State Trooper 06/22	\$ 225.00
Arthur F Gartner, Jr	001440	AG052522	Off-Duty State Trooper 05/22	\$ 225.00
Arthur F Gartner, Jr	001447	AG060222	Off-Duty State Trooper 06/22	\$ 225.00
Arthur F Gartner, Jr	001447	AG060622	Off-Duty State Trooper 06/22	\$ 225.00
Christina Brooks	001455	CB062222	Board Of Supervisors Meeting 06/22/22	\$ 200.00
Gordon G Dexter	001456	GD062222	Board Of Supervisors Meeting 06/22/22	\$ 200.00
Grau and Associates	001448	22697	Audit Services FY 21/22	\$ 4,400.00
Jack D Hypes	001441	JH052222	Off-Duty State Trooper 05/22	\$ 225.00
Jack D Hypes	001441	JH052322	Off-Duty State Trooper 05/22	\$ 225.00
Jack D Hypes	001458	JH061022	Off-Duty State Trooper 06/22	\$ 225.00
Jack D Hypes	001458	JH061122	Off-Duty State Trooper 06/22	\$ 225.00
Jack D Hypes	001458	JH061222	Off-Duty State Trooper 06/22	\$ 225.00
Jack William Koch	001459	JK062222	Board Of Supervisors Meeting 06/22/22	\$ 200.00

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
James E LaRose Jr	001442	JL052022	Off-Duty State Trooper 05/22	\$ 225.00
James E LaRose Jr	001442	JL052422	Off-Duty State Trooper 05/22	\$ 225.00
James E LaRose Jr	001449	JL053122	Off-Duty State Trooper 05/22	\$ 225.00
James E LaRose Jr	001460	JL061522	Off-Duty State Trooper 06/22	\$ 225.00
Jeremy R Cohen	001446	JC060122	Off-Duty State Trooper 06/22 Scheduler's fees	\$ 225.00
Kyle T Fallacaro	001439	KF052922	Off-Duty State Trooper 05/22	\$ 225.00
Linda Ramlot	001464	LR062222	Board Of Supervisors Meeting 06/22/22	\$ 200.00
Nathan C Sequeira	001451	NS060422	Off-Duty State Trooper 06/22	\$ 225.00
Pasco County Utilities Services Branch	001462	16754881	Water Utility Service 05/22	\$ 20.62
Patrick Elmore	001457	PE061422	Off-Duty State Trooper 06/22	\$ 225.00
Patrick Elmore	001457	PE061622	Off-Duty State Trooper 06/22	\$ 225.00
Poop 911	001463	LS042022	Pet Waste Station Maintenance 04/22	\$ 275.60
Poop 911	001463	LS052022	Pet Waste Station Maintenance 05/22	\$ 275.60

Lakeside Community Development District
Paid Operation & Maintenance Expenditures
June 1, 2022 Through June 30, 2022

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
RedTree Landscape Systems, LLC	001450	10606	Monthly Landscape Maintenance 06/22	\$ 14,780.00
Rizzetta & Company, Inc.	001443	INV0000068667	District Management Fees 06/22	\$ 4,301.00
Site Masters of Florida, LLC	001445	052622-2	Replace the Fence on Hudson 05/22	\$ 1,600.00
Site Masters of Florida, LLC	001445	060122-1	Repaired Erosion At Amenity Center Dock 06/22	\$ 6,400.00
Solitude Lake Management LLC	001452	PI-A00825663	Lake & Pond Maintenance 06/22	\$ 1,665.00
Suncoast Rust Control Inc.	001453	04607	Commercial Monthly Rust Control Service 06/22	\$ 735.00
Times Publishing Company	001465	0000231192 06/15/22	Account 117744 Legal Advertising 06/22	\$ 102.40
Timothy J Sleyzak II	001444	TS052122	Off-Duty State Trooper 05/22	\$ 225.00
Timothy J Sleyzak II	001444	TS052722	Off-Duty State Trooper 05/22	\$ 225.00
Withlacoochee River Electric Coop., Inc.	001454	Electric Summary 05/22	Summary Billing 05/22	\$ 760.76
Report Total				\$ 40,615.98

