

# Lakeside Preserve Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

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

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The following is the proposed agenda for the meeting of the Board of Supervisors for the Lakeside Preserve Community Development District, scheduled to be held **Thursday, February 14, 2019 at 11:30 a.m. at the Offices of Highland Homes, 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803**. Questions or comments on the Board Meeting or proposed agenda may be addressed to Jane Gaarlandt at [janeg@fishkind.com](mailto:janeg@fishkind.com) or (407) 382-3256. As always, the personal attendance of three Board Members will be required to constitute a quorum.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: 1-866-546-3377  
Participant Code: 964985

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

### **Administrative Matters**

- Roll Call to Confirm Quorum
- Public Comment Period *[for any members of the public desiring to speak on any proposition before the Board]*
- 1. **Consideration of Minutes of the July 12, 2018 Board of Supervisors' Meetings**
- 2. **Consideration of Resolution 2019-01, Approving Fiscal Year 2018/2019 Meeting Schedule**
- **Consideration of Nomination for Open Seat on the Board of Supervisors (Seat 5)**

### **Business Matters**

3. **Consideration of Resolution 2019-02, Designating District Manager, Assessment Consultant, and Financial Advisor**
4. **Consideration of Matters Relative to Phase 1 Financing, Series 2019 Bonds**
  - a. **Presentation of the Engineer's Report**
  - b. **Presentation of the Supplemental Assessment Methodology Report, Phase 1**
  - c. **Resolution 2019-03, Supplemental Assessment Resolution**
  - d. **FMS Bonds Rule G-17 Disclosure Letter**
5. **Ratification of Payment Authorization Nos. 19 – 38**
6. **Review of Monthly Financials**

### **Other Business**

Staff Reports  
District Counsel  
Interim Engineer  
District Manager  
Supervisor Requests and Audience Comments  
Adjournment

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**Lakeside Preserve  
Community Development District**

**Minutes**

## **MINUTES OF MEETING**

### ***LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' MEETING***

***Thursday, July 12, 2018 at 1:31 p.m.***

***The Offices of Highland Homes***

***3020 South Florida Avenue, Suite 101***

***Lakeland Florida 33803***

Board Members present at roll call:

Joel Adams	Board Member	
Brian Walsh	Board Member	
Jeff Shenefield	Board Member	
Lee Saunders	Board Member	(via phone)

Also Present:

Sarah Warren	Hopping Green & Sams	
Jane Gaarlandt	Fishkind & Associates, Inc.	
Sonali Patil	Fishkind & Associates, Inc.	(via phone)
Todd Amaden	Landmark Engineering	(via phone)

### **FIRST ORDER OF BUSINESS**

#### **Call to Order and Roll Call**

The meeting was called to order at approximately 1:31 p.m. The Board Members and staff in attendance are outlined above.

### **SECOND ORDER OF BUSINESS**

#### **Public Comment Period**

There were no members of the public present.

### **THIRD ORDER OF BUSINESS**

#### **Consideration of Minutes of the May 10, 2018 Board of Supervisors' Meeting**

The Board reviewed the minutes of the May 10, 2018 Board of Supervisors' Meeting.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board Approved the minutes of the May 10, 2018 Board of Supervisors' Meeting.

#### **FOURTH ORDER OF BUSINESS**

#### **Public Hearing on the Adoption of the District's Fiscal Year 2018-2019 Budget**

- a) Public Comments and  
Testimony**
- b) Board Comments**
- c) Consideration of Resolution  
2018-26, Adopting a Fiscal Year  
2018-2019 Budget and  
Appropriating Funds**

Ms. Gaarlandt requested a motion to open the public hearing.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board opened the Public Hearing.

Ms. Gaarlandt noticed for the record that no members of the public are present. Ms. Gaarlandt stated that the budget should not have changed since the proposed budget was approved. This budget is Developer funded.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved Resolution 2018-26, Adopting a Fiscal Year 2018-2019 Budget and Appropriating Funds.

Ms. Gaarlandt requested a motion to close the public hearing.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board closed the Public hearing.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of FY 2018-2019 Budget Funding Agreement**

The Board reviewed Fiscal Year 2018-2019 Budget Funding Agreement. Ms. Warren explained that if the Developer were to not pay the District has the right to levy the assessments to make up the budget.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the FY 2018-2019 Budget Funding Agreement.

