



Rizzetta & Company

Lakeside Community Development District

**Board of Supervisors' Regular
Meeting
April 3, 2024**

**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 Christina Brooks Gordon Dexter Charles Wood	Chair Vice Chair Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Daryl Adams	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
District Engineer	David Fleeman	Florida Design Consultants, Inc.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

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

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

**Board of Supervisors
Lakeside Community
Development District**

March 27, 2024

Dear Board Members:

The regular meetings of the Board of Supervisors of the Lakeside Community Development District will be held on **Wednesday, April 3, 2024, at 10:00 a.m. at the offices of Rizzetta & Company, Inc. 5844 Old Pasco Road, Suite 100, Wesley Chapel, Florida 33544.** The following is the agenda for this meeting:

BOARD OF SUPERVISORS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Engineer
 - B. AWC Waterway Inspection
 1. Presentation of Waterway Inspection Report Tab 1
 - C. Landscape Inspection Specialist
 1. Presentation of Landscape Inspection Reports..... Tab 2
 - D. Pine Lake Landscape/Irrigation Inspection
 1. Presentation of Pine Lake Response Report Tab 3
 2. Consideration of Pine Lake Proposals Tab 4
 3. Discussion on Irrigation Map
 - E. District Counsel
 1. Ratification of the Roadway Traffic Calming Project Services Agreement Tab 5
 - F. District Manager
 1. Presentation of District Managers' Report, Monthly Financials and Towing Count Tab 6
 2. Presentation of the Quarterly Compliance Audit Report..... Tab 7
- 4. BUSINESS ITEMS**
 - A. Discussion of FY 24-25 Budget
 - B. Ratification of the Rizzetta Additional Services Proposal Tab 8
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of the Board of Supervisor Regular Meeting held on January 3 and March 6, 2024 Tab 9
 - B. Consideration of Operation & Maintenance Expenditures for February 2024 Tab 10
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

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

Sincerely,
Darryl Adams
Darryl Adams
District Manager

Tab 1



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: _____

Customer Number: 1456 Customer: LAKESIDE CDD

Technician: Dakota

Date: 02/27/2024 Time: 11:00 AM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
1			X						
2			X						
3			X						
4			X						
5			X						
6	X		X						
7			X						
8			X						
9			X						

- | | | | | | | |
|-------------------------------|----------------------------------|-----------------------------------|--------------------------------|--|---------------------------------|---------------------------------|
| CLARITY | FLOW | METHOD | | CARP PROGRAM | WATER LEVEL | WEATHER |
| <input type="checkbox"/> < 1' | <input type="checkbox"/> None | <input type="checkbox"/> ATV | <input type="checkbox"/> Boat | <input type="checkbox"/> Carp observed | <input type="checkbox"/> High | <input type="checkbox"/> Clear |
| <input type="checkbox"/> 1-2' | <input type="checkbox"/> Slight | <input type="checkbox"/> Airboat | <input type="checkbox"/> Truck | <input type="checkbox"/> Barrier Inspected | <input type="checkbox"/> Normal | <input type="checkbox"/> Cloudy |
| <input type="checkbox"/> 2-4' | <input type="checkbox"/> Visible | <input type="checkbox"/> Backpack | | | <input type="checkbox"/> Low | <input type="checkbox"/> Windy |
| <input type="checkbox"/> > 4' | | | | | | <input type="checkbox"/> Rainy |

- FISH and WILDLIFE OBSERVATIONS**
- | | | | | |
|------------------------------------|------------------------------------|-------------------------------------|----------------------------------|------------------------------------|
| <input type="checkbox"/> Alligator | <input type="checkbox"/> Catfish | <input type="checkbox"/> Gallinules | <input type="checkbox"/> Osprey | <input type="checkbox"/> Woodstork |
| <input type="checkbox"/> Anhinga | <input type="checkbox"/> Coots | <input type="checkbox"/> Gambusia | <input type="checkbox"/> Otter | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bass | <input type="checkbox"/> Cormorant | <input type="checkbox"/> Herons | <input type="checkbox"/> Snakes | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Bream | <input type="checkbox"/> Egrets | <input type="checkbox"/> Ibis | <input type="checkbox"/> Turtles | |

- | | |
|---|---------------------------------------|
| NATIVE WETLAND HABITAT MAINTENANCE | Beneficial Vegetation Notes: |
| <input type="checkbox"/> Arrowhead | <input type="checkbox"/> Naiad |
| <input type="checkbox"/> Bacopa | <input type="checkbox"/> Pickerelweed |
| <input type="checkbox"/> Blue Flag Iris | <input type="checkbox"/> Soft Rush |
| <input type="checkbox"/> Bulrush | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Chara | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Cordgrass | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Golden Canna | |
| <input type="checkbox"/> Gulf Spikerush | |
| <input type="checkbox"/> Lily | |









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Customer Number: 1456 Customer: LAKESIDE CDD

Technician: Dakota

Date: 02/27/2024 Time: 01:34 PM

Customer Signature: _____

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
10			x						
11	x		x						
12	x		x						
14			x						
13	x		x						
15	x		x						

CLARITY	FLOW	METHOD	CARP PROGRAM	WATER LEVEL	WEATHER
<input type="checkbox"/> < 1'	<input type="checkbox"/> None	<input type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> High	<input type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Normal	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack	<input type="checkbox"/> Carp observed	<input type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'			<input type="checkbox"/> Barrier Inspected		<input type="checkbox"/> Rainy

FISH and WILDLIFE OBSERVATIONS

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<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

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<input type="checkbox"/> Bulrush	<input type="checkbox"/> _____
<input type="checkbox"/> Chara	<input type="checkbox"/> _____
<input type="checkbox"/> Cordgrass	<input type="checkbox"/> _____
<input type="checkbox"/> Golden Canna	
<input type="checkbox"/> Gulf Spikerush	
<input type="checkbox"/> Lily	





Tab

LAKE SIDE

Landscape Inspection Report



March 27, 2024
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- Make sure the March fertilizations have been completed for the Ornamentals.

The following are action items for Pine Lake 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. Provide the district a price to replace the 3 Gallon Loropetalum that died at on the inbound side at the Lakemont entrance monument.



2. During my inspection, the turf is showing sign of striping from fertilizer please keep an eye on this and correct if needed.
3. Remove the moss form the Loropetalum in the first center island as you enter on Lakemont Drive.(pic 3>)
4. Make sure that we don't have spider mite activity in the Parsoni Juniper on the inbound side of Lakemont Drive before Crater Circle. I have noticed some browning in this material.

5. Throughout he district make sure crews are raking up the old Magnolia Tree debris droppings and disposing offsite.

6. Lift the Drake elms in the center island across from the amenity center.(pic 6)



Crest Lake Drive, Sea Bridge Drive

7. Lift the oak trees next to 13738 Lakemont Drive per the scope of services to 10 feet.(pic 7)



8. Provide the district a price to infill where we lost the Crotons last winter on Crater Circle. There should be a total of 23 3 Gallon Crotons.(pic 8)



9. Lift the oak trees in the common area on Crest Lake Drive after you make a right off Higgins Lane before the HOA.(pic 9>)
10. Make sure during service visits that the crews are policing the beds for trash and debris.
11. Continue to work on turf weeds treatments throughout the Saint Augustine in the district.



Tab

LAKESIDE

Landscape Inspection Report



February 19, 2024
Rizzetta & Company
Jason Liggett – Landscape Specialist



Rizzetta & Company
Professionals in Community Management

Summary, Hudson Avenue Lakemont Eastward

General Updates, Recent & Upcoming Maintenance Events.

- ❖ Make sure February Saint Augustine application is completed per the spec of 20-0-10 w Pre M. 1,250 #s
- ❖ **Completed the red items on the report**

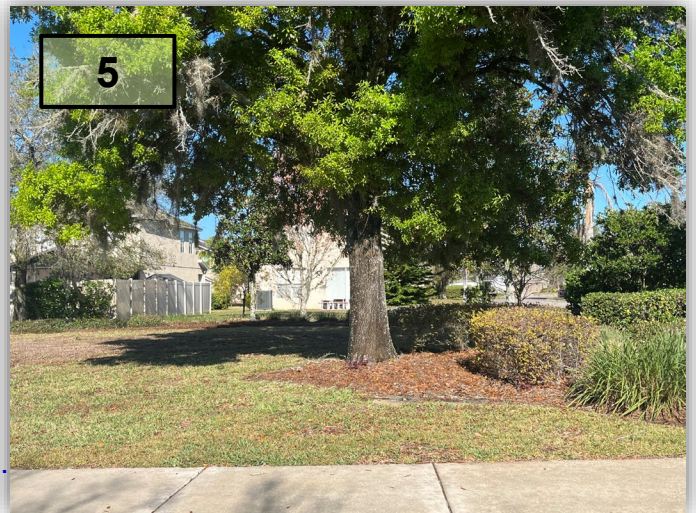
The following are action items for Pine Lake Landscaping to complete. Please refer to the item # in your response listing action already taken or anticipated time of completion. **Red text** indicates deficient from previous report. **Bold Red text** indicates deficient for more than a month. **Green 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. **Diagnose and treat the decline in the recently installed Loropetalum at the main entrance to Lakemont drive.(Pic 1)**Fertilized and monitoring.



2. Remove the taller weeds mixed in with the newly install plant beds on the inbound and outbound sides of the main entrance on Lakemont Drive. **Completed**
3. During maintenance visits please make sure crews are removing any kind of commercial signage throughout the district. **Monitoring**
4. Throughout the district let's start the process of pencil pruning the crape myrtles. We want to make sure that we don't remove anymore than the size of a pencil. **Completed**

5. **Lift the oak tree just pass the Crater Circle intersection on Lakemont Drive.(Pic 5)**
Completed 2-21-24



6. **Raise the oak tree on Lakemont Drive before Newport Shores Drive on the inbound side.(pic 6)** **Completed 2-21-24**



Crest Lake Drive, Sea Bridge Drive

7. Treat the turf weeds in the Saint Augustine next to 13138 crest lake Drive in the district common area. (pic 7>) Treated 3-13-24

8. Treat the turf weeds in the Saint Augustine in the common area next to 13163 Crest Lake Drive.(Pic 8) Treated 3-13-24



12. Prepare for the March application of fertilizer for all Ornamentals in the district with a 24-2-11 using 8153. Completed

Pine Straw missing from Opopka Entrance will be installed 3-28 or 3-29.

9. Treat the turf weeds in the center island across from the community center on Lakemont Drive.(Pic 9) Treated 3-13-24



10. Lift the oak trees next to 13602 Newport Shores Drive just inside of the Apopka street entrance. Completed

11. Make sure February Saint Augustine application is completed per the spec of 20-0-10 w Pre M. Completed

Tab



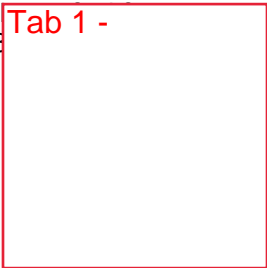
Lakeside CDD Elm Tree Install 3.11.24

Date 3/12/2024

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

John Amarosa would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please contact us at any time at john@pinelakenurseryinc.com or 727-243-
Tab 1 -



Elm Tree Installation

Elm Tree Installation

Price includes 2" Caliper Winged Elm Tree (45 gallon), tree stakes, a bale of pine straw per tree and an irrigation bubbler added per tree. All installation included.

If there is already an irrigation bubbler present, we can deduct \$115 per tree.

Items	Quantity	Unit	Price
Labor Enhancement	16.00	Hr	\$1,155.36
Winged Elm Tree 45 Gal	16.00	EA	\$2,400.00
Staking - Hardwood	16.00	EA	\$1,269.77
Pine Straw Bale	16.00	EA	\$160.00
Irrigation Add Bubbler	16.00	EA	\$1,847.39
Dingo	1.00	Day	\$141.95
Elm Tree Installation:			\$6,974.47
PROJECT TOTAL:			\$6,974.47

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.
- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
- If payment requires Pine Lake to create and/or setup an account in an additional software, Pine Lake reserves the right to charge an administrative fee along with passing along any software fees charge.

Ex c l u s i o n s

The Following matters are excluded from the Work, unless specified in writing to the contrary:

- **This Proposal price is valid for Thirty (30) days. We reserve the right to modify pricing after that time to reflect current market prices.**
- Site work is excluded unless specified in writing within the Proposal. Site should be at finished grade (within 1" of final grade), with all soils in sod and planting areas to be loose, not compacted, and ready to install landscape material. If site is not at finished grade, Contractor reserves the right to delay until site is properly prepared.
- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape

- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
 - Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
 - Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
 - Existing tree preservation, barricading, pruning, root pruning, or inventory
 - Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
 - Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
 - Warranty on transplanted plant material from the project site
 - Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.


- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site, and to secure additional required site information from appropriate government and other authorities.
- **Damaged Utilities:** Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- **Damage to neighbors buried utilities,** on the Client's property, are the responsibility of the Client
- **Damage to installed material** (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- **Damage due to pest infestation** is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- **Damage due to improper watering** after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- **Stone:** Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- **Metal:** Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly,

use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor

- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

John Amarosa
Date 3/12/2024

Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____



Lakeside CDD Pond Fills 3-24

Date 3/27/2024

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669





Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.

Install Pond Fill Valves where applicable. See attached map for fill locations.

Pond Fill Installations

Irrigation Enhancement

Items	Quantity	Unit	Price
Labor Irrigation	4.00	Hr	\$338.86
Irrigation Inspection - Replace 2" Valve	2.00	EA	\$1,758.67
2" Pipe	200.00	EA	\$428.00
Misc Fittings and Supplies	1.00	EA	\$100.00
Trencher	1.00	Day	\$276.89
Irrigation Enhancement:			\$2,902.42
PROJECT TOTAL:			\$2,902.42

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price per unit.

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- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
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- **Payments Received:** The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- **Diligence:** The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- **Competence:** The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- **Site Unknowns:** It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

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- **Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client**
- **Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor**
- **Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.**
- **Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor**

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- **Wood:** Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
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- **Concrete:** Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- **Warranty Time Period:** The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if

there is an approved irrigation system

- **Client Responsibilities:** The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- **Use of Client Selected and Approved Substandard Materials:** Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials
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- **Plant specified height and width are used as primary sizes for sourcing plant material.** This may result in minor deviation from container and caliper size specifications.

By 

Terry McLane

Date 3/27/2024

Pine Lake Services, LLC

By _____
Lakeside CDD

Date _____



Lakeside CDD Well #1 3-25-24

Date 3/25/2024
Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669
Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

Pine Lake Services, LLC would like to thank you for the opportunity to bid. We look forward to working with you on this project. If you have any questions, please feel free to contact us at any time at projects@pinelakenurseryinc.com or (813) 948-4736.

Since the wells were inspected 2 weeks ago, Well #1 has developed an electrical problem. The Well company has come back out and determined that the MAG Starter is failing. Proposal to replace the Mag Starter.

Irrigation Repair

Irrigation Repair Well #1

Items	Quantity	Unit	Price
Installation	1.00	EA	\$375.00
2-5hp Mag Starter	1.00	EA	\$1,383.79
Misc Fittings and Supplies	1.00	EA	\$62.50
Irrigation Repair Well #1:			\$1,821.29
PROJECT TOTAL:			\$1,821.29

Terms & Conditions

Terms & Conditions

Payment Terms

- Any proposal exceeding \$5,000 for an enhancement to a Maintenance property, a 50% deposit

will be required upon acceptance to schedule job. The remaining 50% balance will be due upon completion of job.

- Payments made via credit card will be accepted up to \$4,750 and will include an additional 3% credit card fee.
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- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established

during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.

- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.
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By 

Terry Mclane
Date 3/25/2024

Pine Lake Services, LLC

By _____
Lakeside CDD
Date _____



Lakeside CDD Well Inspection Repairs 3-24

Date 3/21/2024
Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669
Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

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Repairs to Wells that are recommended after the inspection of all 3 Wells.