Tab 7

LAKESIDE

Landscape Inspection Report



July 10, 2022
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Correct red items on the report. A lot of the items are left over from last month report. The detail and condition on the property are not up to standards.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. Remove the tall weeds behind the schilling hollies at the main monument sign on the inbound side of Lakemont Drive.
2. Remove the palm chutes in the center island as you enter Lakemont drive at the main entrance.
3. Remove the moss from the plant material in the center island on Lakemont drive at the main entrance. Mostly in the loropetalum.
4. Cover the drip with mulch in the same area as above.
5. Treat the turf weeds at the entrance to the community in the center island on Lakemont Drive.
6. Treat the jasmine bed for weeds in the center island on Lakemont drive before crater circle.
7. Remove the torpedo grass in the Liriope in center island on Lakemont drive before crater circle.
8. Fix the broken irrigation head that was found during the inspection in the center island on Lakemont Drive at the entrance behind the last annual bed.
9. Remove the vines from the Indian hawthorne at the crater circle and Lakemont drive corner bed on the inbound side of Lakemont.
10. During my inspection, the detail on Lakemont drive was still very subpar. Not sure if these areas are not being done. Vines, weed, trash all need to be taken care of throughout these beds. Create plant separation in the jasmine and hedge variety of plants.(10,10a,10b,10c Next Page)
11. Make sure during visits that we are performing a soft edge throughout the beds on Lakemont drive every other week. During the inspection there was a lot of chemical edging being done on the property.
12. Turf color throughout the district has improved.



Crest Lake Drive, Sea Bridge Drive

10



10c



10a



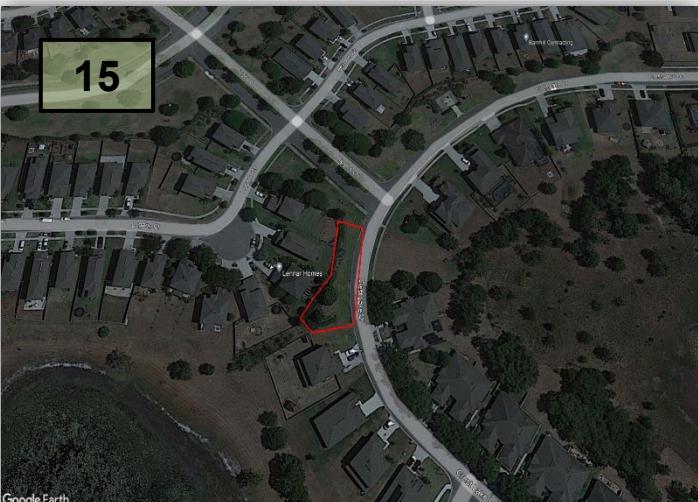
10b



13. Treat the turf weeds throughout Lakemont Drive and surrounding Saint Augustine areas.

14. Trim the Downy Jasmine on Higgins Lane. Remove the vines and weeds in the plant material throughout Higgins Lane.

15. Remove the vines in the common area and awabuki hedge on Crest Lake Drive after you make a right from Higgins Lane.(Pic 15)



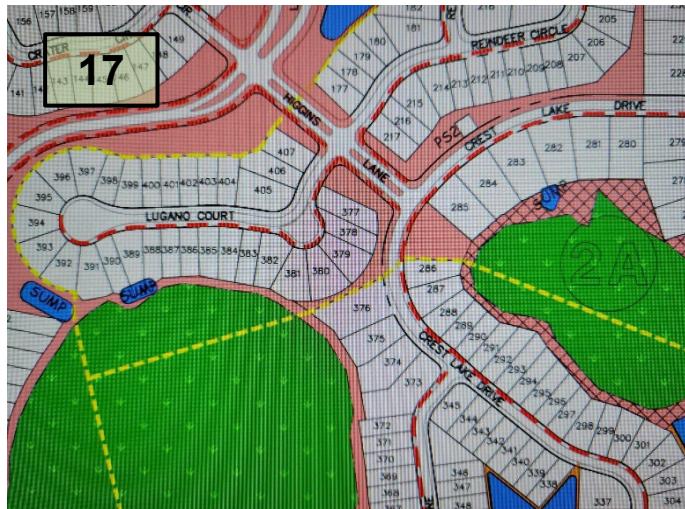
16. Throughout the crest lake drive bed material treat the bed weeds and remove the vines throughout the plant material. We did get this area trimmed but the detail was subpar in this area. Improve the soft edging throughout these beds.