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Payment Authorizations Nos. 12 - 18**

Ms. Gaarlandt explained that these have previously approved and just need ratification from the Board.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board ratified Payment Authorizations Nos. 12 – 18.

#### **SEVENTH ORDER OF BUSINESS**

#### **Review of Monthly Financials**

The Board reviewed the monthly financial statements. There was no action required by the Board.

#### **EIGHTH ORDER OF BUSINESS**

#### **Staff Reports**

**District Counsel –** No Report

**District Engineer –** No Report

**District Manager –** Ms. Gaarlandt reminded the Board that there is an open seat on the Board and suggested that Board considers nominations at the next meeting.

#### **NINTH ORDER OF BUSINESS**

#### **Supervisor Requests and Audience Comments**

There were no Supervisor requests or audience comments.

**TENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the July 12, 2018 Board of Supervisor's Meeting for the Lakeside Preserve Community Development District was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman





**Lakeside Preserve  
Community Development District**

**Resolution 2019-01**

**RESOLUTION 2019-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR  
2018-2019; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lakeside Preserve Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within the City of Lakeland, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

**WHEREAS**, the Board desires to adopt a Fiscal Year 2018-2019 annual meeting schedule attached as **Exhibit A**.

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

1. The Fiscal Year 2018-2019 annual meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 14<sup>th</sup> day of February, 2019.

**ATTEST:**

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2018-2019 Annual Meeting Schedule

## **EXHIBIT "A"**

### **BOARD OF SUPERVISORS MEETING DATES LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018-2019**

The regular meeting schedule of the Board of Supervisors of the Lakeside Preserve Community Development District for the remainder of Fiscal Year 2017-2018 shall be at the Offices of Highland Homes, 3020 S. Florida Avenue, Suite 101, Lakeland Florida 33803 at 11:30 a.m. unless otherwise indicated as follows:

**February 14, 2019  
March 14, 2019  
April 11, 2019  
May 9, 2019  
June 13, 2019  
July 11, 2019  
August 8, 2019**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 382-3256.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least 48 hours prior to the meeting. 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), for aid in contacting the District Office.

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

District Manager



**Lakeside Preserve  
Community Development District**

**Resolution 2019-02**

## RESOLUTION 2019-02

### **A RESOLUTION DESIGNATING FISHKIND & ASSOCIATES, INC., AS DISTRICT MANAGER OF AND ASSESSMENT CONSULTANT FOR AND FINANCIAL ADVISOR TO THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING COMPENSATION, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Preserve Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 189, *Florida Statutes*, being situated in the City of Lakeland, Polk County, Florida; and

**WHEREAS**, the Board of Supervisors (“Board”) of the District has previously appointed Fishkind & Associates, Inc. as District Manager and Assessment Consultant (hereinafter, collectively, the “District Manager”) and Financial Advisor; and

**WHEREAS**, the Board of Supervisors and Fishkind & Associates, Inc. desire to enter into a revised District Management Agreement and Financial Advisor Agreement (collectively, the “Fishkind Agreement”), which shall be dated effective as of the date of this Resolution, the form(s) of which are attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to the terms of the Fishkind Agreement, Fishkind & Associates, Inc. may, upon notice to the District, assign its rights and obligations under such agreement to any subsidiary, affiliate, or successor in connection with the sale of all or substantially all of Fishkind & Associates, Inc.’s assets; and

**WHEREAS**, Fishkind & Associates, Inc. has recently advised the Board of Supervisors of the District of its intent to enter into a proposed transaction (the “Transaction”) with PFM Financial Advisors LLC or PFM Consulting Services, LLC or its affiliate(s) (collectively, “PFM”) whereby Fishkind will sell all or substantially all of its assets to PFM; and

**WHEREAS**, in connection with the Transaction and pursuant to the Fishkind Agreement, Fishkind & Associates, Inc. desires to assign its rights and obligations as District Manager and Financial Advisor under the Fishkind Agreement to PFM upon and after the date the Transaction is consummated, and the Board is amenable to such assignment upon the consummation of the Transaction.

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

1. Fishkind & Associates, Inc. has previously been appointed the District Manager and Financial Advisor to the District.

2. Fishkind & Associates, Inc., shall be compensated for services in such capacity in the manner prescribed set forth in the Fishkind Agreement attached hereto as **Exhibit A**, which agreement is approved as to form and substance. Upon execution of the Fishkind Agreement(s) attached hereto as **Exhibit A**, all prior agreements relating to the services contemplated in the Fishkind Agreement attached hereto as **Exhibit A** are hereby rescinded by the parties and shall be of no further force and effect.
3. The assignment by Fishkind & Associates, Inc. of all of its rights and obligations as District Manager and Financial Advisor under the Fishkind Agreement to PFM is approved by the Board in connection with, and shall become effective upon, consummation of the Transaction referenced hereinabove.
4. This Resolution shall become effective immediately upon its adoption.