Well #1 on Crestlake Dr. checks out good. No recommended repairs at this time.

Well #2 on Lakemont Dr checks out good. No recommended repairs at this time.

Well #3 on Opopka Dr quoted recommended repairs.

Irrigation Repair/Installation

Well #3 Repairs

Items	Quantity	Unit	Price
Installation	1.00	EA	\$562.50
2HP Grundfos Control Box 230v	1.00	EA	\$598.33
Challenger 85 gal Pressure Tankl	1.00	EA	\$1,608.94
Heavy Duty Pressure Switch 40-60 psi	1.00	EA	\$172.51
Well #3 Repairs :			\$2,942.28
PROJECT TOTAL:			\$2,942.28

Terms & Conditions

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By  _____

Terry McLane

Date 3/21/2024

Pine Lake Services, LLC

By _____

Lakeside CDD

Date _____



Lakeside CDD Well Inspection 3-24

Date 3/14/2024

Customer Lakeside CDD | 13739 Lakemont Drive | Hudson, FL 34669

Property Lakeside Community Development | 13739 Lakemont Drive | Hudson, FL 34669

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Inspect all 3 wells for proper operation.

Irrigation Repair/Installation

Well Inspections

Items	Quantity	Unit	Price
Inspection	3.00	EA	\$1,050.00
Well Inspections :			\$1,050.00
PROJECT TOTAL:			\$1,050.00

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- Removal of base material and/or aggregate material within all landscape planting areas, sod areas and other green space areas that impedes or impacts proper planting of plant material and sod.
- Soil replacement where base material and/or aggregate material was removed for proper planting
- Drainage: Should the Client's property be the lowest elevation in relation to surrounding property or buildings, the Contractor reserves the right to retain an expert to evaluate and propose drainage solutions. All costs for engineering services, as well as the actual drainage work will be at the Client's expense. Unless the Client has a detailed Topographical survey completed, the above clause may come into effect.
- Soil, Sod and/or Mulch quantities are estimates only. They do not account for disturbed construction areas or other fluctuations. Invoices will reflect actual quantities used at proposed price per unit.
- Conduit and connections for electrical, gas, and all other utilities and services
- Site Unknowns: Including, but not limited to, sub-surface conditions/obstacles that create unforeseen labor, equipment, material, or disposal charges
- MOT for temporary traffic control
- Any Irrigation or utility trenching thru roads, road base, concrete, or rock will incur additional costs
- Any cutting or repairing of any hard surface such as asphalt, concrete, pavers or curbs for irrigation or landscape
- We need 72 hours' notice prior to road base material or concrete work is installed so that sleeves and/or road bores are installed
- Backflow Connection
- Water source for irrigation is based on specifications at the dedicated meter of the location marked on irrigation plan sheet. If a different location of the dedicated water source is established during construction a change order will be entered into to adjust for the costs associated with the new route for mainline and connections.
- Man hours required to find installed buried irrigation sleeves or irrigation piping in areas where asphalt, concrete, curbs, or other hard surfaces are installed prior to completing the irrigation

system and where markings or stubs have been placed to show location of irrigation sleeves or piping and these markers have been damaged, buried, or removed by others.

- Additional man hours required to maintain plant material and/or sod of a landscape and irrigation installation project that:
- Has been started by Pine Lake Nursery and Landscape and/or its subcontractors and is interrupted, delayed, impeded, or prohibited, by others from being worked on continuously until the landscape and irrigation project is completed. Pine Lake Nursery and Landscaper and its subcontractors are excluded.
- Upon completion of the landscape and irrigation installation project as specified in the landscape and irrigation plan sets is considered complete but will not be accepted as completed until the project as a whole is accepted as complete.
- Existing tree preservation, barricading, pruning, root pruning, or inventory
- Repairs to any erosion control measures that are damaged or inoperative prior to commencement of landscape and irrigation work
- Any planting of sod or other ground cover as required by any municipality when construction of landscape and irrigation has ceased or been suspended for more than 30 days that is no fault of the landscape or irrigation contractor or subcontractors
- Warranty on transplanted plant material from the project site
- Warranty on plant material that is not rated to grow in established USDA plant hardiness growth zone(s)

Procedure for Extra Work, Changes and Escalation

- If it shall become necessary for the Contractor to make changes in any designs, drawings, plans, or specifications for any part of the project or reasons over which we have no control, or we are put to any extra work, cost or expense by reason of any act or matter over which it has no control, the Customer will pay to the Contractor a fee for such changed or extra Work calculated on a time and materials basis. All changes to Work or pricing or the terms of this Agreement will be read and understood within the context and meanings of this Agreement unless stated explicitly to the contrary.
- Change Order: The quantities or specifications of material as outlined in the Proposal could be adjusted at any time with approval in the form of a signed Change Order. Change Orders will be executed using current market prices

Escalation Clause

- In the event of significant delay or price increase of material, equipment, or energy occurring during the performance of the contract through no fault of the Construction Manager, the Contract Sum, time of completion or contract requirements shall be equitably adjusted by Change Order in accordance with the procedures of the Contract Documents. A change in price of an item of material, equipment, or energy will be considered significant when the price of an item increases 5% percent between the date of this Contract and the date of installation

Warranty and Tolerances

- Payments Received: The Warranty for the contract is only valid if payment is received in full on acceptance of the work
- Diligence: The Contractor agrees to carry out its Work diligently and to provide sufficient supervision and inspection of its staff and subcontractors and that its work will be of proper and professional quality, and in full conformity with the requirements of the contract
- Competence: The Contractor warrants that it is competent to perform the Work and that it has the necessary qualifications including knowledge and skill with the ability to use them effectively.
- Site Unknowns: It is the responsibility of the Client or the Client's Representative to fully inform the Contractor of all the information regarding site unknowns that may include difficult buried materials, cables, and pipes, tree stumps, drainage or water table issues, rock, and shale sub surfaces and/or other impediments, issues or factors that could otherwise impact the quality, cost and timeliness of project completion. Failure to notify the Contractor may lead to additional costs to the Client (at the Contractor's discretion) and schedule time not included in the proposal and may require changes in design and construction to overcome such problems – all for which the

Client will be responsible. Client can avoid such risks by permitting the Contractor to do appropriate soil and ground tests, review the site,


and to secure additional required site information from appropriate government and other authorities.

- Damaged Utilities: Should damage occur to utilities during construction, the Contractor is only liable for the cost of the repair. the Contractor is not liable in any way for inconvenience to the Client caused by damage to the utilities
- Damage to neighbors buried utilities, on the Client's property, are the responsibility of the Client
- Damage to installed material (plants, trees, sod, etc.) by foot traffic, machinery, equipment, other trades, owner neglect or acts of nature will be excluded from any warranty and will not be replaced at the cost of Contractor
- Damage due to pest infestation is excluded from warranty and any damaged material will not be replaced at the cost of the Contractor. If, however, the Contractor has a separate maintenance contract with the client, pest control would fall under that contract and would be subject to those warranty parameters.
- Damage due to improper watering after final acceptance will not be replaced at the cost of the Contractor

Material Tolerances

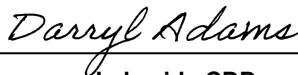
- Wood: Pressure treated wood cannot be guaranteed against warp age, checking, or cupping.
- Stone: Natural stone has color variations that vary from stone to stone. In addition, mineral deposits such as lime, iron, etc. can change the stone and even bleed. This is the nature of the product, and the Client accepts this as a natural and acceptable quality of the stone
- Metal: Metal, which is not galvanized, is not guaranteed from rusting commencing immediately after installation
- Concrete: Spider cracks (hairline stress-fractures) are considered a normal characteristic of all types of concrete. Concrete may crack substantially over time due to proximity of tree roots.
- Warranty Time Period: The Contractor warrants all construction and installation for a period of one (1) year, providing that they have been maintained properly. All construction materials are subject to manufacturer's specific warranties/guarantees. Planting is warranted for one (1) year if there is an approved irrigation system
- Client Responsibilities: The Client recognizes and agrees that they have a responsibility to maintain constructions, plants, bushes, trees, and other installations in keeping with standard quality maintenance requirements for the Warranty to remain in effect. Failure to properly maintain materials or horticulture installations will void the warranty. Client further recognizes and agrees that damage to construction, materials, horticulture elements and other warrantable items of the project will not be warranted if the damage or loss is due to elements beyond the control of the Contractor. For example, flooding eaves, troughs that damage plants, fallen branches, animal caused damage, damaged/ burst irrigation or drainage pipes that were not maintained properly, use of improper chemicals, improper maintenance, extreme or unusual weather conditions, and similar and/or related situations – void all warranties provided by the Contractor
- Use of Client Selected and Approved Substandard Materials: Client recognized and agrees that if the Client has chosen and approved the use of substandard materials for any application that the one-year warranty will be void or otherwise limited in writing on those items so impacted but will remain in effect for all other elements of the project not impacted directly or indirectly by use of substandard materials. the Contractor will notify in writing to the Client any material that the Client has selected that would negatively impact the one-year warranty of the Contractor – prior to purchasing and/or installing such materials

- Material Grades: The Client recognizes that all materials come in a range of grades of quality and finishes, and that natural materials are not perfect. Natural wood has knots, and other natural materials have variability in color due to a wide range of factors, and that sample while useful in material selection decision-making, cannot be expected to accurately represent the total completed installation. The Contractor shall endeavor to enable the Client to see or understand the representative range of color, texture, and related of all materials installed on a project, however, acceptable Florida Grades and Standards will be used for the final selection of those materials. Once the selection has been approved by the Client, the Client will be responsible for all costs associated with changing any given material should the Client change their mind during or after material is purchased or installed.
- Plant specified height and width are used as primary sizes for sourcing plant material. This may result in minor deviation from container and caliper size specifications.

By 

Terry Mclane
Date 3/14/2024

Pine Lake Services, LLC

By 

Lakeside CDD
Date 3-18-24

Tab

**AGREEMENT FOR ROADWAY TRAFFIC CALMING PROJECT SERVICES
BETWEEN LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
AND EXPRESS STRIPE LLC D/B/A EXPRESS ASPHALT SOLUTIONS**

THIS AGREEMENT (“**Agreement**”) is made and entered into this 19th day of March 2024 by and between the following Parties:

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33544 (“**District**”); and

EXPRESS STRIPE LLC D/B/A EXPRESS ASPHALT SOLUTIONS, a Florida limited liability company, with a mailing address of 7901 4th Street North, Suite 300, St. Petersburg, Florida 33702 (“**Contractor**,” and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District desires to retain an independent contractor to install four (4) new speed tables and repair and replace two (2) existing speed tables located within the District’s roadways, as more particularly described in this Agreement and more particularly on the attached **Exhibit A** and **Composite Exhibit B**, and Contractor represents that it is capable of providing such materials and services and desires to contract with the District to do so in accordance with the terms of this Agreement; and

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

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

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

SECTION 2. DUTIES AND COMPENSATION.

A. District agrees to use Contractor to provide the Services as defined herein in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of Contractor are to provide the material, tools, skill, and labor necessary to perform the services as delineated in **Composite Exhibit B** (“**Services**”)

and in accordance with the construction drawings and location maps attached as **Composite Exhibit B**. Should any work and/or services be required which are not specified in this Agreement or any addenda, but which are nevertheless necessary for the proper provision of Services to the District, such work or services shall be fully performed by the Contractor as if described and delineated in this Agreement without additional compensation provided therefore, except as specifically excluded at **Exhibit A**.

- B.** In exchange for completing the Services, the District agrees to pay the Contractor a total amount not to exceed **Twenty Three Thousand, Eight Hundred Thirty Four Dollars and No Cents (\$23,834.00)**, in accordance with the pricing as set forth in **Exhibit A**, upon final completion and approval by the District of the Services. This compensation includes all parts, materials, and labor necessary to complete the Services as described herein. Compensation under this Agreement shall be paid by the District to Contractor in accordance with the Local Government Prompt Payment Act, as set forth in Sections 218.70 *et seq.* of the Florida Statutes.
- C.** The District may require, as a condition precedent to making any payment to the Contractor, that all subcontractors, material men, suppliers or laborers be paid and require evidence, in the form of Lien Releases or partial Waivers of Lien, to be submitted to the District by those subcontractors, material men, suppliers or laborers, and further require that the Contractor provide an Affidavit relating to the payment of said indebtedness. Further, the District shall have the right to require, as a condition precedent to making any payment, evidence from the Contractor, in a form satisfactory to the District, that any indebtedness of the Contractor as to services to the District has been paid, and that the Contractor has met all of the obligations with regard to the withholding and payment of taxes, Social Security payments, Workmen's Compensation, Unemployment Compensation contributions, and similar payroll deductions from the wages of its employees.
- D.** Contractor shall be solely responsible for the means, manner, and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District with the exception of those specifically provided for herein. The Services shall additionally be performed in a neat and professional manner reasonably acceptable to the District and shall be in accordance with industry standards, best practices, and this Agreement.
- E.** The Contractor agrees that the District shall not be liable for the payment of any additional services, unless the District, through an authorized representative of the District, authorizes the Contractor, in writing, to perform such additional services. If the District should desire additional work or services not provided in this Agreement, the Contractor agrees to negotiate in good faith to undertake such additional work or services. Upon successful negotiations, the Parties shall agree in writing to a work order, addendum, addenda, or change order to this Agreement, and the Contractor shall perform such additional work or services as if described and delineated in this Agreement.

- F.** Contractor shall use all due care to protect the property of the District, its residents, and landowners from damage. Contractor agrees to commence repair of any damage resulting from Contractor's activities and Services within twenty-four (24) hours.
- G.** Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Services, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery, and surplus materials. If the Contractor fails to clean up as provided in this Agreement, the District may do so and the cost thereof shall be charged to the Contractor.
- H.** This Agreement grants to Contractor the right to enter District lands which are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.

SECTION 3. TERM. The term of this Agreement will be from the time of execution of this Agreement by the Parties until either (1) the Services are completed, the work is accepted by the District, and final payment is made, or (2) such time as this Agreement is terminated pursuant to its terms. Contractor shall complete the Services as quickly and efficiently as possible. The timing of all Services shall be coordinated with the District's Manager, Daryl Adams of Rizzetta & Company, Inc., and/or his designee, and in conjunction with the District's Engineer, David Fleeman of Florida Design Consultants, Inc. and/or his designee.

SECTION 4. TERMINATION. The District agrees that the Contractor may terminate this Agreement for cause by providing thirty (30) days' written notice of termination to the District; provided, however, that the District shall be provided a reasonable opportunity to cure any failure under this Agreement. The Contractor agrees that the District may terminate this Agreement immediately for cause by providing written notice of termination to the Contractor. The District shall provide fifteen (15) days' written notice of termination without cause. Upon any termination of this Agreement, and as the Contractor's sole and exclusive remedy for any termination hereunder, the Contractor shall be entitled to payment for all Services rendered up until the effective termination of this Agreement, subject to whatever claims or offsets the District may have against the Contractor.

SECTION 5. WARRANTY AND COVENANT.

- A.** Contractor hereby covenants to the District that it shall perform the work necessary to complete the Services: (i) using its best skill and judgment and in accordance with generally accepted professional standards and practices for projects of similar design and complexity as the project; (ii) in compliance with all reasonably known applicable federal, state, county, municipal, building and zoning, land use, environmental, public safety, non-discrimination and disability accessibility laws, codes, ordinances, rules and regulations, including, without limitation, all professional registration (both corporate and individual) for all required basic disciplines that it shall perform; and (iii) in an expeditious and economical manner consistent with the best interests of the District. Furthermore, the Contractor covenants and represents to the District that the

Contractor has obtained, and shall maintain throughout the Contractor's performance of the Services, all licenses required by law to perform the Services, and that all such licenses are, and shall continue to be throughout the Contractor's performance of the Services, valid and in good standing.