Rizzetta & Company
Professionals in Community Management

Opopka St, Hudson Ave

17. Provide the district a price to clean up the center area between the fences on crest lake drive hasn't been addressed. See map below.(Pic 17)



25. Provide the district to fix the tree that has fell over in the same common area above. We might be able to just restake the tree look at it and let district staff know if it salvageable.

26. Remove the vines and weeds in the Indian Hawthorne's at the common area on Newport shores drive before you get to tensaw drive.

27. Improve the detail throughout the common area on Newport shores drive and opopka street.

18. Provide the district a price to infill the Trail Area with Saint Augustine on Crest Lake drive across from Higgins Lane.

18. Remove the vines from the plant material in the same area as above. These areas need to be detailed and trimmed very badly.

19. The conservation line in the last common area on crest lake drive before the dead is starting to grow over the mowing areas. We need to make sure these are trimmed to allow for mowing services.

20. Remove the palm chutes and treat the bed weeds in the center is land on Lakemont drive across from the community center before crest lake drive.

21. The magnolia trees are still needing the tree rings created on the lake bank as you go between the ponds and the roads from Lakemont drive to sea bridge drive.

22. **We are still needing the plant material in the common area trimmed and the dead plants to be removed on sea bridge drive in the common area. The crews trimmed one shrub.**



LAKESIDE

Landscape Inspection Report



July 10, 2022
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Correct red items on the report. A lot of the items are left over from last month report. The detail and condition on the property are not up to standards.

The following are action items for RedTree Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green text** indicates a proposal has been requested. **Blue** indicates irrigation. **Orange** text represents Staff and **bold, black, underlined** represents questions or information for the BOS.

1. Remove the tall weeds behind the schilling hollies at the main monument sign on the inbound side of Lakemont Drive.
Completed
2. Remove the palm chutes in the center island as you enter Lakemont drive at the main entrance. **Completed**
3. Remove the moss from the plant material in the center island on Lakemont drive at the main entrance. Mostly in the loropetalum.
Completed
4. Cover the drip with mulch in the same area as above. **will be completed**
5. Treat the turf weeds at the entrance to the community in the center island on Lakemont Drive. **Completed**
6. Treat the jasmine bed for weeds in the center island on Lakemont drive before crater circle.
Completed
7. Remove the torpedo grass in the Liriope in center island on Lakemont drive before crater circle. **Completed**
8. Fix the broken irrigation head that was found during the inspection in the center island on Lakemont Drive at the entrance behind the last annual bed. **will be completed**
9. Remove the vines from the Indian hawthorne at the crater circle and Lakemont drive corner bed on the inbound side of Lakemont.
Completed
10. During my inspection, the detail on Lakemont drive was still very subpar. Not sure if these areas are not being done. Vines, weed, trash all need to be taken care of throughout these beds. Create plant separation in the jasmine and hedge variety of plants.(10,10a,10b,10c
Next Page) **Completed**
11. Make sure during visits that we are performing a soft edge throughout the beds on Lakemont drive every other week. During the inspection there was a lot of chemical edging being done on the property. **Completed**
12. Turf color throughout the district has improved.