**Adopted this 14<sup>th</sup> day of February, 2019.**

**ATTEST:**

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary

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Chairperson/Vice Chairperson

**Exhibit A:** Fishkind Agreements

## **DISTRICT MANAGEMENT AND ASSESSMENT CONSULTANT AGREEMENT**

This District Management Agreement (this "Agreement"), made and entered into this 14<sup>th</sup> day of February, 2019 (the "Effective Date") by and between Lakeside Preserve Community Development District ("DISTRICT") and Fishkind & Associates, Inc. (hereinafter called the "MANAGER") sets forth the terms and conditions under which MANAGER shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a MANAGER to provide District Management Services; and

WHEREAS, MANAGER is capable of providing the necessary services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, the DISTRICT and MANAGER agree as follows:

### **I. SCOPE OF SERVICES**

MANAGER shall provide District Management Services as set forth in Exhibit A to this Agreement. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by MANAGER which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and MANAGER. Upon request of DISTRICT, MANAGER or an affiliate of MANAGER may agree to additional services to be provided by MANAGER or an affiliate of MANAGER, by a separate agreement between the DISTRICT and MANAGER or its respective affiliate.

### **II. WORK SCHEDULE**

The services of MANAGER are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

### **III. COMPENSATION**

For the services provided under this Agreement, MANAGER's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

#### **1. Reimbursable Expenses**

In addition to fees for services, MANAGER will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by MANAGER only as authorized by the DISTRICT's approved budget. Documentation of such expenses will be provided to the DISTRICT upon request.



## **2. Other Services**

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

## **IV. TERM AND TERMINATION**

This Agreement shall be effective from the Effective Date and shall continue until terminated by either party as provided herein. The DISTRICT has the right to terminate this Agreement for "good cause" which shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by the MANAGER which, in each case, the MANAGER fails to cure within 10 days of notice thereof. Termination for "good cause" shall be effected immediately by provision of written notice to MANAGER. Either party hereto shall have the right to terminate this Agreement, at any time and for any reason whatsoever, upon (i) the DISTRICT providing to the MANAGER a minimum of thirty (30) days advance written notice of its intention to terminate or (ii) the MANAGER providing to the DISTRICT a minimum of sixty (60) days advance written notice of its intention to terminate. All notices shall be mailed to the person and address specified for use in the giving of notice, in paragraph 10, hereof. Should the relationship be terminated, MANAGER will be paid for all services performed and costs and expenses incurred up to the termination date.

## **V. ASSIGNMENT**

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other; provided, however, that MANAGER may, upon notice to the DISTRICT, assign MANAGER's rights and obligations under this Agreement to any subsidiary or affiliate of MANAGER or a successor of MANAGER in connection with the sale of all or substantially all of MANAGER's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

## **VI. OWNERSHIP OF INFORMATION, REPORTS, AND DATA**

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to MANAGER and the DISTRICT shall, and shall cause its agent(s) to, cooperate with MANAGER in its conduct of reasonable due diligence in performing the services, including with respect to the facts that are necessary in its recommendation(s) to the DISTRICT in connection with a transaction or financial product and/or relevant to a DISTRICT's determination whether to proceed with a course of action. To the extent DISTRICT requests that MANAGER provide advice with regard to any recommendation made by a third party, DISTRICT will provide to MANAGER written direction to do so as well as any Data it has received from such third party relating to its recommendation. DISTRICT acknowledges and agrees that while MANAGER is relying on the Data in connection with its provision of the services under this Agreement, MANAGER makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

## **VII. NOTICES**

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to-wit:

**DISTRICT:**

Lakeside Preserve Community Development District  
12051 Corporate Boulevard  
Orlando, Florida 32801  
Attention: District Manager

**With A Copy To:**

Hopping Green & Sams, PA  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attention: Roy Van Wyk

**MANAGER:**

Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, FL 32801  
Attention: Hank Fishkind, President

**VIII. TITLE TRANSFER**

All materials, except functioning or dynamic financial models, prepared by MANAGER pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the foregoing exception, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement MANAGER shall deliver to the DISTRICT copies of any and all materials or documents prepared, kept or maintained in accordance with this Agreement.