- B.** To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor's expense after receipt of a written notice from the District. To the extent that manufacturers' warranties are available, such manufacturers' warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers' warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after installation of the Services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable).

- C.** In addition to all manufacturers' warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, including without limitation all labor and materials provided by the Contractor pursuant to this Agreement, shall be warranted for workmanship for a period of one (1) year after final completion and acceptance by the District.

SECTION 6. PAYMENT AND PERFORMANCE BONDS. The Parties acknowledge that Contractor is not required to furnish payment and performance bonds, as permitted by and in accordance with Section 255.05, *Florida Statutes*.

SECTION 7. INSURANCE.

- A.** The Contractor shall maintain throughout the term of this Agreement the following insurance:
 - 1.** Worker's Compensation Insurance in accordance with the laws of the State of Florida.
 - 2.** Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and property damage liability, and covering at least the following hazards:
 - a)** Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractors' operation, if any.

3. Employer's Liability Coverage with limits of at least One Million Dollars (\$1,000,000.00) per accident or disease.
 4. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B.** The District and the District's staff, employees, consultants, officers, representatives, agents, and supervisors shall be named as additional insureds on the above listed policies, except Workers' Compensation and Employer's Liability. All above-referenced insurance policies shall be considered primary and non-contributory with respect to the additional insureds, and all such required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.
- C.** If the Contractor fails to have secured and maintained the required insurance, the District has the right, but not the obligation, to secure such required insurance, in which event the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 8. INDEMNIFICATION.

- A.** In consideration for the Services provided for hereunder and the compensation paid, to the fullest extent permitted by law, and in addition to any other obligations of Contractor under this Agreement or otherwise, Contractor shall indemnify, hold harmless, and defend the District, and their respective officers, directors, supervisors, employees, staff, managers, attorneys, engineers, consultants, agents, contractors and subcontractors, of each and any of all of the foregoing entities and individuals (together, "**Indemnitees**") from all claims, liabilities, damages, losses and costs, including, but not limited to, reasonable attorney's fees, to the extent caused, in part or in whole, by (i) the negligent, reckless, or intentionally wrongful misconduct of the Contractor, or any employee, agent, subcontractor, or any individual or entity directly or indirectly employed or used by any of them to perform any of the Services, (ii) the Contractor's performance of, or failure to perform, Contractor's obligations pursuant to this Agreement or any Services or Contractor's performance of any activities in connection therewith, and (iii) any breach of any warranty, representation, covenant, or agreement made by Contractor in this Agreement or any Services.

- B.** Contractor shall ensure that any and all subcontracts include this express Section 8 for the benefit of the Indemnitees. Obligations under this section shall include, but are not limited to, the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments against the District.

SECTION 9. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Contractor shall keep, observe, and perform all requirements of applicable local, state, and federal laws, rules, regulations, codes or ordinances. If the Contractor fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, state, or federal governmental body or agency or subdivision thereof with respect to the Services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 10. LIENS AND CLAIMS. The Contractor shall promptly and properly pay for all labor employed, materials purchased, and equipment hired by it to perform under this Agreement. The Contractor shall keep the District's property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Contractor's performance under this Agreement, and the Contractor shall immediately discharge any such claim or lien. In the event that the Contractor does not pay or satisfy such claim or lien within three (3) business days after the filing of notice thereof, the District, in addition to any and all other remedies available under this Agreement, may terminate this Agreement to be effective immediately upon the giving of notice of termination.

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

SECTION 12. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties herein 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.

SECTION 13. INDEPENDENT CONTRACTOR. In all matters relating to this Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees or subcontractors of the Contractor, if there are any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of this Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 14. AGREEMENT. This Agreement, together with **Exhibit A** and **Composite Exhibit B**, shall constitute the final and complete expression of this Agreement between the District and Contractor relating to the subject matter of this Agreement. To the extent of any conflict between this Agreement and **Exhibit A** or **Composite Exhibit B**, this instrument shall control.

SECTION 15. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both the District and Contractor.

SECTION 16. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all the requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Agreement.

SECTION 17. NOTICES. All notices, requests, consents and other communications under this Agreement (“**Notices**”) shall be in writing and shall be hand delivered, mailed by First Class Mail, postage prepaid, or sent overnight delivery service, to the Parties, as follows:

A. If to District: Lakeside Community
Development District
c/o Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Wesley Chapel, Florida 33544
Attn: District Manager

With a copy to: Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Lakeside CDD, District Counsel

B. If to the Contractor: Express Stripe LLC d/b/a Express Asphalt Solutions
7901 4th Street North, Suite 300
St. Petersburg, Florida 33606
Attn: _____

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 District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth in this Agreement.

SECTION 18. ENFORCEMENT OF AGREEMENT; CONTROLLING LAW AND VENUE. In the event that either the District or Contractor is required to enforce this Agreement by court proceedings or otherwise, then the substantially prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs for trial, alternative dispute resolution, or appellate proceedings. This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. All actions and disputes shall be brought in the proper court and venue, which shall be Polk County, Florida.

SECTION 19. PUBLIC RECORDS. The Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited, to Section 119.0701, *Florida Statutes*. The Contractor acknowledges that the designated public records custodian for the District is **Rizzetta & Company, Inc.** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in the Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC

RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 994-1001, DARRYL@RIZZETTA.COM, OR 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.

SECTION 20. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 23. NEGOTIATION AT ARM'S LENGTH. This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any Party.

SECTION 24. ASSIGNMENT. Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other Party.

SECTION 25. E-VERIFY REQUIREMENTS. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees and shall comply with all requirements of Section 448.095, *Florida Statutes*, as to the use of subcontractors. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 26. PUBLIC ENTITY CRIMES. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction per the provision of Section 287.133(2)(a), *Florida Statutes*.

SECTION 27. SCRUTINIZED COMPANIES. Contractor certifies, by acceptance of this Agreement, that neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List or the

Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, created pursuant to Section 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District.

[Signature page follows]

IN WITNESS WHEREOF, the Parties hereto have signed this Agreement to be effective on the day and year first written above.

**LAKESIDE COMMUNITY
DEVELOPMENT DISTRICT**



Chairman / Vice-Chairman, Board of Supervisors

**EXPRESS STRIPE LLC D/B/A EXPRESS
ASPHALT SOLUTIONS**, a Florida limited
liability company

By: _____

Its: _____

Exhibit A:
Composite Exhibit B:

Contractor's Proposal
Scope of Services/Construction Drawings

Exhibit A Contractor's Proposal



QUOTE

Florida Design Consultants, Inc.

Date
8 Feb 2024

Express Asphalt Solutions

Quote Number
QU-1148

Reference
5844 Old Pasco Rd Suite
100 Wesley Chapel FL
33544

Lakeside Subdivision Traffic Calming

5844 Old Pasco Rd Suite 100
Wesley Chapel FL 33544

Description	Quantity	Unit Price	Tax	Amount USD
Signage will be installed in compliance with the county regulations on reflectivity location and height to include two speed hump signs and 4 delineators at each location.	1.00	5,500.00		5,500.00
Square off existing speed hump and saw cut edges. Remove asphalt to be properly disposed of off site and install two (2) new speed humps 3 inches in height with 9/5 type hot mix. Roll, level and compact to reached required density.	1.00	3,600.00		3,600.00
Mark out four (4) speed table locations. Cut out 2 ft on each side for keyway to prevent speed table from shifting. Apply S1 tack binder over remanding location for proper asphalt to asphalt adhesion. Install asphalt in two lifts to achieve a maximum thickness of 3 inches with a height of 3 inches. Tack coat between lifts. Total of four (4), with two (2) remediated	1.00	11,734.00		11,734.00
New striping layout shall be designed according to county specifications to include speed hump advanced warning marking with D.O.T approved traffic marking paint. All paint shall incorporate reflective glass beads For night visibility. Thermoplastic- Thermoplastic shall be installed 30 days after work is completed and asphalt has had time to cure.	1.00	3,000.00		3,000.00
			Subtotal	23,834.00
			TOTAL TAX	0.00
			TOTAL USD	23,834.00

Company Registration No: L23000328216. Registered Office: Attention: Phil Bocook, 7901 4th St N, Ste 300, Saint Petersburg, FL, 33702, United States.

[Continues on following page]

Terms

All work is performed in a professional manner by insured personnel. All materials meet strict national corporate company quality control standards. Any alteration or deviation from above specifications involving extra costs will be executed only upon explicit verbal or written agreements. We are not responsible for damage to wet sealant or other products after we have left the property. Scheduling is contingent upon delays beyond our control (weather).

UNLESS OTHERWISE NOTED, PRICE INCLUDES 1 SERVICE TRIP (1 MOBILIZATION). MULTIPLE MOBILIZATIONS MAY INCUR ADDITIONAL CHARGES. PLEASE NOTIFY US OF A NEED FOR ADDITIONAL MOBILIZATIONS AS SOON AS POSSIBLE.

Acceptance of proposal—the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

NOTE: This proposal may be withdrawn by EAS if not accepted within 30 days.

We propose hereby to furnish material and labor complete in accordance with above specifications, for the total sum of:

Payment In Full Upon Completion.

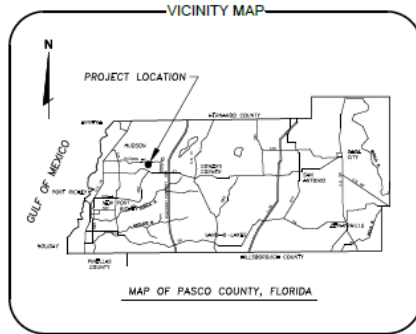
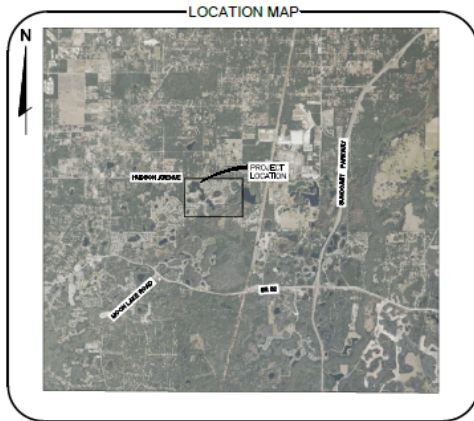
[End of Exhibit A]

Composite Exhibit B
Scope of Services / Construction Drawings

LAKESIDE CDD

PLANS OF PROPOSED TRAFFIC CALMING

SECTIONS 34 AND 35, TOWNSHIP 24 S, RANGE 17 E
PASCO COUNTY, FL



DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	OVERALL PLAN
3-4	SIGNAGE AND PAVEMENT MARKING PLAN
5	DETAILS

OWNER:
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT
C/O BEITTA AND COMPANY
3644 OLD PASCO ROAD, SUITE 100
WESLEY CHAPEL, FL 33544
PHONE: (813) 994-1001

ENGINEER / SURVEYOR:
FLORIDA DESIGN CONSULTANTS, INC.
20525 AMHERFIELD DRIVE, SUITE 201
LAND O' LAKES, FL 34638
P: 727-449-7388



NO.	DATE	BY	FOR
1	10/23/2023	JAC	ISSUE FOR PERMIT
2	10/23/2023	JAC	ISSUE FOR PERMIT
3	10/23/2023	JAC	ISSUE FOR PERMIT
4	10/23/2023	JAC	ISSUE FOR PERMIT
5	10/23/2023	JAC	ISSUE FOR PERMIT

NO.	DATE	BY	FOR
1	10/23/2023	JAC	ISSUE FOR PERMIT
2	10/23/2023	JAC	ISSUE FOR PERMIT
3	10/23/2023	JAC	ISSUE FOR PERMIT
4	10/23/2023	JAC	ISSUE FOR PERMIT
5	10/23/2023	JAC	ISSUE FOR PERMIT

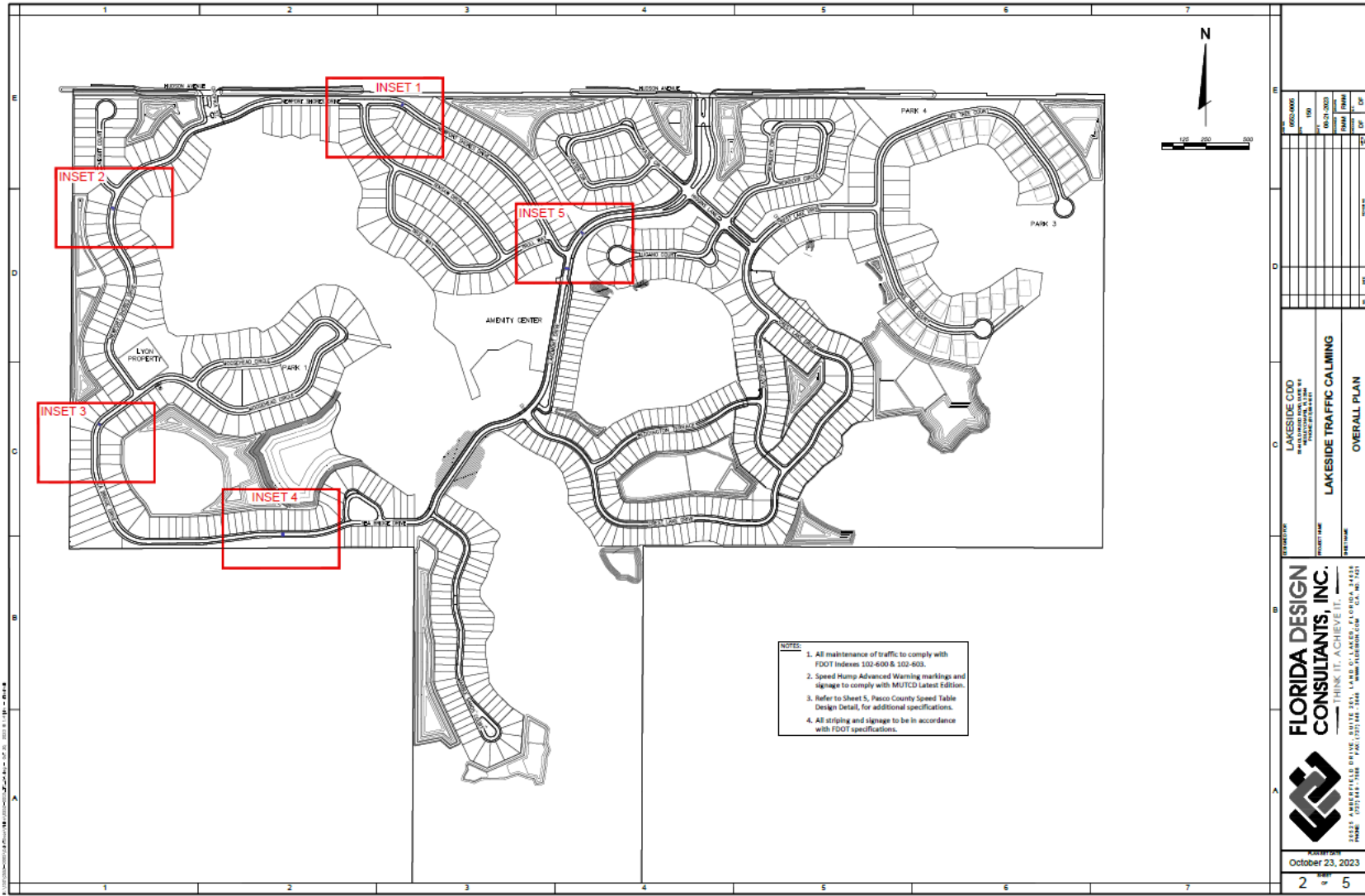
LAKESIDE CDD
PREPARED BY: JACQUES AND COMPANY
PROJECT NO. 23-001

LAKESIDE TRAFFIC CALMING
COVER SHEET

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —
JACQUES AND COMPANY, INC. LAND O' LAKES, FLORIDA
PHONE: (727) 449-7388 FAX: (727) 449-7388