Crest Lake Drive, Sea Bridge Drive

10



10c



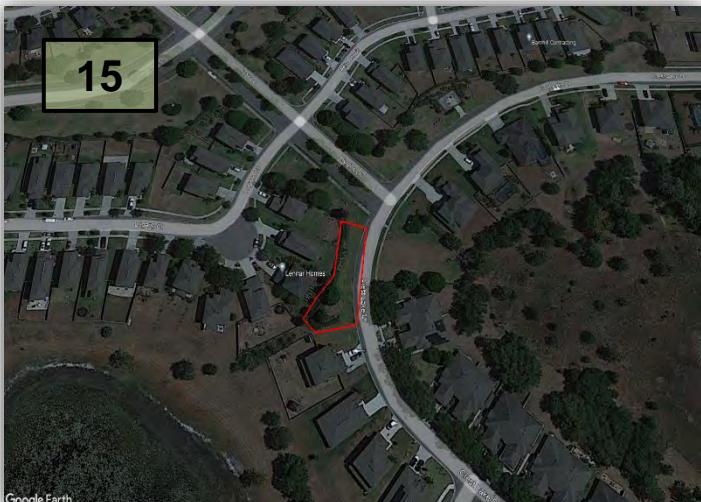
10a



10b



15



13. Treat the turf weeds throughout Lakemont Drive and surrounding Saint Augustine areas. **Completed**
14. Trim the Downy Jasmine on Higgins Lane. Remove the vines and weeds in the plant material throughout Higgins Lane. **Completed**
15. Remove the vines in the common area and awabuki hedge on Crest Lake Drive after you make a right from Higgins Lane.(Pic 15) **Completed**

Completed



Rizzetta & Company
Professionals in Community Management

3

RJ

Opopka St, Hudson Ave

17. Provide the district a price to clean up the center area between the fences on crest lake drive hasn't been addressed. See map below.(Pic 17) **previously submitted**



18. Provide the district a price to infill the Trail Area with Saint Augustine on Crest Lake drive across from Higgins Lane.
previously submitted

18. Remove the vines from the plant material in the same area as above. These areas need to be detailed and trimmed very badly.

Completed

19. The conservation line in the last common area on crest lake drive before the dead is starting to grow over the mowing areas. We need to make sure these are trimmed to allow for mowing services.

Completed

20. Remove the palm chutes and treat the bed weeds in the center is land on Lakemont drive across from the community center before crest lake drive.

Completed

21. The magnolia trees are still needing the tree rings created on the lake bank as you go between the ponds and the roads from Lakemont drive to sea bridge drive.

Completed

22. **We are still needing the plant material in the common area trimmed and the dead plants to be removed on sea bridge drive in the common area. The crews trimmed one shrub. Completed**

25. Provide the district to fix the tree that has fell over in the same common area above. We might be able to just restake the tree look at it and let district staff know if it salvageable.
to be submitted.

26. Remove the vines and weeds in the Indian Hawthorne's at the common area on Newport shores drive before you get to tensaw drive.
Will be completed

27. Improve the detail throughout the common area on Newport shores drive and opopka street. **Completed**

Submitted by:

Robert Johnson, Client Care Specialist

RedTree Landscape Systems
Submitted on : July 20, 2022



Rizzetta & Company
Professionals in Community Management

Tab 8



Lakeside CDD Waterway Inspection Report

Reason for Inspection:

Inspection Date: 2022-07-06

Prepared for:

District Manager
Rizzetta & Company

Prepared by:

Jason Diogo, Aquatic Biologist

TABLE OF CONTENTS

	<u>Pg</u>
SITE ASSESSMENTS	
PONDS 4, 3, 2	3
PONDS S1, 1, 15	4
PONDS 6	5
MANAGEMENT/COMMENTS SUMMARY	5, 6
SITE MAP	7

Lakeside CDD Waterway Inspection Report

2022-07-06

Site: 4

Comments:

Site looks good

Minor shoreline weeds present on exposed banks.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

July, 2022

July, 2022

Site: 3

Comments:

Site looks good

Minor shoreline weeds present on exposed banks.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

July, 2022

July, 2022

Site: 2

Comments:

Normal growth observed

Mild shoreline weeds and Planktonic algae present. Both were treated on 7/6. Expect complete results in 7-10 days.