**IX. MANAGER'S REPRESENTATIVES**

1. Assignment of Named Individuals

The professional employees of MANAGER set forth below will provide the services set forth in this Agreement; provided that MANAGER may, from time to time, supplement or otherwise amend the team members set forth below.

- Jane Gaarlandt
- Sonali Patil

2. Changes in Staff Requested by the DISTRICT

The DISTRICT has the right to request, for any reason, MANAGER to replace any member of the MANAGER staff. Should the DISTRICT make such a request, MANAGER shall promptly suggest a substitute for approval by the DISTRICT.

## **X. INSURANCE**

MANAGER shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

## **XI. GENERAL PROVISIONS**

### **1. MANAGER Not to Participate as Underwriter**

The MANAGER is precluded from being an underwriter of any debt obligations issued by the DISTRICT and shall not participate, in any manner, in the initial offering for the issuance of any of the DISTRICT's debt obligations.

### **2. Limitation of Liability; Indemnification**

To the extent not referenced herein, MANAGER shall not be responsible for the acts or omissions of any other contractor or any of its subcontractors, suppliers, or of any other individual or entity performing services which are not under the control or supervision of the MANAGER.

**DISTRICT INDEMNIFICATION.** To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, Florida Statutes), and except and to the extent caused by the negligence or reckless and/or willful misconduct of the MANAGER, the DISTRICT agrees to indemnify, defend, and hold harmless the MANAGER and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that MANAGER may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the DISTRICT. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the MANAGER may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

**MANAGER INDEMNIFICATION.** The MANAGER agrees to indemnify, defend, and hold harmless the DISTRICT and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the DISTRICT may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the failure to perform under this Agreement or at law, or negligent, reckless, and/or intentionally wrongful acts or omissions of the MANAGER. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the DISTRICT may be entitled and shall continue after the MANAGER has ceased to be engaged under this Agreement.

**SOVEREIGN IMMUNITY; INDEMNIFICATION OBLIGATIONS.** Nothing herein shall be construed to waive or limit the DISTRICT'S sovereign immunity limitations of liability as provided in Section 768.28, Florida Statutes, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

3. Disclaimer of MANAGER

The DISTRICT acknowledges that the MANAGER is not an attorney and may not render legal advice or opinions. Although the MANAGER may participate in accumulating information necessary for documents required by the DISTRICT to finalize any particular financing, such information shall be verified by the DISTRICT as to its correctness; provided, however, that the DISTRICT shall not be required to verify the correctness of any information originated by the MANAGER or the correctness of any information originated by the MANAGER which the MANAGER has used to formulate its opinions and advice given to the DISTRICT.

4. Attorney Fees and Governing Law

MANAGER and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action. This Agreement shall be construed, enforced, and administered in accordance with the laws of the State of Florida. In the event either party is required to take any action to enforce this Agreement, the substantially prevailing party shall be entitled to attorney's fees and costs, including fees and costs incurred in determining entitlement to and reasonableness of such fees and costs.

5. Time of the Essence

The DISTRICT and the MANAGER agree that time is of the essence and that the services of the MANAGER shall be performed expeditiously.

6. Entire Agreement

This Agreement represents the entire agreement between DISTRICT and MANAGER for District Management Services contemplated hereby and supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. This Agreement may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and MANAGER or any affiliate of MANAGER shall not in any way be deemed an amendment or modification of this Agreement. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

7. Authority to Execute and Counterparts

Each party to this Agreement represents, warrants, and covenants to the other that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party, that such party has the lawful authority to enter into this relationship, and that the governing or managing body of each party has approved this relationship and has similarly authorized the execution of this Agreement. This Agreement may

be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

#### 8. Public Records Disclosure

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

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, FISHKIND & ASSOCIATES, INC., AT 407-382-3256, 12051 CORPORATE BLVD., ORLANDO, FLORIDA 32817.**

#### 9. Independent Contractor

MANAGER, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person, other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will MANAGER be liable for any act or omission of any third party or for any circumstances beyond MANAGER's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

In witness whereof, the parties hereto have executed this Agreement, in duplicate, as of the Effective Date above written.