DATE: October 23, 2023
SHEET 1 OF 5

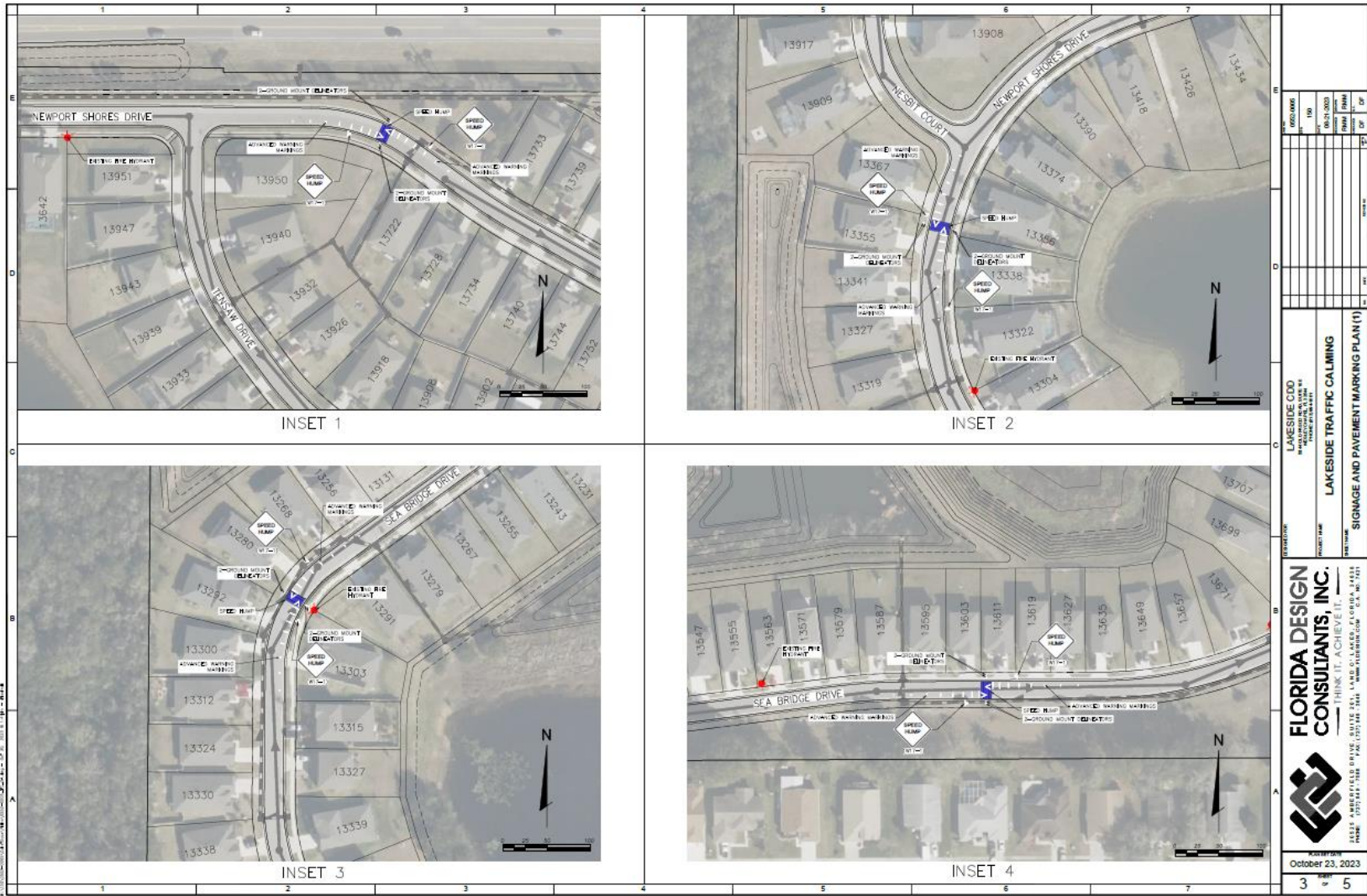
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- NOTES:**
1. All maintenance of traffic to comply with FDOT Indexes 102-600 & 102-603.
 2. Speed Hump Advanced Warning markings and signage to comply with MUTCD Latest Edition.
 3. Refer to Sheet 5, Pasco County Speed Table Design Detail, for additional specifications.
 4. All striping and signage to be in accordance with FDOT specifications.

<p>FLORIDA DESIGN CONSULTANTS, INC. <small>THINK IT. ACHIEVE IT. 10000 W. UNIVERSITY BLVD., SUITE 1000, TAMPA, FL 33613 TEL: 813.974.1111 FAX: 813.974.1144 WWW.FLORIDACONSULTANTS.COM CA. NO. 7421</small></p>	<p>PROJECT NAME: LAKESIDE CDD PROJECT NUMBER: 19010001 DATE: 10/23/2023 DRAWN BY: [blank] CHECKED BY: [blank] SCALE: [blank]</p>
	<p>DESCRIPTION: LAKESIDE CDD TRAFFIC CALMING STUDY TRAFFIC CALMING</p>
	<p>OVERALL PLAN</p>
<p>DATE: October 23, 2023</p>	<p>SHEET: 2 OF 5</p>

[Continues on following page]

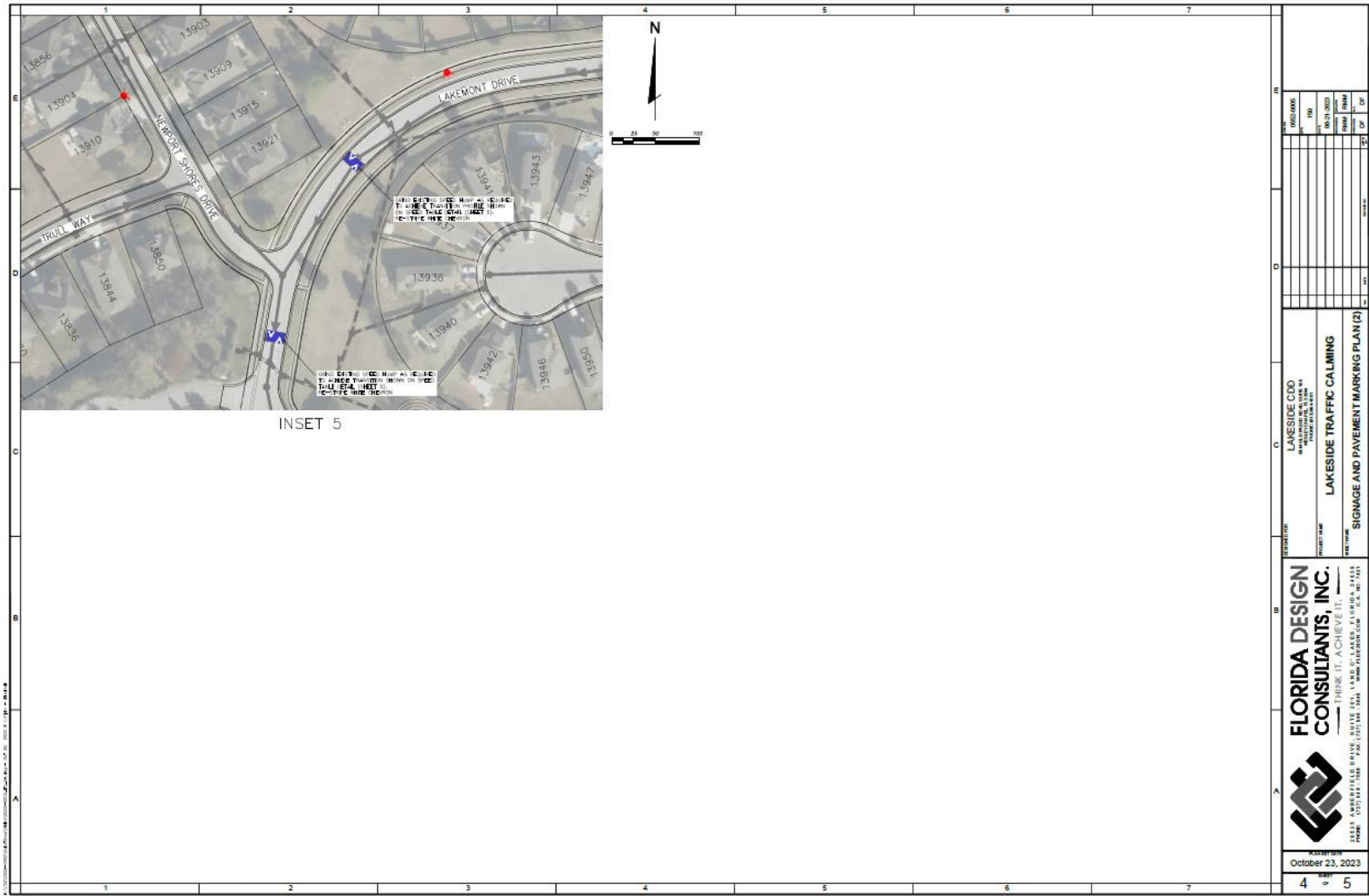


NO. OF SHEETS	100
NO. OF SHEETS USED	100
DATE	10/23/2023
PROJECT NAME	LAKESIDE CDD
CLIENT NAME	FLORIDA DESIGN CONSULTANTS, INC.
PROJECT NUMBER	LAKESIDE TRAFFIC CALMING
SHEET NUMBER	3
TITLE	SIGNAGE AND PAVEMENT MARKING PLAN (1)

DATE	10/23/2023
PROJECT NAME	LAKESIDE CDD
CLIENT NAME	FLORIDA DESIGN CONSULTANTS, INC.
PROJECT NUMBER	LAKESIDE TRAFFIC CALMING
SHEET NUMBER	3
TITLE	SIGNAGE AND PAVEMENT MARKING PLAN (1)

DATE	10/23/2023
PROJECT NAME	LAKESIDE CDD
CLIENT NAME	FLORIDA DESIGN CONSULTANTS, INC.
PROJECT NUMBER	LAKESIDE TRAFFIC CALMING
SHEET NUMBER	3
TITLE	SIGNAGE AND PAVEMENT MARKING PLAN (1)

[Continues on following page]



[Continues on following page]

Tab



UPCOMING DATES TO REMEMBER

- **Next Meeting:** May 1, 2024, at 6:00pm
- **FY 2022-2023 Audit Completion Deadline:** June 30, 2024
- **Next Election (Seats):** Term 11/20 – 11/24 (Seat 3-Christina Brooks); Term 11/20-11/24 (Seat 4-Gordon Dexter)

District
Manager's
Report

April 3

2024

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<u>FINANCIAL SUMMARY</u>		<u>2/29/2024</u>
General Fund Cash & Investment Balance:		\$451,444
Reserve Fund Cash & Investment Balance:		\$637,240
Debt Service Fund Investment Balance:		<u>\$1,185,202</u>
Total Cash and Investment Balances:		\$2,273,886
General Fund Expense Variance:	\$60,452	Under Budget



Rizzetta & Company

Lakeside Community Development District

**Financial Statements
(Unaudited)**

February 29, 2024

Prepared by: Rizzetta & Company, Inc.

lakesidecdd.org
rizzetta.com

Lakeside Community Development District

Balance Sheet

As of 02/29/2024

(In Whole Numbers)

	General Fund	Reserve Fund	Debt Service Fund	Total Gvmnt Fund	Fixed Assets Group	Long-Term Debt
Assets						
Cash In Bank	229,403	0	0	229,403	0	0
Investments	222,041	637,240	1,185,202	2,044,484	0	0
Accounts Receivable	25,287	0	23,809	49,095	0	0
Refundable Deposits	8,539	0	0	8,539	0	0
Fixed Assets	0	0	0	0	13,205,188	0
Amount Available in Debt Service	0	0	0	0	0	1,209,011
Amount To Be Provided Debt Service	0	0	0	0	0	8,445,989
Total Assets	485,270	637,240	1,209,011	2,331,521	13,205,188	9,655,000
Liabilities						
Accounts Payable	1,264	0	0	1,264	0	0
Accrued Expenses	2,056	0	0	2,056	0	0
Revenue Bonds Payable-Long Term	0	0	0	0	0	9,655,000
Total Liabilities	3,320	0	0	3,320	0	9,655,000
Fund Equity & Other Credits						
Beginning Fund Balance	71,046	474,461	719,575	1,265,081	0	0
Investment In General Fixed Assets	0	0	0	0	13,205,188	0
Net Change in Fund Balance	410,904	162,779	489,436	1,063,120	0	0
Total Fund Equity & Other Credits	481,950	637,240	1,209,011	2,328,201	13,205,188	0
Total Liabilities & Fund Equity	485,270	637,240	1,209,011	2,331,521	13,205,188	9,655,000

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	280	(280)
Special Assessments				
Tax Roll	618,966	618,966	622,547	(3,581)
Total Revenues	618,966	618,966	622,827	(3,861)
Expenditures				
Legislative				
Supervisor Fees	12,000	5,000	3,600	1,400
Total Legislative	12,000	5,000	3,600	1,400
Financial & Administrative				
ADA Website Compliance	1,538	1,538	1,538	1
Accounting Services	16,708	6,962	6,961	0
Administrative Services	5,013	2,088	2,089	0
Arbitrage Rebate Calculation	1,000	0	0	0
Assessment Roll	5,569	5,569	5,569	0
Auditing Services	3,265	0	0	0
Disclosure Report	6,000	6,000	6,000	0
District Engineer	20,000	8,333	5,134	3,199
District Management	16,950	7,063	7,062	0
Dues, Licenses & Fees	275	217	275	(58)
Financial & Revenue Collections	5,569	2,320	2,320	0
Legal Advertising	2,000	833	364	469
Public Officials Liability Insurance	3,006	3,006	2,829	177
Tax Collector/Property Appraiser Fees	150	0	0	0
Trustees Fees	7,000	7,000	6,914	86
Website Hosting, Maintenance, Backup & E	2,100	875	1,000	(125)
Total Financial & Administrative	96,143	51,805	48,056	3,749
Legal Counsel				
District Counsel	30,000	12,500	9,112	3,387
Total Legal Counsel	30,000	12,500	9,112	3,387
Electric Utility Services				
Utility - Street Lights	3,500	1,458	1,277	182
Utility Services	7,400	3,084	2,447	636
Total Electric Utility Services	10,900	4,542	3,724	818
Water-Sewer Combination Services				
Utility Services	500	208	0	209

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	02/29/2024	02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Total Water-Sewer Combination Services	500	208	0	209
Stormwater Control				
Aquatic Maintenance	29,980	12,492	11,029	1,462
Aquatic Plant Replacement	5,000	2,083	0	2,084
Stormwater System Maintenance	5,000	2,083	0	2,083
Total Stormwater Control	39,980	16,658	11,029	5,629
Other Physical Environment				
Dog Waste Station Supplies & Maintenance	4,500	1,875	1,032	843
Entry & Walls Maintenance & Repair	10,000	4,167	250	3,917
Entry Monument Light Maintenance	3,500	1,458	150	1,308
General Liability Insurance	3,006	3,006	2,829	177
Irrigation Maintenance & Repair	25,000	10,417	13,875	(3,458)
Landscape - Annuals/Flowers	10,481	4,367	2,620	1,746
Landscape - Mulch	24,000	10,000	12,000	(2,000)
Landscape Inspection Services	10,500	4,375	4,375	0
Landscape Maintenance	175,600	73,167	87,568	(14,402)
Landscape Replacement Plants, Shrubs, Tr	15,000	6,250	0	6,250
Maintenance Contracts	9,241	3,850	634	3,216
Property Insurance	1,668	1,668	1,644	24
Rust Prevention	9,120	3,800	3,800	0
Tree Trimming Services	15,000	6,250	0	6,250
Well Maintenance	5,000	2,083	0	2,083
Total Other Physical Environment	321,616	136,734	130,777	5,956
Road & Street Facilities				
Roadway Repair & Maintenance	5,000	2,083	0	2,083
Sidewalk Maintenance & Repair	21,000	8,750	4,562	4,189
Street Sign Repair & Replacement	3,000	1,250	910	340
Total Road & Street Facilities	29,000	12,083	5,472	6,612
Contingency				
Miscellaneous Contingency	78,827	32,845	152	32,692
Total Contingency	78,827	32,845	152	32,692
Total Expenditures	618,966	272,374	211,923	60,452
Total Excess of Revenues Over(Under) Expenditures	0	346,592	410,904	(64,312)
Fund Balance, Beginning of Period	0	0	71,046	(71,046)
Total Fund Balance, End of Period	0	346,592	481,950	(135,358)