Action Required:

Routine maintenance next visit

Target:

Planktonic algae

July, 2022

July, 2022

Lakeside CDD Waterway Inspection Report

2022-07-06

Site: S1

Comments:

Site looks good

Site is now 100% dry. Minor weed growth on exposed pond bottom.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

July, 2022

July, 2022

Site: 1

Comments:

Normal growth observed

Water level has continued to drop. Moderate terrestrial weed growth on fresh exposed pond bottom.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

July, 2022

July, 2022

Site: 15

Comments:

Treatment in progress

Site was treated via boat for submersed Pondweed on 7/6. Expect results in 2-3 weeks. Follow up treatments required.



Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

July, 2022

July, 2022

Site: 6**Comments:**

Treatment in progress

Water levels continue to drop exposing most of the pond bottom. Heavy terrestrial weed growth was sprayed on 7/6. Shallow section holding water has floating Watermeal

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

July, 2022

July, 2022

Management Summary

Water levels have continued to drop and expose much of the pond bottoms. Heavy terrestrial weed growth can be seen sprouting on all the exposed areas.

Cabbage Slough Lake (#15) received a treatment via boat targeting submersed Pondweed on 7/6. Follow up treatments will be required during future visits.

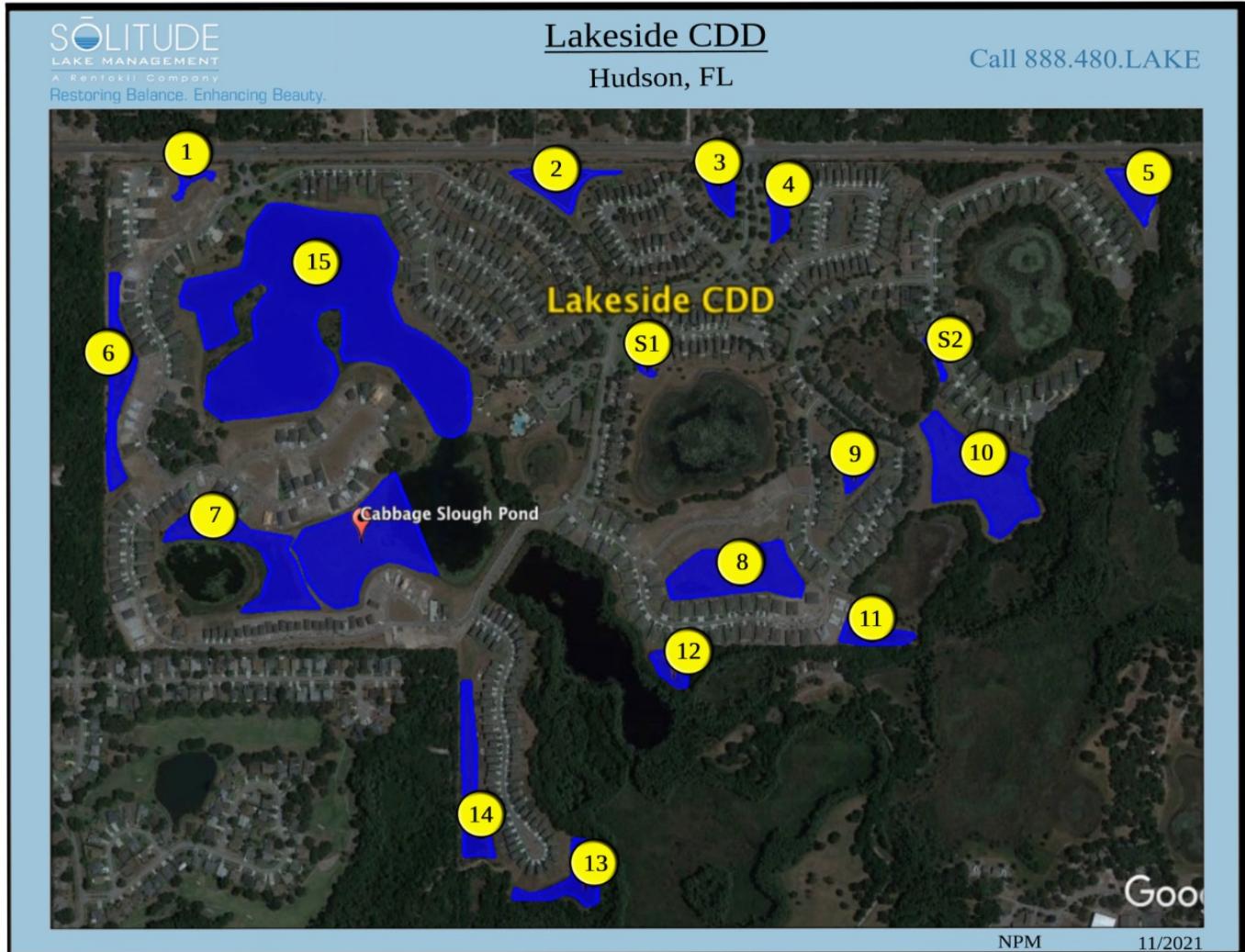
Feel free to reach out with any questions: jason.diogo@solitudelake.com