**Board of Supervisors:**

Lakeside Preserve Community Development District

Sign \_\_\_\_\_

Print Name \_\_\_\_\_

**Fishkind & Associates, Inc.**

\_\_\_\_\_  
Hank Fishkind, Ph.D., President

## **EXHIBIT A**

### **SCOPE OF SERVICES**

#### **I. General Management Services**

##### **General Consultation, Meetings, and DISTRICT Representation**

The Manager shall organize the DISTRICT meetings. This includes, but is not limited to, providing the agenda and Board packages, scheduling, notification, publication and related matters. The service to be provided shall also include, but not be limited to planning, scheduling, production and quality control, coordination, and administration of various professional service elements.

The manager shall prepare and submit to the DISTRICT's Board of Supervisors a proposed annual budget and administer the adopted budget of the DISTRICT.

As the DISTRICT's Manager, we will consult with the DISTRICT Board of Supervisors and its designated representatives, and when necessary, participate in such meetings, discussions, project site visits, workshops, and hearings as may pertain to the administration, accomplishment and fulfillment of the professional services with regard to the projects and general interest of the DISTRICT.

The Manager shall consult with and advise the DISTRICT on matters related to the operation and maintenance of the DISTRICT and assist the DISTRICT to ensure compliance with all statutes and applicable law affecting the DISTRICT. The Manager will maintain the DISTRICT's website in compliance with applicable law and ensure an e-mail system is in place which provides a separate "CDD e-mail address" for all Board members with an archiving system which will allow the Manager to respond to public records requests and maintain e-mails in compliance with applicable records retention law.

#### **II. Accounting Services**

The Manager shall define and implement an integrated management reporting system which will allow the DISTRICT to represent fairly and with full disclosure the financial position of the DISTRICT. Monthly financial statements will be provided in addition to a year-end audited financial statement to be prepared by a certified public accounting firm selected by the DISTRICT. These services will be coordinated with the DISTRICT's auditors to assure a smooth and efficient audit of the DISTRICT's books.

#### **III. Minutes and Records**

The Manager shall define and implement a system of record management for the DISTRICT, including a concise and accurate record of the official actions of the Board of Supervisors and any appointed boards or committees, and shall oversee the maintenance and disclosure of DISTRICT's records pursuant to Florida law.

IV. Annual Assessments, Lien Book Maintenance and Dissemination Agent

The Manager will maintain the tax roll for the DISTRICT and coordinate and report to the Tax Assessor and Tax Collector for the jurisdiction in which the DISTRICT exists.

The Manager will administer the DISTRICT's assessment methodology during platting and maintain the DISTRICT's lien book and release of liens at closings.

The Manager will provide continuing disclosure filing coordination and assistance for DISTRICT debt issues on EMMA as required by the MSRB and other regulatory agencies.

V. Assessment Consulting Services

The Manager shall formulate the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals, including the preparation of an assessment methodology report.



**EXHIBIT B**  
**COMPENSATION FOR SERVICES**

The table below outlines the minimum management fees. The fees depend upon the type of district, the website selected, and the number of debt issues outstanding for the DISTRICT. Fees are reviewed and adjusted annually pursuant to the DISTRICT's budget process. Our fees include the provision of the services described in Exhibit A, as well as the reimbursable *expenses* set forth in Section III(1).

<i>Type of District</i>	<i>Management Fee</i>	
Inactive	\$5,000	
Developer Control	\$20,000	
Resident Control	\$60,000	(negotiable)
Website	Set Up	Annual
Minimum	\$2,000	\$1,000
Standard	\$3,000	\$2,500
Deluxe	\$5,000	\$5,000
Lien Book, Tax Roll, and Continuing Disclosure Services	Amount	
Base Fee	\$5,000	
Fee per debt issue	\$7,500	
Assessment Methodology Preparation and Assessment Consulting Services		Fee to be negotiated per debt issuance

**EXHIBIT C**  
**INSURANCE**

MANAGER shall provide and maintain the following levels of insurance coverage at all times subsequent to the execution of this Agreement:

- a) Worker's Compensation insurance to cover full liability under worker's compensation laws in effect in Florida.
- b) General Liability insurance with limit of one million dollars (\$1,000,000.00) per each occurrence.
- c) Professional Liability insurance with limit of one million dollars (\$1,000,000.00) per each occurrence. Claims-made policies shall have at least a three-year reporting period.
- d) Employment Practices Liability insurance with limit of two million dollars (\$2,000,000.00) per each occurrence.
- e) Commercial Crime insurance with limit of two million dollars (\$2,000,000.00) per each occurrence.
- f) Comprehensive Automobile Liability insurance for all hired and non-owned vehicles used by the Consultant's staff with a combined single limit of one million dollars (\$1,000,000.00).