See Notes to Unaudited Financial Statements

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	4,964	(4,964)
Special Assessments				
Tax Roll	157,816	157,816	157,816	0
Total Revenues	<u>157,816</u>	<u>157,816</u>	<u>162,780</u>	<u>(4,964)</u>
Expenditures				
Contingency				
Capital Reserve	157,816	157,816	0	157,816
Total Contingency	<u>157,816</u>	<u>157,816</u>	<u>0</u>	<u>157,816</u>
Total Expenditures	<u>157,816</u>	<u>157,816</u>	<u>0</u>	<u>157,816</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>162,780</u>	<u>(162,780)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>474,460</u>	<u>(474,460)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>637,240</u>	<u>(637,240)</u>

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending	Through	Year To Date	
	09/30/2024	02/29/2024	02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	9,059	(9,059)
Special Assessments				
Tax Roll	389,999	389,999	391,797	(1,799)
Total Revenues	389,999	389,999	400,856	(10,858)
Expenditures				
Debt Service				
Interest	274,999	274,999	136,287	138,711
Principal	115,000	115,000	5,000	110,000
Total Debt Service	389,999	389,999	141,287	248,711
Total Expenditures	389,999	389,999	141,287	248,711
Total Excess of Revenues Over(Under) Expenditures	0	0	259,569	(259,569)
Fund Balance, Beginning of Period	0	0	388,176	(388,176)
Total Fund Balance, End of Period	0	0	647,745	(647,745)

Lakeside Community Development District

Statement of Revenues and Expenditures

As of 02/29/2024

(In Whole Numbers)

	Year Ending 09/30/2024	Through 02/29/2024	Year To Date 02/29/2024	
	Annual Budget	YTD Budget	YTD Actual	YTD Variance
Revenues				
Interest Earnings				
Interest Earnings	0	0	7,277	(7,277)
Special Assessments				
Tax Roll	341,369	341,369	342,945	(1,575)
Total Revenues	<u>341,369</u>	<u>341,369</u>	<u>350,222</u>	<u>(8,852)</u>
Expenditures				
Debt Service				
Interest	241,369	241,369	120,355	121,014
Principal	100,000	100,000	0	100,000
Total Debt Service	<u>341,369</u>	<u>341,369</u>	<u>120,355</u>	<u>221,014</u>
Total Expenditures	<u>341,369</u>	<u>341,369</u>	<u>120,355</u>	<u>221,014</u>
Total Excess of Revenues Over(Under) Expenditures	<u>0</u>	<u>0</u>	<u>229,867</u>	<u>(229,867)</u>
Fund Balance, Beginning of Period	<u>0</u>	<u>0</u>	<u>331,398</u>	<u>(331,398)</u>
Total Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>561,265</u>	<u>(561,265)</u>

**Lakeside CDD
Investment Summary
February 29, 2024**

<u>Account</u>	<u>Investment</u>	<u>Balance as of February 29, 2024</u>
The Bank of Tampa	Money Market	\$ 222,041
	Total General Fund Investments	\$ 222,041
The Bank of Tampa ICS Reserve Program:		
Veritex Community Bank	Money Market	\$ 142,312
East West Bank	Money Market	247,442
First United Bank and Trust Company	Money Market	44
Western Alliance Bank	Money Market	247,442
	Total Reserve Fund Investments	\$ 637,240
US Bank Series 2015 Reserve	US Bank Money Market 5	\$ 194,681
US Bank Series 2015 Revenue	US Bank Money Market 5	440,320
US Bank Series 2015 Prepayment	US Bank Money Market 5	48
US Bank Series 2018 Revenue	First American Treasury Obligation Fd Class Y	377,246
US Bank Series 2018 Reserve	First American Treasury Obligation Fd Class Y	170,376
US Bank Series 2018 Prepayment	First American Treasury Obligation Fd Class Y	2,531
	Total Debt Service Fund Investments	\$ 1,185,202

**Lakeside Community Development District
Summary A/R Ledger
From 02/01/2024 to 02/29/2024**

Fund_ID	Fund Name	Customer	Invoice Number	AR Account	Date	Balance Due	
235, 2258	235-001	235 General Fund	Pasco County Tax Collector	AR00001269	12110	10/01/2023	25,286.65
Sum for 235, 2258							25,286.65
235, 2260	235-200	235 Debt Service Fund S2015	Pasco County Tax Collector	AR00001269	12110	10/01/2023	12,695.71
Sum for 235, 2260							12,695.71
235, 2261	235-201	235 Debt Service Fund S2018	Pasco County Tax Collector	AR00001269	12110	10/01/2023	11,112.64
Sum for 235, 2261							11,112.64
Sum for 235							49,095.00
Sum Total							49,095.00

See Notes to Unaudited Financial Statements

**Lakeside Community Development District
Summary A/P Ledger
From 02/01/2024 to 02/29/2024**

	Fund Name	GL posting date	Vendor name	Document number	Description	Balance Due
235, 2258	235 General Fund	02/23/2024	Florida Design Consultants, Inc.	46453	Engineer Services - Traffic Calming - 1/13/2024 to 2/9/2024	701.25
	235 General Fund	02/18/2024	Romaner Graphics	22089	Repair Sign - Nesbit/Newport Shores 02/24	220.00
	235 General Fund	02/20/2024	Scoopy Poopy Doo, LLC	7616	Weekly Pet Waste Stations 02/24	250.00
	235 General Fund	02/28/2024	Times Publishing Company	0000332367	Acct# 117744 Legal Advertising 02/28/2024	92.80
	Sum for 235, 2258					1,264.05
	Sum for 235					1,264.05
	Sum Total					1,264.05

Lakeside Community Development District
Notes to Unaudited Financial Statements
February 29, 2024

Balance Sheet

1. Trust statement activity has been recorded through 02/29/24.
2. See EMMA (Electronic Municipal Market Access) at <https://emma.msrb.org> for Municipal Disclosures and Market Data.
3. For presentation purposes, the Reserves are shown in a separate fund titled Reserve Fund.

Summary A/R Ledger – Payment Terms

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

Tab



Quarterly Compliance Audit Report

Lakeside

Date: March 2024 - 1st Quarter

Prepared for: Scott Brizendine

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit

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<i>ADA Accessibility</i>	2
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Audit results

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Florida F.S. 189.069 Requirements	5

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ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

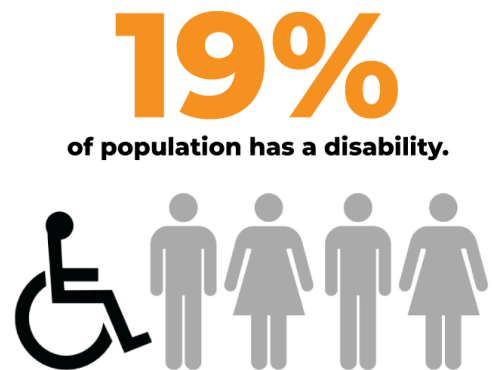
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
Passed	Public Facilities Report, if applicable
Passed	Link to Financial Services
X	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This 'friendlier' language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 8



Rizzetta & Company
Professionals in Community Management



PROPOSAL

Lakeside Community Development District

Prepared for: Board of Supervisors

REGIONAL OFFICE

5844 Old Pasco Road, Suite 100

Wesley Chapel, FL 33544

813.994.1001 | rizzetta.com



FIRSTLY

THANK YOU

FOR CONSIDERING US!



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OUR STORY

... SO FAR

Rizzetta & Company is a Florida-based professional community management and consulting firm that provides services to residential and commercial communities throughout the state of Florida. With over 38 years in the industry, Rizzetta & Company, is staffed with highly experienced managers and support staff. Each of our eight offices throughout Florida has a team of employees with diverse backgrounds, both personally and professionally, who provide the highest quality services to our clients.

Rizzetta & Company was founded in 1986 in Tampa, Florida by William Rizzetta. The original focus of the Company was to provide professional assessment consulting services for Community Development Districts in association with the issuance of bonds. As the Company's reputation for excellent work and customer service grew, the practice expanded over the next thirty years by adding related services which resulted in today's "Full Service" organization.

OFFICE LOCATIONS

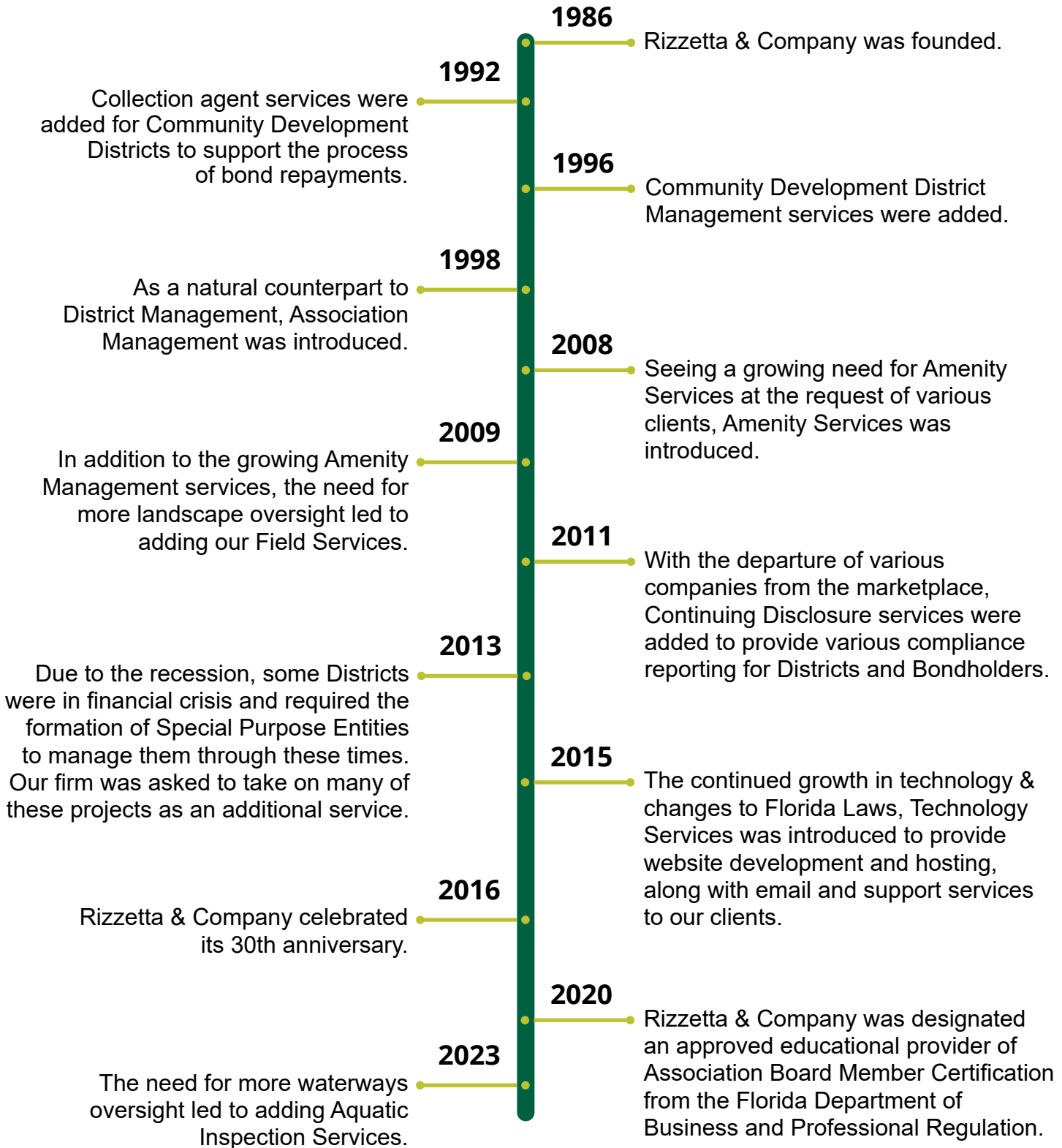


HEADQUARTERS

3434 Colwell Avenue, Suite 200
Tampa, FL 33614



OUR MILESTONES





BY THE NUMBERS



38
YEARS OF
EXPERIENCE
EST. 1986



150+
ASSOCIATION
SERVICES
CLIENTS



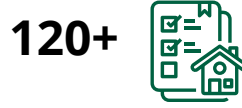
55
ASSOCIATION
SERVICES TEAM
MEMBERS



20+
AMENITY
SERVICES
CLIENTS



100
AMENITY
SERVICES TEAM
MEMBERS



120+
DISTRICT
SERVICES
CLIENTS



50
DISTRICT
SERVICES TEAM
MEMBERS

EMPLOYEES BY LOCATION

- Headquarters: 27
- Tampa: 22
- Riverview: 23
- Wesley Chapel: 33
- Fort Myers: 4
- Orlando: 15
- Panama City Beach: 2
- St. Augustine: 11
- On-Site: 100





COMMUNITY SERVICES

LIFE IS

BETTER

WHEN WE CREATE THE LIFESTYLE



AMENITY SERVICES

Amenity Services provides professional onsite management services for amenity facilities in both Community Development Districts and Community Associations that can be customized to fit the needs of a community.

Amenity Services focuses on providing all the amenity staffing needs for a community through dedicated onsite staff designed to handle the day-to-day operational needs of any community so it may thrive at the highest level. A summary of these services is shown below:

- **Pre-Opening Services:** Pre-opening services consist of getting an amenity center ready, from concept to reality. Our dedicated group of professionals will handle everything needed to ensure a successful Grand Opening.
- **Onsite & Personnel Management:** Onsite management services include development of operating procedures and general community maintenance to maintain and improve efficiency. Personnel management services included the selection, supervision, evaluation, and ongoing training of staff.
- **Recreation Management:** Recreation management services provide management and oversight of all recreational assets including managing facility rental spaces.
- **Accountability & Communication:** Onsite staff will complete weekly or monthly reports regarding facility operations and accomplishments.
- **Community Newsletters:** Create informative community emails that are designed to promote activities and provide residents with important community updates.
- **Lifestyle & Events:** Plan and promote events to bring the community together to create memories by providing a variety of innovative programs, activities, and events for residents of all ages. Lifestyle activities for social, educational, instructional, wellness, and recreational programs can be customized for each community to maximize participation and enjoyment.
- **Owner Information:** Maintain detailed records to ensure up-to-date resident information for community amenity access purposes.
- **Maintenance Services:** Complete work orders, preventative maintenance procedures, and facility inspections to ensure all is in good working order. Provide client with proposals for various projects.
- **Facility Appearance:** Ensure all buildings, grounds, and amenities are kept in pristine condition to create a safe and welcoming environment for all residents.