Thanks for choosing Solitude Lake Management!

Lakeside CDD Waterway Inspection Report

2022-07-06

Site	Comments	Target	Action Required
4	Site looks good	Shoreline weeds	Routine maintenance next visit
3	Site looks good	Shoreline weeds	Routine maintenance next visit
2	Normal growth observed	Planktonic algae	Routine maintenance next visit
S1	Site looks good	Species non-specific	Routine maintenance next visit
1	Normal growth observed	Species non-specific	Routine maintenance next visit
15	Treatment in progress	Submersed vegetation	Routine maintenance next visit
6	Treatment in progress	Species non-specific	Routine maintenance next visit





Service History Report

July 7, 2022
50097

Lakeside CDD

Date Range: 06/01/22..06/30/22

Toll Free: (888) 480-5253

Fax: (888) 358-0088

www.solitudelakemanagement.com

Service Date	6/7/2022	13807
No.	PI-A00829407	
Order No.	SMOR-608070	
Contract No.	SVR56081	

Technician Name and State License #s

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
15858-LAKE-ALL	Lakeside CDD - LAKE ALL	18	
Technician's Comments: Treated sites 1-9			
General Comments: Inspected Lake			
Inspected for Aquatic Weeds Treated			
Inspected for Undesirable Shoreline Vegetation Treated			
Littoral Shelf Maintenance Treated			
Inspected for algae Treated			
Dye OK			
Trash & Light Debris Removal Completed per detailed contract specifications			

Service Date	6/17/2022	13807
No.	PI-A00835084	
Order No.	SMOR-612752	
Contract No.	SVR56081	

Technician Name and State License #s

Jason R. Diogo (FL-CM22805)

Service Item #	Description	Lake No.	Lake Name
15858-LAKE-ALL	Lakeside CDD - LAKE ALL	18	
Technician's Comments: Treated sites 10-17			
General Comments: Inspected Lake			
Inspected for Aquatic Weeds OK			
Inspected for Undesirable Shoreline Vegetation Treated			
Littoral Shelf Maintenance OK			
Inspected for algae OK			
Dye OK			
Trash & Light Debris Removal Completed per detailed contract specifications			

Lakeside CDD
Restoration Assessment

Sample Date: 6 Jul 2022
Report Date: 18 Jul 2022

Field Biologist: Jason Diogo
Lab Scientist: Sam Sardes

Site #7	2-3
Glossary	4



Restoration Assessment: Lakeside CDD, Site #7

Sample Date: 6 Jul 2022

Test	Desired Range	Action Range	Surface	Bottom	This lake is
Phosphorus, Total	< 30 ppb	> 100	111	48	Healthy
Nitrogen, Total	<1,200 ppb	> 2,000	772	699	Healthy
Ammonia	< 100 ppb	> 250	31	13	Healthy
Conductivity	< 1,200 uS/cm	NA	137	NA	Healthy
Alkalinity, Total	> 80 ppm	NA	44	NA	Low
Turbidity	< 5 NTU	NA	1.0	NA	Healthy
pH reading	6.5 - 8.5	NA	7.58	7.59	Healthy
Secchi reading	< 4 feet	NA	10		Healthy