The DISTRICT (and its staff, consultants, and supervisors as applicable) will be listed as additional insureds on the General Liability and Automobile insurance policies described above. The DISTRICT (and its staff, consultants, and supervisors as applicable) will be listed as a joint loss payee on the Commercial Crime insurance. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the DISTRICT to not be named as an additional insured or joint loss payee where applicable) without sixty (60) days written notice to the DISTRICT. MANAGER will furnish the DISTRICT with a Certificate of Insurance evidencing compliance with this section prior to Agreement commencement and upon request.

## **FINANCIAL ADVISORY AGREEMENT**

This agreement ("Agreement"), made and entered into this 14<sup>th</sup> day of February, 2019, (the "Effective Date") by and between Lakeside Preserve Community Development District ("DISTRICT") and Fishkind & Associates, Inc. (hereinafter called "FA"), sets forth the terms and conditions under which FA shall provide services.

WHEREAS, the DISTRICT desires to obtain the services of a financial advisor to develop and assist in implementing the DISTRICT's strategies to meet its current and long-term operations, financial obligations, capital financing needs and render assistance in respect to debt transactions; and

WHEREAS, FA is capable of providing the necessary financial advisory services.

NOW, THEREFORE, in consideration of the above mentioned premises and intending to be legally bound hereby, DISTRICT and FA agree as follows:

### **I. SCOPE OF SERVICES**

FA shall provide, upon request of the DISTRICT, services related to financial planning, budget and strategic advice and planning, policy development and services related to debt issuance, as applicable and set forth in Exhibit A to this Agreement. DISTRICT acknowledges and agrees that most tasks requested by DISTRICT will not require all services provided for in Exhibit A and as such the specific scope of services for such task shall be limited to just those services required to complete the task. Any material changes in or additions to the scope of services described in Exhibit A shall be promptly reflected in a written supplement or amendment to this Agreement. Services provided by FA which are not specifically referenced in the scope of services set forth in Exhibit A of this Agreement shall be completed as agreed in writing in advance between the DISTRICT and FA.

### **II. WORK SCHEDULE**

The services of FA are to commence as soon as practicable after the execution of this Agreement and a request by the DISTRICT for such service.

### **III. REGISTERED MUNICIPAL ADVISOR; REQUIRED DISCLOSURES**

1. FA is a registered municipal advisor with the Securities and Exchange Commission (the "SEC") and the Municipal Securities Rulemaking Board (the "MSRB"), pursuant to the Securities Exchange Act of 1934 Rule 15Ba1-2. If DISTRICT has designated FA as its independent registered municipal advisor ("IRMA") for purposes of SEC Rule 15Ba1-1(d)(3)(vi) (the "IRMA exemption"), then services provided pursuant to such designation shall be the services described in Exhibit A hereto, subject to any limitations provided herein. FA shall not be responsible for, or have any liability in connection with, verifying that FA is independent from any other party seeking to rely on the IRMA exemption (as such independent status is required pursuant to the IRMA exemption, as interpreted from time to time by the SEC). DISTRICT acknowledges and agrees that any reference to FA, its personnel and its role as

IRMA, including in the written representation of DISTRICT required under SEC Rule 15Ba1-1(d)(3)(vi)(B) shall be subject to prior approval by FA. DISTRICT further agrees not to represent that FA is DISTRICT's IRMA with respect to any aspect of a municipal securities issuance or municipal financial product, outside of the scope of services without FA's prior written consent.

2. MSRB Rules require that municipal advisors make written disclosures to their DISTRICTs of all material conflicts of interest, certain legal or disciplinary events and certain regulatory requirements. Such disclosures are provided in FA's Disclosure Statement delivered to DISTRICT together with this Agreement.

#### **IV. FINANCIAL ADVISORY COMPENSATION**

For the services provided under this Agreement, FA's professional fees shall be paid as provided in Exhibit B to this Agreement and DISTRICT shall pay expenses and fees for other services not set forth in Exhibit A as provided below.

##### **1. Reimbursable Expenses**

In addition to fees for services, FA will be reimbursed for necessary, reasonable, and documented out-of-pocket expenses incurred, including travel, meals, lodging, telephone, mail, and other ordinary cost and any actual extraordinary cost for graphics, printing, data processing and computer time which are incurred by FA subject to the limitations of Chapter 112.061, F.S. Upon request of DISTRICT, documentation of such expenses will be provided.