LANDSCAPE INSPECTION SERVICES

We offer an extensive menu of professional field services for both Community Development Districts and Community Associations. Our landscape inspection management team is Green Industries Best Management Practices (GIBMP) certified in the state of Florida. A summary of these services is shown below:

- **Landscape Maintenance Inspections:** Perform grounds inspections, provide the Client with inspection report, notify maintenance contractor about deficiencies in service and obtain proposals for various landscape projects.
- **Landscape Turnover Inspections:** Attend landscape turnover meeting and participate in the inspection on behalf of the Client. Follow up report provided.
- **Landscape and Irrigation Specification Development:** Develop a customized set of standards and specifications based on the Client's needs and budget. Conduct the bidding process, review and prepare a bid tabulation document for the Client. Assist the Client with reviewing the bid tabulation and other pertinent information.
- **Landscape Design:** Landscape designer on staff available for landscape design, landscape enhancements and landscape design consultation in the communities and amenity facilities.
- **Master Task Project Plan for Mature Communities:** Develop a project plan specific to landscape replacement and enhancement for the common grounds and the amenity facility. Emphasis is on maturing landscape in the community and budgeting accordingly.
- **Community Asset Management Plan:** Perform a complete inventory of the Client's assets and provide an inventory report.



WE BUILD MEMORABLE EXPERIENCES

Established in 2008, the Amenity Services division has quickly grown to over 150 full-time and part-time employees and is currently managing over twenty-five amenity facilities throughout Florida.

We provide a wide range of services for facilities in Community Development Districts and Community Associations that are cost-effective and can be customized to meet our client's needs. We are driven by creating experiences that deliver results for your community and exceed what residents expect.

Our Resort-Living Lifestyle concept is about creating memorable experiences by providing innovative programs, and events for residents of all ages. The recreational activities are carefully tailored to each community to maximize engagement and enjoyment.

MISSION STATEMENT

Others manage contracts, we manage relationships.



FIRST-CLASS SERVICE

The working partnership with our clients is at the heart of our success. Whether your community is small or large, our first-class service approach ensures every aspect of the day-to-day operational activities offer unparalleled service with outstanding results so it may thrive at the highest level.

MANAGING RELATIONSHIPS

Rizzetta & Company Amenity Services focuses on relationship management, not just contracts. While working on behalf of our boards to implement and oversee policies, enhancements, and enforcement, we understand resident expectations and work to manage and exceed what residents expect.

TRAINING AND CERTIFICATION

While we know we have the best trained managers in the business, we can prove it. All managers undergo a thorough two-week training process beginning in a regional office with a division manager. Dedicated training managers oversee the new leader's progression with multiple progress testing throughout advancement in multiple training stages. Once training has completed, a final certification test is administered by division leadership and must be passed before the candidate can be allowed to move into a Clubhouse Managers role.

METRICS

While other companies may state they know what is happening property level, none can back that up. We can. Whether finances, property conditions, or division leadership presence on site, we measure everything and make it available to our boards.

ACCOUNTABILITY

Beginning in 2022 we implemented a grueling 160-point based inspection to critique our managers' performance. This inspection sets the standards for our managers against which they are consistently critiqued. All aspects of their responsibilities are measured: conditions of facilities, fiscal management and file retention, human resource policies, procedures, and compliance, and even communication with their respective board members.



DIVISIONAL LEADERSHIP SUPPORT

Our team of division leaders have one responsibility: support our managers. All communities are visited and inspected multiple times each month by one of our upper-level team leaders. This not only ensures we are consistently involved with our communities, but that our leaders have the support they need. These visits are tracked and benchmarked, with inspection documentation retained.

ENGAGEMENT

While we know our managers are available for our board members, so is their leadership team. As a standard for division leadership, we are actively in communication with each board to ensure that we remain available to them. Each month, leadership engages different board members in our communities and invites them to meet for one-on-one discussions about their expectations and how our team is performing. You always have our attention.

BACKED BY EXPERIENCE

Rizzetta & Company Amenity Services division leadership has over 50 years of combined customer service experience, with the majority of that in clubhouse management. Our division leadership team knows what it takes to be successful in a community. The division itself is supported by the Rizzetta name. Bill Rizzetta was part of the team that created Florida's first Community Development District. With over 35 years of experience, Rizzetta is the best in the business. From accounting to vendor management, Amenity Services manages all relationships knowing we have the best experience, knowledge, support, and expertise Rizzetta has to offer.



SCOPE OF SERVICES

While we believe the below staffing proposal allows for the highest rate of success for the community, all staffing and wages are for proposal purposes only. Each are amenable by board before final contract.

INTRODUCTION

Rizzetta & Company, Inc. (“Consultant”) is providing a proposal for professional Amenity Management Services for the Lakeside Community Development District (“District”). These services are listed by the following categories:

- Management
- Personnel
- Responsibilities
- Additional services
- Litigation support services

A detailed description of these services is provided below:

Field Manager

The company will provide the service of a Field Manager that will be on property a minimum of 20 hours per week (Option 1) or 40 per week (Option 2) and will perform the following duties:

- Oversee the operations of the Amenity clubhouse, playground, gazebo and all other CDD owned property.
- Coordinate clubhouse maintenance and service visits by janitorial services.
- Coordinate maintenance/service visits by pool & fountain vendor. Conduct minor repairs.
- Assist with arranging bids and work proposals from contractors.
- Monitor vendor contracts and operations.
- Assist CDD Board in setting rules, procedures, and policies for District facilities.
- Assist with coordinating and planning projects and tasks.
- Maintain inventory of CDD property and assets.
- Attend CDD meeting when requested.
- Work with the District Manager on projects and tasks as needed and prepare reports for presentation to Board of Supervisors.
- Service dog waste stations around the community, using community utility vehicle to commute the property.



- Upkeep of mailbox kiosk and other common area property to community standards (not including locks/keying).
- Light duty pressure washing/cleaning of common area property around amenity center using community provided equipment/water supply.
- Touch-up painting on community property.
- General grounds upkeep/trash collection around common areas.

General Duties for All Staff Members:

- Familiarity with District Rules, Regulations, Policies, Operating Procedures
 - » Full knowledge/awareness of all rules, regulations, or policies of the District.
 - » Prepare any incident or accident reports and forward to the District Manager.
- Enforce the rules, regulations, and policies of the Association.
 - » The Contractor's staff have the authority to have Patrons and others removed from the property when such persons become belligerent, unruly, or in some other way refuse to follow the rules and regulations. Such incidences will be reported promptly to the District.
- Community Relations.
 - » Meet and greet residents and guests.
 - » Handle interactions professionally and forward any questions, concerns, and requests to the District Manager prior to making commitments.
 - » Provide the best possible customer service to maintain a safe and comfortable environment.



AMENITY SERVICES PRICING

12 MONTHS

OPTION 1: PART-TIME PERSONNEL

Amenity Management Services:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2024 to September 30,2025**.

PERSONNEL:

Field Manager

Part-Time Personnel (20 hours/week)

	<u><i>FY 24-25 Cost</i></u>
Budgeted Personnel Total ⁽¹⁾	\$ 24,791
General Management and Oversight ⁽²⁾	\$ 8,500

Total Service Cost	\$ 33,291
---------------------------	------------------

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, full-time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Amenity Services expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.



AMENITY SERVICES PRICING

12 MONTHS

OPTION 2: FULL-TIME PERSONNEL

Amenity Management Services:

Services will be billed bi-weekly, payable in advance of each bi-week pursuant to the following schedule for the period of **October 1, 2024 to September 30,2025.**

PERSONNEL:

Field Manager

Full-Time Personnel (40 hours/week)

	<u><i>FY 24-25 Cost</i></u>
Budgeted Personnel Total ⁽¹⁾	\$ 57,150
General Management and Oversight ⁽²⁾	\$ 8,500

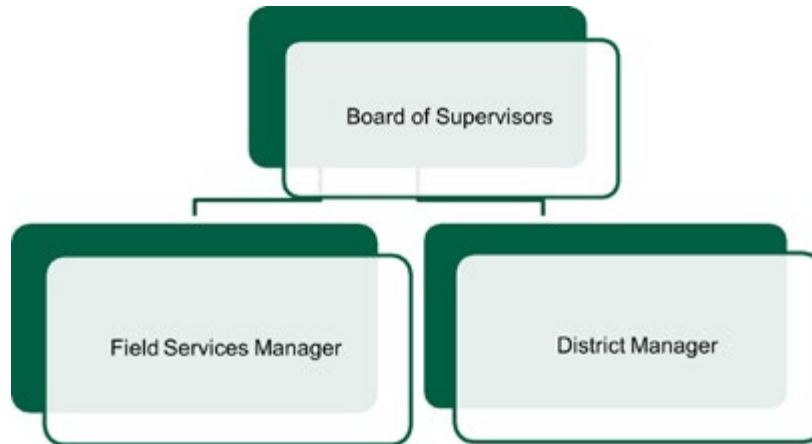
Total Service Cost	\$ 65,650
---------------------------	------------------

(1). Budgeted Personnel: These budgeted costs reflect full personnel levels required to perform the services outlined in this contract. Personnel costs includes: All direct costs related to the personnel for wages, full-time benefits, applicable payroll-related taxes, workers' compensation, and payroll administration and processing.

(2). General Management and Oversight: The costs associated with Amenity Services expertise and time in the implementation of the day-to-day scope of services, management oversight, hiring, and training of staff.



ORGANIZATIONAL CHART





LAKESIDE DEDICATED TEAM MEMBERS

Rizzetta & Company prides itself on the experience and dedication of its collective staff. When you engage Rizzetta, you have a combined group with hundreds of years of experience at your service.

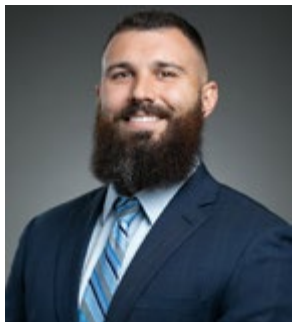


**Michael
Rodriguez**

Michael Rodriguez is our Amenity Services Manager and he oversees and supports the onsite facility management staff. He was named to the position in May 2022. Prior to his current position, he served as the Field Services Manager at the Venetian CDD, Clubhouse Manager at the Mira Bay CDD, Clubhouse Manager at the Meadow Pointe III CDD and as a District Manager.

Prior to joining the Rizzetta team, Mike served 20 years in the U.S. Navy, 12 years as a DoD contractor with Northrop Grumman, was a Board Recording Secretary for the Clerk of the Circuit Court in Hillsborough County and is a co-owner of an event planning business. Mike has a master's degree in Business Administration from Saint Leo University.

Mr. Rodriguez can be reached at 813.933.5571 and mrodriguez@rizzetta.com



**Taylor
Nielsen**

Taylor Nielsen is our Manager of Business Development for Rizzetta & Company and is responsible for development and execution of strategic initiatives aimed at growth and expansion. Prior to this role, Taylor served as a District Manager for accounts in the Hillsborough, Manatee and Pasco Counties.

Before joining the team at Rizzetta & Company, Taylor came from a background of Operations and Brand Management; with over 7 years of experience. During this time, Taylor was working in the tourism hotspot, Orlando, FL among top level management overseeing the largest rental car operation in the world, generating over 100 million in revenues per year.

Taylor received his B.A. from the University of Central Florida, is a licensed Community Association Manager, and licensed Real Estate Sales Associate in Florida.



**Luciano
Mastrionni**

Luciano Mastrionni is Rizzetta & Company’s Vice President of Business Strategy and Development. Luciano oversees and supports the company’s strategic planning processes, development, operations leadership, talent expansion and retention, oversight, and growth. Luciano also oversees the leadership team of the Community Services Division, comprised of the Amenity Services and Landscaping Inspection Services Divisions and Aquatics Services. Additionally, he oversees Rizzetta’s Administrative and Marketing Management teams. In these capacities, Luciano oversees functions, focusing on planning, development, and delivery of all programs, and services.

Before joining our team, Luciano served in hotel general management and asset management for hotel ownership companies including Hilton, Marriott, and IHG hotels, and worked in guest service operations management for The Walt Disney Company for over a decade. Most recently Luciano served in corporate Hotel Management, overseeing new hotel builds, and Task Force General Management oversight, recovering distressed properties for an array of major hotel ownership companies across the United States. Luciano holds his Bachelor of Science in Aeronautics from Embry Riddle Aeronautical University and maintains his Commercial Pilots License with numerous ratings and certifications.

CLIENT REFERENCES

Doug South - Chair

Bexley Community Development District.

Land O’ Lakes, Florida

E: doug.south@brookfieldpropertiesdevelopment.com

W: Bexleycdd.org

Alex Garces - Chair

Triple Creek Community Development District.

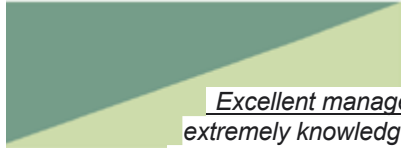
Riverview, Florida

E: boardmember5@triplecreekcdd.com

W: triplecreekcdd.org



WHAT OUR CLIENTS SAY ABOUT US...



Excellent management-- they are extremely knowledgeable and have reputable contacts with vendors. Our facilities are always well kept and staffed. Thank you Rizzetta!

Brandon Tandy



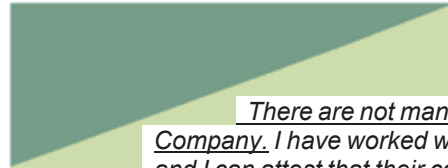
Excellent, customer service, receive fast and very effective help comes from all the staff of this company

Adhemar Moreta



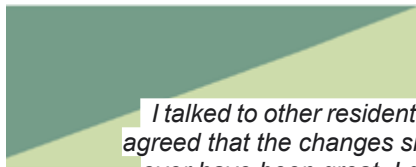
This place looks amazing. Thanks to all staff members

Lisa Trevino



There are not many like Rizzetta and Company. I have worked with them for years, and I can attest that their commitment to their clients is outstanding, yet they are also able to maintain an equal balance with their vendors as well to help aid in the upkeep of such communities.

Sam Ogden



I talked to other residents, and we all have agreed that the changes since Rizzetta took over have been great. I don't think enough happy residents voice their opinion. So, thank you Rizzetta for going above and beyond.

Timothy Brute



Rizzetta is extremely efficient and professional. I have had nothing but good experiences with the staff and our manager. Thank you Rizzetta!

Debbie Jackson



Great event. I love living here!

Darlene Merritt



CUSTOMER

SATISFACTION

A pair of hands holds a torn piece of lined paper against a dark background. The paper has a quote written on it in large, bold, black capital letters.

**A SATISFIED
CUSTOMER
IS THE BEST
BUSINESS
STRATEGY
OF ALL**

- Michael LeBoeuf

WE EXCEED

EXPECTATIONS

The single most important factor in being successful is customer satisfaction. We understand that Lakeside has certain unique characteristics. While all have similarities, our success comes from our ability to understand the nuances of each client and adapt our services, as necessary. This approach generates the basis for long-term partnerships with clients we have represented for nearly twenty years. Our service is client-centric while ensuring the district is compliant with state statutes and fulfilling bond-holder obligations.



OUR COMMITMENT TO THE INDUSTRY

As a leader in District Management, we have a responsibility to be aware of industry-related developments and then sharing that knowledge with our clients and peers. We encourage continuing education for all staff and provide the resources needed to attend classes and conferences. Currently, Rizzetta holds memberships in the following professional organizations:

- Association of Florida Community Developers
- Community Associations Institute
- International Society of Arboriculture
- The Northeast Florida Builders Association
- The Greater Tampa Chamber of Commerce
- Florida Government Finance Officers Association
- Florida Nursery, Growers & Landscape Association
- CFO Exchange Group
- Florida Association of Special District
- Leadership Tampa Bay
- Tampa Bay Builders Association
- Urban Land Institute, Tampa Bay
- Visit Tampa Bay

GIVING BACK TO THE COMMUNITY



Rizzetta believes we have a responsibility to give back to the communities in which we operate. We have found the personal rewards of helping far exceeds any investments made.