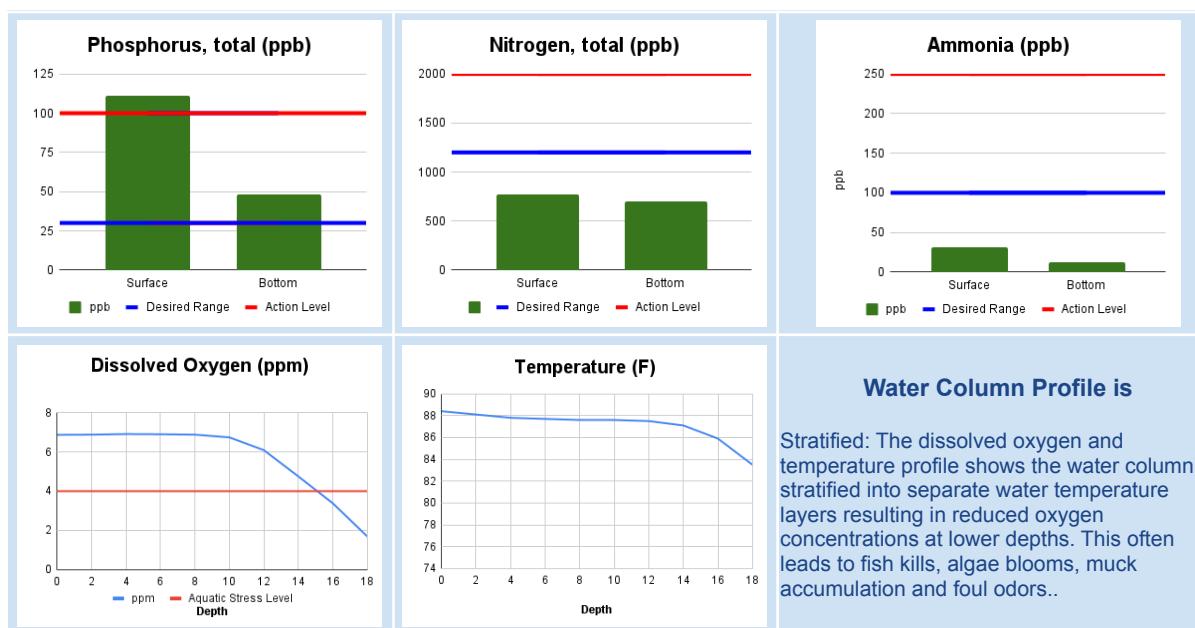


Acres: 35.2

Average Depth (feet): 19.25

Observations

This water body overall exhibits good water quality. The only two challenges this pond has are low alkalinity levels which put the pond at risk of more dramatic pH swings and lower than desired oxygen levels at the bottom of the water column. Over time, this reduced oxygen may lead to nutrient cycling from the sediments of the pond.



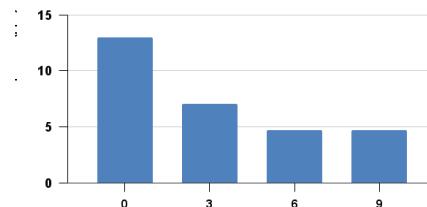
Recommendations

- Aeration for destratification
- Watershed management
- Ongoing water quality monitoring

Restoration Assessment: Lakeside CDD, Site #7

Sample Date: 6 Jul 2022

Phosphorus Dosing Results (Desired Range is <30 ppb, Action Level is >100 ppb)