##### **2. Other Services**

Any services which are not included in the scope of services set forth in Exhibit A of this Agreement will be subject to separate, mutually acceptable fee structures.

#### **V. TERMS AND TERMINATION**

This Agreement shall be effective as of the Effective Date until February 14, 2020 (the "Initial Term") and shall automatically renew for additional one (1) year periods (each a "Renewal Term" and together with the Initial Term, the "Term"), unless terminated in writing by either party upon thirty (30) days written notice to the other party without cause, or immediately upon written notice for good cause. For purposes of this Agreement, the term "good cause" shall include misfeasance, malfeasance, nonfeasance or dereliction of duties by FA which, in each case, FA fails to cure within 10 days of notice thereof. Upon such termination, FA will be paid for all services performed and costs and expenses incurred up to the termination date.

#### **VI. ASSIGNMENT**

Neither party may assign this Agreement or its rights or obligations hereunder without the prior written consent of the other party ; provided that upon notice to DISTRICT, (i) FA may assign this Agreement or any interests hereunder to a municipal advisor entity registered with the SEC that directly or indirectly controls, is controlled by, or is under common control with, FA, or (ii) to any subsidiary or affiliate of FA or a successor of FA in connection with the sale of all or

substantially all of FA's assets. Subject to the foregoing, this Agreement shall be binding on the parties hereto and their respective successors and assigns.

## **VII. INFORMATION TO BE FURNISHED TO FA**

All information, data, reports, and records in the possession of the DISTRICT or any third party necessary for carrying out any services to be performed under this Agreement ("Data") shall be furnished to FA and the DISTRICT shall, and shall cause its agent(s) to, cooperate with FA in its conduct of reasonable due diligence in performing the services, including with respect to the facts that are necessary in its recommendation(s) to the DISTRICT in connection with a municipal securities transaction or municipal financial product and/or relevant to the DISTRICT's determination whether to proceed with a course of action. To the extent DISTRICT requests that FA provide advice with regard to any recommendation made by a third party, DISTRICT will provide to FA written direction to do so as well as any Data it has received from such third party relating to its recommendation. DISTRICT acknowledges and agrees that while FA is relying on the Data in connection with its provision of the services under this Agreement, FA makes no representation with respect to and shall not be responsible for the accuracy or completeness of such Data.

## **VIII. NOTICES**

All notices given under this Agreement shall be in writing, sent by registered United States mail, with return receipt requested, addressed to the party for whom it is intended, at the designated below. The parties designate the following as the respective places for giving notice, to wit:

### **DISTRICT:**

Lakeside Preserve Community Development District  
12051 Corporate Boulevard  
Orlando, Florida 32801  
Attention: District Manager

### **With A Copy To:**

Hopping Green & Sams, PA  
119 S. Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Attention: Roy Van Wyk

### **FA:**

Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, FL 32801  
Attention: Hank Fishkind, President

## **IX. TITLE TRANSFER**

All materials, except functioning or dynamic financial models, prepared by FA pursuant exclusively to this Agreement shall be the property of the DISTRICT. Subject to the exception described above, upon termination of this Agreement, at DISTRICT's reasonable request no later than three (3) years after the termination of this Agreement FA shall deliver to the DISTRICT copies of any materials or documents pertaining to or prepared in accordance with this Agreement.

## **X. FA'S REPRESENTATIVES**

### **1. Assignment of Named Individuals**

Professional employees of FA will provide the services set forth in this Agreement and FA may, from time to time, supplement or otherwise amend the team members. The individual listed below shall be the engagement manager for this Agreement.

- Hank Fishkind
- Kevin Plenzler

### **2. Changes in Staff Requested by the DISTRICT**

The DISTRICT has the right to request, for any reason, FA to replace any member of the advisory team. Should the DISTRICT make such a request, FA shall promptly suggest a substitute for approval by the DISTRICT.

## **XI. INSURANCE**

FA shall maintain insurance coverage with policy limits not less than as stated in Exhibit C.

## **XII. LIMITATION OF LIABILITY**

Except to the extent caused by willful misconduct, bad faith, gross negligence or reckless disregard of obligations or duties under this Agreement on the part of FA or any of its associated persons, neither FA nor any of its associated persons shall have liability to any person for (i) any act or omission in connection with the performance of its services hereunder; (ii) any error of judgment or mistake of law; (iii) any loss arising out of any issuance of municipal securities, any municipal financial product or any other financial product, or (iv) any financial or other damages resulting from DISTRICT's election to act, or not to act, contrary to or upon any advice or recommendation provided by FA to DISTRICT.