WE BUILD

PARTNERSHIPS

THAT LAST



Rizzetta & Company

Professionals in Community Management

CORPORATE OFFICE

3434 Colwell Avenue, Suite 200, Tampa, FL 33614

888-208-5008 | rizzetta.com

Municipal Advisor Disclaimer : Rizzetta & Company, Inc., does not represent the Community Development District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the Community Development District with financial advisory services or offer investment advice in any form.

Tab 9

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The Regular Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, January 3, 2024, at 6:00 p.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

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

Also Present:

Daryl Adams	District Manager, Rizzetta & Company, Inc.
David Fleeman	District Engineer, Florida Design <i>(on phone)</i>
Alex Solano	Representative, Aquatics Weed Control
Meredith Hammock	District Counsel, Kilinski Van Wyk
Carlos Miranda	Representative, Pine Lake Services <i>(on phone)</i>

Audience Present

FIRST ORDER OF BUSINESS

Called to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Engineer

Mr. Fleeman will prepare to present bids for the Traffic Calling Project.

Mr. Fleeman informed the Board he had two bids for the project and pursuing two more.

49 **B. Waterway Inspection Report**

50 **1. Presentation of Waterway Inspection Report and Proposal**

51 Mr. Solano reviewed the Waterway Inspection Report.

52
53 **C. District Counsel**

54 **1. Ratifying the Dog Waste Removal Agreement**

55 Mr. Adams updated the Board regarding the Pet Waste Removal Agreement
56 and informed the Board that Scoopy Poopy Doo will begin serving the stations
57 on January 22, 2024. The 30-day notice has been sent to Poop911. Poop911's
58 last day of service is on January 21, 2024.

59
60 On a Motion by Mr. Dexter, seconded by Ms. Brooks, with all in favor, the Board of
61 Supervisors approve the Dog Waste Agreement with Scoopy Poopy Doo, for the
62 Lakeside Community Development District.

63 **2. Consideration of the Holiday Decoration Licensing Agreement**

64 Mr. Adams sent the Holiday Decoration Licensing Agreement to the HOA. The
65 HOA will discuss the agreement at their next HOA Meeting.

66 The Board requested the District Counsel to amend the Agreement to include
67 the four seasons.

68 On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of
69 Supervisors approved the HOA Holiday Decoration Licensing Agreement in substantial
70 form and having the decorations removed 30 days after the holidays, for the Lakeside
71 Community Development District.

72 **D. Landscape Inspection Specialist**

73 **1. Presentation of Landscape Inspection Report**

74 The Board reviewed the Landscape Inspection Report.

75 Mr. Miranda from Pine Lake will address all the red items tomorrow including the
76 trash around the community.

77 **2. Presentation of Irrigation Report**

78 No report.

79 **4. Review of Pine Lake 5-Year Plan**

80 The Board asked Mr. Miranda for the 5-year plan. Mr. Miranda will provide it
81 tomorrow.

82
83 **E. District Manager**

84 **1. Presentation of District Manager's Report and Financial Statement and
85 Towing Count**

86 Mr. Adams reminded the Board the next regular meeting is scheduled for
87 Wednesday, February 7, 2024, at 6:00 p.m. and the Board will not have a
88 Quorum. The Board agreed to cancel the February meeting. The next regular

meeting is scheduled for Wednesday, March 6, 2024, at 10:00 a.m.

FOURTH ORDER OF BUSINESS

Business Items

A. Discussion of Pine Lake 6-Month Performance Review

The Board requested Mr. Adams to reach out to Pine Lake to ask for a tenured Account Manager.

The Board requested a discussion on landscaping review in the March regular meeting.

B. Discussion of Bulletin Board Proposal

The Board tabled this item.

C. Consideration of the Second Addendum to the Contract for Professional Landscape Inspection Services

On a Motion by Ms. Ramlot, and seconded by Ms. Brooks, with all in favor, the Board of Supervisors accepted the Second addendum to the Contract for Professional Landscape Inspection Services, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on December 6, 2023

On a Motion by Mr. Dexter, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the December 6, 2023, minutes, as presented, for the Lakeside Community Development District.

B. Consideration of Operation and Maintenance Expenditures for November 2023

The Board requested Mr. Adams to investigate why the Vice President is on the invoice on page 64.

On a Motion by Ms. Ramlot, and seconded by Mr. Dexter, with all in favor, the Board of Supervisors ratified the November 2023 Operation and Maintenance Expenditures, totaling \$69,913.55, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

The Board requested to have a discussion in March on a part-time/full-time staff job description and budgeting for a Rizzetta maintenance employee.

Ms. Ramlot requested a smaller map.

136 Resident 1 informed the Board the grass area is much better.

137

138 **SEVENTH ORDER OF BUSINESS Adjournment**

139

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

142

On a Motion by Mr. Koch, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 6:53 p.m. for the Lakeside Community Development District.

143

144

145

146

147 _____
Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

**MINUTES OF MEETING
LAKESIDE COMMUNITY DEVELOPMENT DISTRICT**

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

The Regular Meeting of the Board of Supervisors of the Lakeside Community Development District was held on **Wednesday, March 06, 2024, at 10:00 a.m.** at the Lakeside Amenity Center, located at 13739 Lakemont Drive, Hudson, FL 34669.

Present and constituting a quorum:

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

Also Present:

Daryl Adams	District Manager, Rizzetta & Company
Jason Liggett	Landscape Inspection Specialist, Rizzetta & Company
Meredith Hammock	District Counsel, Kilinski Van Wy
Rachel Meiser	District Engineer, Florida Design
Alex Solano	Representative, Aquatics Weed Control (conference call)
Terry McLane	Representative, Pine Lake Services
Epifanio Carvajal	Representative, Pine Lake Services
Jon	EPI
Will Bulter	American Power Washing

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

FIRST ORDER OF BUSINESS

Called to Order

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

SECOND ORDER OF BUSINESS

Audience Comments

No audience comments.

THIRD ORDER OF BUSINESS

Staff Reports

48 **A. District Engineer**

49 Nothing to report.

50
51 **1. Consideration of Speed Tables Proposals**

52 Mr. Adams will send notice letters to residents on the upcoming Street Project.

53
On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approve Express Asphalt Solution quote of \$23,834, Counsel will draft an agreement, for the Lakeside Community Development District.

54
55 **B. Waterway Inspection Report**

56 **1. Presentation of Waterway Inspection Report and Proposal**

57 Mr. Solano reviewed the Waterway Inspection Report.

58 Mr. Solano will provide Plant and Fish Proposal.

59
60 **C. Landscape Inspection Specialist**

61 **1. Presentation of Landscape Inspection Report**

62 Mr. Liggett went over the report.

63 The Board requested Mr. Liggett to address the Red items.

64 Mr. Adams will send the updated map to EPI and Jerry Whited.

65
On a Motion by Ms. Ramlot, seconded by Ms. Brooks, with all in favor, the Board of Supervisors approve Rizzetta & Company's additional services proposal for \$1,125 for the Lakeside Community Development District.

66
67 **D. Pink Lake**

68 **1. Landscape of Landscape Report**

69 Pine Lake mentioned that majority of the Red items have been completed
70 for the District.

71
72 **2. Presentation of Irrigation Report**

73 No Issues.

74 The Board requested Pine Lake to work on updating the Irrigation Map.

75
76 **3. Review of Pine Lake 5-Year Plan**

77 Mr. McLane reviewed the 5-year plan.

78 Pine Lake will provide a proposal for the additional trees, well inspection and
79 pond fill for pond #3-4.

80 The Board requested Pine Lake to check with rust preventions and the
81 process.

82 The Board asked where the irrigation system was located.

83
84 **4. Discussion on Landscape Performance Review**

85 The Board requested Pine Lake to fix the missing pine straw and provide
86 them with a Gant chart.

87
88 **D. District Counsel**

89 District Counsel discussed the lawsuit.
90 Pre-trial will be on March 15, 2024.
91

On a Motion by Ms. Brooks, seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved the designate Chair to work Counsel of the firm Kilinski van Wyn on the Lawsuit with Red Tree Landscaping, for the Lakeside Community Development District.

92
93 **E. District Manager**
94 **1. Presentation of District Manager's Report and Financial Statement**
95 **and Towing Count**
96 Mr. Adams reminded the Board the next regular meeting is scheduled for
97 Wednesday, April 3, 2024, at 10:00 a.m.
98

On a Motion by Ms. Brooks, seconded by Ms. Ramlot with all in favor, the Board of Supervisors approved the Outdoor Message Center Bulletin proposal plus installation not to exceed \$4,790, for the Lakeside Community Development District.

99
100 Mr. Ramlot is the lead for placement. Harris will provide the lettering for the
101 Bulletin Board. Ms. Ramlot will provide it to Mr. Brooks.
102

103 **2. Review of the 4th Quarterly Compliance Audit Report**
104 The Board reviewed the report that shows that Lakeside Community
105 Development District complied for the 4th Quarter of 2023.
106

107 **3. Discussion of FY 24-25 Budget**

108
109 Mr. Koch asked the District Manager to reach out to the HOA about the update on the
110 Holiday decorative agreement.
111

112 The Board selected the Budget Workshop to be on April 1, 2024 10 am.
113

114 The Board requested the Budget to stay the same or minimal increase.
115

116 The Board's Five-Year Goal includes Landscape replacement of \$15,000 - to \$50,000,
117 an additional shed and vehicle, and a part-time maintenance worker.
118

119 The Board requested \$2,500 for line items for repairing the mailboxes every year.
120

121 **FOURTH ORDER OF BUSINESS** **Business Items**

122
123 **A. Consideration of Resumes for Vacant Seat 1**
124

On a Motion by Ms. Brooks, seconded by Ms. Ramlot with all in favor, the Board of Supervisors appointed Charles "Buddy" Wod as Board Supervisor serving in Seat 1 with a term of 11/22 - 11/26, for the Lakeside Community Development District.

125

B. Consideration of the Rizzetta Maintenance Employee Proposal

The Board requested a list of the scope of work and a better job description.

C. Consideration of the Rizzetta Additional Services Proposal

On a Motion by Ms. Ramlot, seconded by Ms. Brook with all in favor, the Board of Supervisors approved Rizzetta Additional Services Proposal for \$1,125, for the Lakeside Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Minutes of the Board of Supervisors Regular Meeting held on January 3, 2024

Tabled.

B. Consideration of Operation and Maintenance Expenditures for December and January 2024

The Board requested Mr. Adams to provide a report of what area that need to get added.

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with four in favor, the Board of Supervisors ratified the December 2023 (\$55,654.09) and January 2024 (\$42,097.71) Operation and Maintenance Expenditures, for the Lakeside Community Development District.

SIXTH ORDER OF BUSINESS

Supervisor Requests and Audience Comments

Mr. Koch asked the District Engineer if any maintenance is needed on the storm drains.

Ms. Brooks commented on the street light eroding. She asked for Mr. Adams to get the Country to repair the lights near Sea Bridge.

The Board requested Mr. Adams to send a letter to the HOA saying please stop your vendors from blowing grass and leaves down the CDD gutters. We will bill the HOA if it keeps happening. Ms. Brooks will provide pictures.

Ms. Ramlot requested Mr. Adams to get proposals for a pond aeration for the pond in the wetlands corner.

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors approved Outdoor Message Center Bulletin Proposal with Harris Romaner installation not to exceed \$4,790, for the Lakeside Community Development District.

SEVENTH ORDER OF BUSINESS

Adjournment

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

166

On a Motion by Ms. Brooks, and seconded by Ms. Ramlot, with all in favor, the Board of Supervisors adjourned the meeting at 12:40pm. for the Lakeside Community Development District.

167

168

169

170

171

Secretary/Assistant Secretary

Chair/Vice Chair

DRAFT

Tab 10

LAKESIDE COMMUNITY DEVELOPMENT DISTRICT

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

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

www.lakesidecdd.org

Operation and Maintenance Expenditures February 2024 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2024 through February 29, 2024. This does not include expenditures previously approved by the Board.

The total items being presented: **\$29,396.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Lakeside Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2024 Through February 29, 2024

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Alphagraphics Tampa Print	100340	240425	Color Printed Map 02/24	\$ 127.50
Aquatic Weed Control, Inc.	100335	92855	Aquatic Maintenance 02/24	\$ 2,341.00
Florida Design Consultants, Inc.	100336	46342	Engineer Services - Traffic Calming - 12/16/2023-01/12/2024	\$ 935.00
Kilinski / Van Wyk, PLLC	100337	8660	Legal Services 01/24	\$ 1,890.91
Lakeside Community Association, Inc.	100341	1312024	Reimbursement For HOA Maintenance Cost Sharing 01/24	\$ 139.27
Pine Lake Services, LLC	100338	3466	Monthly Landscape & Irrigation Services 02/24	\$ 17,499.66
Rizzetta & Company, Inc.	100333	INV0000087052	District Management Fees 01/24	\$ 4,761.66
Romaner Graphics	100342	22055	Reinstalled Pier Cap 01/24	\$ 150.00
Suncoast Rust Control, Inc.	100339	6625	Commercial Monthly Rust Control Service 02/24	\$ 760.00
Withlacoochee River Electric Cooperative, Inc.	ACH	Electric Summary 01/24 Autopay	Electric Summary 01/24	<u>\$ 791.68</u>
Report Totals				<u>\$ 29,396.68</u>

AlphaGraphics | Tampa Print Services
4410 W Hillsborough Ave
Tampa, FL 33614
817-875-7083
www.agtampa.com



Invoice Number: **240425**

Pay Your Invoice Online

[click here](#)

Bill To:
Lakeside CDD
attn:Darryl Adams
Phone: 813-994-1001
E-Mail: darryla@rizzetta.com

Date: 2/16/24

P.O.:

Taken By: Marilyn
Sales Rep:
Account Type: Cash/Check/CC
Wanted:

Lakeside CDD

Quantity	Description	Price
1	Lakeside CDD - color - printed on foam board - 36x48 - 1 side	\$ 127.50

RECEIVED
02.19.24

We are proud to announce that Tampa Print Services is now AlphaGraphics



IS
NOW

alpha**graphics** | TAMPA PRINT



Subtotal	127.50
Tax	0.00
Shipping	0.00
Total	127.50
Deposit (-)	0.00
Amount Due	\$127.50

Still locally owned and operated, just with a new brand.

PAYMENT TERMS: I understand all charged invoices are payable 30 days after invoice date and that a service fee of 1.5% per month will be added to all past due accounts. In the event payment is not made and account is referred to a collection agency, or if legal action is required I will pay collection and/or attorney's fees resulting from such action.
CHECK ACCEPTANCE POLICY: My signature indicates I understand and authorize AlphaGraphics to electronically debit my account on all dishonored checks plus a processing fee and any applicable taxes.
ALL DISPUTES must be addressed within 30 days of receipt of product. AlphaGraphics cannot research disputes on product older than 30 days.
CREDIT CARD ACCEPTANCE POLICY: Credit card payment may be accepted at the time of sale or within the first 30 days after release of merchandise. Credit card payments exempt from credit card payment without a processing fee.

Signature _____

Time _____

Print Name _____

Date _____

You can view our Privacy Policy at: <https://www.alphagraphics.com/privacy-policy.html>

AlphaGraphics | Tampa Print Services
4410 W Hillsborough Ave
Tampa, FL 33614

Date _____



Aquatic Weed Control, Inc.

P.O. Box 593258
Orlando, FL 32859

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

Invoice

Date	Invoice #
2/1/2024	92855

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

Customer P.O. No.	Payment Terms	Due Date
	Net 30	3/2/2024

Description	Amount
Monthly waterway service for 15 ponds, cabbage slough pond and 3 sump areas.	2,341.00

RECEIVED
02.02.24

Thank you for your business.