Product (ppm as Aluminum)	Total Phosphorus (ppb)
0	13
2	7
4	BDL
6	BDL

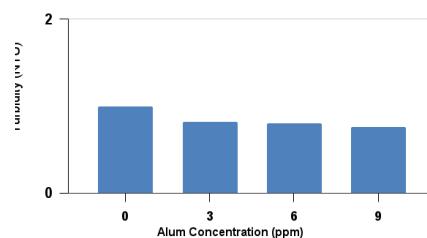
Treatment Recommendations

Based on laboratory results the following is recommended

- No alum is required at this time.
- Follow up testing to verify treatment results 7-30 days post treatment

*BDL - below detectable limit

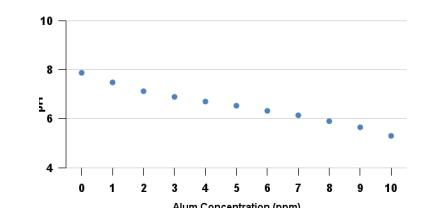
Turbidity Dosing Results (Desired Range is <5 NTU)



Product (ppm as Aluminum)	Turbidity (NTU)
0	1
2	0.82
4	0.80
6	0.76

Due to external factors not accounted for in a laboratory setting results may vary from this report.

pH Titration Dosing Limitations



In order to protect aquatic life, it is recommended that the pH levels do not drop below 6.0.

It is recommended that the dosage does not exceed 7 ppm as aluminum, at any one time based on laboratory data.

Water Quality Parameter	Desired Range	Action Level	Non-normal results may lead to	Common causes of non-normal levels
Phosphorus, total	< 30 ppb	> 100 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, phosphorus laden bottom sediments
Nitrogen, total	< 1,200 ppb	> 2,000 ppb	Excessive algae growth, muck accumulation, nuisance midge fly population, unbalanced fishery, etc.	Reclaimed water discharge, landscape fertilizer runoff and agricultural drainage, organic material input like grass clippings and leaf litter
Ammonia	< 100 ppb	> 250 ppb	May lead to fish and wildlife becoming unhealthy or passing, especially under high pH conditions	Organic decomposition, landscape/fertilizer runoff, and anoxic conditions (low oxygen), excessive waterfowl excrement
Dissolved Oxygen	> 4 ppm	N/A	Leads to nutrient recycling from the sediments (phosphorus), may cause fish kill events, foul odors, etc.	Stratification, higher than normal biological oxygen demand
Temperature	< 4 degree difference	N/A	Often leads to low dissolved oxygen, nutrient recycling, and unbalanced ecosystems	Natural processes
Alkalinity	> 80 ppm	N/A	Drastic pH swings and an unhealthy ecosystem to grow sportfish populations	Low background levels
Conductivity	< 1,200 uS/cm	N/A	Fish kills for salt intolerant species, damage to turf through irrigation, change in algae community (golden algae)	Salt water intrusion, road salt runoff, excessive additions of reclaimed / effluent water
Turbidity	< 5 NTU	N/A	Loss of clarity in water and in extreme conditions fish kills	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
Secchi Disk	> 4 feet	N/A	Loss of clarity in water	Sediment run-off, bottom sediment in suspension, algae blooms, etc.
pH reading	6.5 - 8.5	N/A	Unbalanced ecosystems and potentially fish kill events	Watershed run-off, pool discharges, algae blooms, etc.

[^]The above thresholds are general goals that have been determined by decades of lake management experience from our lake management team and a variety of peer reviewed journal studies.

Tab 9



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- **Next Meeting:** August 24, 2022 @ 6:00 PM
- **Next Election (Seat 1 Samantha Manning, Seat 2 Linda Ramlot, Seat 5 Jack Koch):** November 8, 2022

District Manager's Report

July 27

2022

FINANCIAL SUMMARY

6/30/2022

General Fund Cash & Investment Balance:	\$282,085
Reserve Fund Cash & Investment Balance:	\$250,575
Debt Service Fund Investment Balance:	<u>\$671,116</u>
Total Cash and Investment Balances:	\$1,203,776
General Fund Expense Variance:	\$27,973
	Under Budget

L
A
K
E
S
I
D
E

C
D
D