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



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

INVOICE

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

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

Date: January 26, 2024
Project Number: 552-0005
Invoice Number: 46342
Invoice Period: 12/16/2023 to 1/12/2024

Project: Lakeside CDD

SERVICES PERFORMED:

2023 Traffic Calming (0902)

- Coordinate plans with bidders

Description	Hours	Rate	Cost
Vice President of Engineering	0.50	\$190.00	\$95.00
Project Engineer	6.00	\$140.00	\$840.00
		Subtotal:	\$935.00

Total Invoice Amount: \$935.00

RECEIVED
02.01.24

David Fleeman, P.E.



KILINSKI | VAN WYK

Kilinski | Van Wyk PLLC

P.O. Box 6386
Tallahassee, Florida 32314

Lakeside CDD
5844 Old Pasco Rd. Suite 100
Wesley Chapel, FL 33544

INVOICE

Invoice # 8660
Date: 02/11/2024
Due On: 03/12/2024

LSCDD-01 General

Lakeside CDD -01 General

Type	Professional	Date	Notes	Quantity	Rate	Total
Expense	AL	01/03/2024	Mileage: Travel MH	142.40	\$0.67	\$95.41
Service	MH	01/03/2024	Prepare for and attend Board meeting.	5.20	\$295.00	\$1,534.00
Service	MH	01/04/2024	Confer with District and HOA staff regarding holiday decorations license agreement.	0.20	\$295.00	\$59.00
Service	MH	01/05/2024	Confer with District Manager regarding status of pet waste removal agreement; revise same accordingly.	0.50	\$295.00	\$147.50
Service	LW	01/18/2024	Preparation of Tax-Exempt Filing Reminder to District Staff.	0.10	\$185.00	\$18.50
Service	RVW	01/31/2024	Provide summary of legislative impacts to CDD	0.10	\$365.00	\$36.50

Total \$1,890.91

Detailed Statement of Account

Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
8660	03/12/2024	\$1,890.91	\$0.00	\$1,890.91

Outstanding Balance	\$1,890.91
Total Amount Outstanding	\$1,890.91

RECEIVED
02.12.24

Please make all amounts payable to: Kilinski | Van Wyk PLLC

Please pay within 30 days.

SERVICE INVOICE

Lakeside Community Association, Inc.

c/o Rizzetta & Company

3434 Colwell Ave
Suite 200

Tampa, FL 33614

P: (813) 514 - 0400

Email: acole@rizzetta.com

INVOICE NUMBER: 1312024

INVOICE DATE: 1/31/2024

SERVICE MONTH: January

DATE DUE: Upon Receipt

BILL TO: LAKESIDE CDD

PHONE: 813-428-7067

INVOICE FOR: Cost Share Agreement

ADDRESS: 5844 Old Pasco Road

FAX: -

Suite 100

E-MAIL: cddinvoice@rizzetta.com

Wesley Chapel, FL 33544

CONTACT: AP Department

DATE	DESCRIPTION	RATE PER HOUR	HOURS	TOTAL LABOR	WORKERS COMP	TOTAL
1/6/2024	Hudson Ave, Enterance - Trash Pick Up	\$21.26	2.5	\$53.15	\$32.97	\$86.12
1/27/2024	Hudson Ave, Enterance - Trash Pick Up	\$21.26	2.5	\$53.15		\$53.15
		\$21.26	0	\$0.00		\$0.00
			0	\$0.00		\$0.00

Invoice Subtotal **\$139.27**

Make all checks payable to Lakeside Community Association, Inc.

TOTAL **\$139.27**

RECEIVED
02.21.24

TIME SHEET

MONTH OF: January 2024

RIZZETTA & COMPANY

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

EMPLOYEE NAME: Billy C Braddom

TITLE: Maintenance

EMPLOYEE NUMBER:

STATUS:

DEPARTMENT: Lakeside

SUPERVISOR: Tanya

DATE	START TIME	END TIME	WORK COMPLETED	TOTAL HOURS
Date: <u>01-06-24</u>	<u>117</u>	<u>343</u>	<u>Pick up trash Hudson Ave</u>	<u>2h 26min</u>
Date: <u>01-17-24</u>	<u>1258</u>	<u>321</u>	<u>Enterances, Lakemont</u>	
Date:			<u>Pick up trash Hudson Ave</u>	<u>2h 23min</u>
Date:			<u>Enterances, NPS</u>	
Date:				
Date:				
Date:				
Date:				
Date:				

MONTHLY TOTAL

EMPLOYEE SIGNATURE: Bx BL

DATE: 02-09-24

SUPERVISOR SIGNATURE:

DATE:



12980 Tarpon Springs Road
Odessa, FL 33556

pinelakellc.com

INVOICE

Date	Invoice No.
01/31/24	3466
Terms	Due Date
Net 30	03/01/24

BILL TO
Lakeside CDD 13739 Lakemont Drive Hudson, FL 34669

PROPERTY
Lakeside Community Development 13739 Lakemont Drive Hudson, FL 34669

Amount Due	Enclosed
\$17,499.66	\$17,499.66

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#2533 - Lakeside Community Development 6.23 February 2024		\$14,633.00	\$0.00	\$14,633.00
	#2627 - Lakeside IRRIGATION ONLY CONTRACT February 2024		\$1,700.00	\$0.00	\$1,700.00
	#2736 - Lakeside Community Development 8.23 wetlands D & E February 2024		\$1,166.66	\$0.00	\$1,166.66
Total			\$17,499.66	\$0.00	\$17,499.66

RECEIVED
01.31.24

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

Invoice

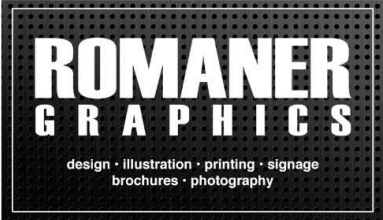
Date	Invoice #
2/1/2024	INV0000087052

Bill To:

LAKESIDE CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
--

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,392.33	\$1,392.33
Administrative Services	1.00	\$417.75	\$417.75
Email Accounts, Admin & Maintenance	5.00	\$20.00	\$100.00
Financial & Revenue Collections	1.00	\$464.08	\$464.08
Landscape Consulting Services	1.00	\$875.00	\$875.00
Management Services	1.00	\$1,412.50	\$1,412.50
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$4,761.66
		Total	\$4,761.66



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

INVOICE # 22055

TO: Lakeside
 COMPANY NAME: _____
 DATE: 1/31/24

Lakeside monument - west side:	
Reinstalled pier cap	

Total \$150.00

RECEIVED
 02.01.24

Thank You,
 ROMANER GRAPHICS

Suncoast Rust Control, Inc.

**8040 118th Avenue North
Largo, FL 33773**

INVOICE

Date	Invoice #
2/1/2024	06625
Terms	P.O. No.
Net 30	
Due Date	Sales Rep
3/2/2024	

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

Qty.	Item	Description	Rate	Amount
1	Commercial Service	Commercial: Monthly rust control service and solution for previous month.	760.00	760.00

RECEIVED
02.02.24

Thank you for your business.	Total: \$760.00
------------------------------	------------------------

Balance Due	\$760.00
--------------------	-----------------

Phone #	Fax #	E-Mail	Web Site
833-4NO-RUST	727-541-4006	admin@suncoastrust.com	www.suncoastrust.com

Withlacoochee River Electric Cooperative, Inc.							
for Lakeside CDD							
Electric Summary 01/24 Auto Pay							
Service Dates: 01/05/24-02/06/24							
Account #	Invoice Date	Amount	Due Date	Service Address	GL Code	Object Code	
1544099	02/09/24	\$83.54	3/1/2024	13815 Crestlake Dr. Well	53100	4301	
1544100	02/09/24	\$60.60	3/1/2024	13633 Lakemont Dr. Well	53100	4301	
1544101	02/09/24	\$253.65	3/1/2024	13324 Hudson Ave -LIGHTS Six Poles	53100	4307	
1544102	02/09/24	\$104.16	3/1/2024	13324 Hudson Ave B	53100	4301	
1544103	02/09/24	\$42.19	3/1/2024	13324 Hudson Ave C	53100	4301	
1544104	02/09/24	\$42.75	3/1/2024	13324 Hudson Ave D	53100	4301	
1544105	02/09/24	\$41.18	3/1/2024	13647 Eastfork Lane Irrig	53100	4301	
1544106	02/09/24	\$42.10	3/1/2024	13324 Hudson Ave F	53100	4301	
1544107	02/09/24	\$40.72	3/1/2024	13624 Eastfork Lane Irrig	53100	4301	
1544108	02/09/24	\$40.16	3/1/2024	13324 Hudson Ave A	53100	4301	
1544109	02/09/24	\$40.63	3/1/2024	13510 Crest Lake Dr. Irrig	53100	4301	
Total							
				001-53100-4301	\$538.03		
Grand Total		\$791.68		001-53100-4307	\$253.65		



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

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

Bill Date **02/09/2024**
 Amount Due **83.54**
 Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	87116	02/06	87585				469

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	15
Jan 2024	31	23
Feb 2023	28	24

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

Previous Balance 106.10
 Payment 106.10CR
 Balance Forward 0.00

Customer Charge 39.16
 Energy Charge 469 KWH @ 0.05017 23.53
 Fuel Adjustment 469 KWH @ 0.04000 18.76
 FL Gross Receipts Tax 2.09

Total Current Charges 83.54
 Total Due E.F.T. 83.54



1 0 3 4 5 0 2 2

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

DO NOT PAY
 Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

1544099 BP06
 LAKESIDE CDD
 F P WILLIAMS
 3434 COLWELL AVE STE 200
 TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	83.54
DO NOT PAY	

000154409900000835400000835403



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

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

Bill Date **02/09/2024**
Amount Due **60.60**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	26512	02/06	26733				221

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	7
Jan 2024	31	8
Feb 2023	28	2

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

Previous Balance 63.65
Payment 63.65CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 221 KWH @ 0.05017 11.09
Fuel Adjustment 221 KWH @ 0.04000 8.84
FL Gross Receipts Tax 1.51

Total Current Charges 60.60
Total Due E.F.T. 60.60



1 0 3 4 5 0 2 2

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DO NOT PAY
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P.O. Box 278 • Dade City, Florida 33526-0278

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

1544100 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	60.60
DO NOT PAY	

00015441000000060600000606006



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

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

Bill Date **02/09/2024**
Amount Due **253.65**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	9270	02/06	9467				197

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	32	6
Jan 2024	31	10
Feb 2023	28	9

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



1 0 3 4 5 0 2 2

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

Previous Balance 264.38
Payment 264.38CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 197 KWH @ 0.05017 9.88
Fuel Adjustment 197 KWH @ 0.04000 7.88
Light Energy Charge 1.68
Light Support Charge 2.94
Light Maintenance Charge 55.68
Light Fixture Charge 68.70
Light Fuel Adj 150 KWH @ 0.04000 6.00
Poles (QTY 6) 60.00
FL Gross Receipts Tax 1.73

Total Current Charges 253.65
Total Due E.F.T. 253.65

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

DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	253.65
DO NOT PAY	

000154410100002536500002536501



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

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

Bill Date **02/09/2024**
Amount Due **104.16**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	12918	02/06	13610				692

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	22
Jan 2024	31	28
Feb 2023	28	12

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

Previous Balance 121.64
Payment 121.64CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 692 KWH @ 0.05017 34.72
Fuel Adjustment 692 KWH @ 0.04000 27.68
FL Gross Receipts Tax 2.60

Total Current Charges 104.16
Total Due E.F.T. 104.16



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

1544102 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	104.16
DO NOT PAY	

000154410200001041600001041603



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

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

Bill Date **02/09/2024**
Amount Due **42.19**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	6134	02/06	6156				22	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	1
Jan 2024	31	1
Feb 2023	28	1

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

Previous Balance 42.10
Payment 42.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 22 KWH @ 0.05017 1.10
Fuel Adjustment 22 KWH @ 0.04000 0.88
FL Gross Receipts Tax 1.05

Total Current Charges 42.19
Total Due E.F.T. 42.19



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	42.19
DO NOT PAY	

000154410300000421900000421907



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

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

Bill Date **02/09/2024**
Amount Due **42.75**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	6604	02/06	6632				28	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	1
Jan 2024	31	1
Feb 2023	28	1

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

Previous Balance 42.66
Payment 42.66CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 28 KWH @ 0.05017 1.40
Fuel Adjustment 28 KWH @ 0.04000 1.12
FL Gross Receipts Tax 1.07

Total Current Charges 42.75
Total Due E.F.T. 42.75



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

1544104 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	42.75
DO NOT PAY	

000154410400000427500000427502



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

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

Bill Date **02/09/2024**
Amount Due **41.18**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE							
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
01/05	4779	02/06	4790				11

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	32	0
Jan 2024	31	0
Feb 2023	28	0

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

Previous Balance 41.18
Payment 41.18CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 11 KWH @ 0.05017 0.55
Fuel Adjustment 11 KWH @ 0.04000 0.44
FL Gross Receipts Tax 1.03

Total Current Charges 41.18
Total Due E.F.T. 41.18



1 0 3 4 5 0 2 2

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DO NOT PAY

Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

1544105 BP06
LAKESIDE CDD
F P WILLIAMS
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Electronic Funds Transfer on or after 02/23/2024	
TOTAL CHARGES DUE	41.18
DO NOT PAY	

000154410500000411800000411804



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

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

Bill Date **02/09/2024**
Amount Due **42.10**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	5174	02/06	5195				21	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	1
Jan 2024	31	1
Feb 2023	28	1

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

Previous Balance 42.10
Payment 42.10CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 21 KWH @ 0.05017 1.05
Fuel Adjustment 21 KWH @ 0.04000 0.84
FL Gross Receipts Tax 1.05

Total Current Charges 42.10
Total Due E.F.T. 42.10



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



Your Touchstone Energy® Cooperative
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Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	42.10
DO NOT PAY	

000154410600000421000000421002



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

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

Bill Date **02/09/2024**
Amount Due **40.72**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	611	02/06	617				6	

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Feb 2024	32	0
Jan 2024	31	0
Feb 2023	28	0

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

Previous Balance 40.72
Payment 40.72CR
Balance Forward 0.00

Customer Charge 39.16
Energy Charge 6 KWH @ 0.05017 0.30
Fuel Adjustment 6 KWH @ 0.04000 0.24
FL Gross Receipts Tax 1.02

Total Current Charges 40.72
Total Due E.F.T. 40.72



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	40.72
DO NOT PAY	

000154410700000407200000407205



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

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

Bill Date **02/09/2024**
Amount Due **40.16**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	47	02/06	47				0	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	0
Jan 2024	31	0
Feb 2023	28	0

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

Previous Balance 40.16
Payment 40.16CR
Balance Forward 0.00

Customer Charge 39.16
FL Gross Receipts Tax 1.00

Total Current Charges 40.16
Total Due **E.F.T.** 40.16



1 0 3 4 5 0 2 2

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DO NOT PAY
Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

Use above space for address change ONLY.

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	40.16
DO NOT PAY	

000154410800000401600000401605



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

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

Bill Date **02/09/2024**
Amount Due **40.63**
Current Charges Due **03/01/2024**

District Office Serving You
Bayonet Point

See Reverse Side For More Information

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

ELECTRIC SERVICE								
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used	
Date	Reading	Date	Reading					
01/05	471	02/06	476				5	

Comparative Usage Information
Average kWh

Period	Days	Per Day
Feb 2024	32	0
Jan 2024	31	0
Feb 2023	28	0

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

Previous Balance 40.53
Payment 40.53CR
Balance Forward 0.00

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

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



1 0 3 4 5 0 2 2

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DO NOT PAY

Total amount will be electronically transferred on or after 02/23/2024.



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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/09/2024

District: BP06

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

BP06

Electronic Funds Transfer on or after	02/23/2024
TOTAL CHARGES DUE	40.63
DO NOT PAY	

000154410900000406300000406309