## **XIII. INDEPENDENT CONTRACTOR; NO THIRD-PARTY BENEFICIARY**

FA, its employees, officers and representatives at all times shall be independent contractors and shall not be deemed to be employees, agents, partners, servants and/or joint venturers of DISTRICT by virtue of this Agreement or any actions or services rendered under this Agreement. Nothing in this Agreement is intended or shall be construed to give any person,

other than the Parties hereto, their successors and permitted assigns, any legal or equitable rights, remedy or claim under or in respect of this Agreement or any provisions contained herein. In no event will FA be liable for any act or omission of any third party or for any circumstances beyond FA's reasonable control including, but not limited to, fire, flood, or other natural disaster, war, riot, strike, act of terrorism, act of civil or military authority, software and/or equipment failure, computer virus, or failure or interruption of electrical, telecommunications or other utility services.

#### **XIV. APPLICABLE LAW**

This Agreement shall be construed, enforced, and administered according to the laws of the State of Florida. FA and the DISTRICT agree that, should a disagreement arise as to the terms or enforcement of any provision of this Agreement, each party will in good faith attempt to resolve said disagreement prior to pursuing other action.

#### **XV. ENTIRE AGREEMENT; SEVERABILITY**

This Agreement represents the entire agreement between DISTRICT and FA and may not be amended or modified except in writing signed by both parties. For the sake of clarity, any separate agreement between DISTRICT and an affiliate of FA shall not in any way be deemed an amendment or modification of this Agreement. This Agreement supersedes all prior agreements, contracts, arrangements, or communications between the parties with respect to the subject matter addressed herein, whether oral or written. The invalidity in whole or in part of any provision of this Agreement shall not void or affect the validity of any other provision.

#### **XVI. EXECUTION; COUNTERPARTS**

Each party to this Agreement represents and warrants that the person or persons signing this Agreement on behalf of such party is authorized and empowered to sign and deliver this Agreement for such party. This Agreement may be signed in any number of counterparts, each of which shall be an original and all of which when taken together shall constitute one and the same document.

#### **XVII. PUBLIC RECORDS DISCLOSURE.**

FA understands and agrees that all documents of any kind provided to the DISTRICT in connection with this Agreement may be public records, and, accordingly, FA agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Consultant acknowledges that the designated public records custodian for the DISTRICT is Fishkind & Associates, Inc. ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the FA shall 1) keep and maintain public records required by the DISTRICT to perform the service; 2) upon request by the Public Records Custodian, provide the DISTRICT with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement

term and following the Agreement term if the FA does not transfer the records to the Public Records Custodian of the DISTRICT; and 4) upon completion of the Agreement, transfer to the DISTRICT, at no cost, all public records in FA'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 FA, the FA shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the DISTRICT in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE MANAGER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, FISHKIND & ASSOCIATES, INC., AT 407-382-3256, 12051 CORPORATE BLVD., ORLANDO, FLORIDA 32817.**

*[Signature Page Follows]*



**IN WITNESS THEREOF**, the DISTRICT and FA have executed this Agreement as of the day and year herein above written.

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

**FA**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: President  
Date: \_\_\_\_\_

**EXHIBIT A**  
**SCOPE OF SERVICES**

1. Services related to the Financial Planning and Policy Development upon request of the DISTRICT:

- Assist with the formulation of the DISTRICT's special assessment methodology or similar security for debt issuance in consultation with the DISTRICT's counsel, consulting engineer, bond counsel, and other consultants and professionals; notwithstanding the foregoing, these services shall not include the preparation of an assessment methodology report.
- Assist the DISTRICT in the formulation of Financial and Debt Policies and Administrative Procedures.
- Review current debt structure, identifying strengths and weaknesses of structure so that future debt issues can be designed to maximize ability to finance future capital needs. This will include, but not be limited to, reviewing existing debt for the possibility of refunding that debt to provide the DISTRICT with savings.
- Analyze future debt capacity to determine the DISTRICT's ability to raise future debt capital.
- Assist the DISTRICT in the development of the DISTRICT's Capital Improvement Program by identifying sources of capital funding.
- Assist the DISTRICT with the development of the DISTRICT's financial planning efforts and process by assessing capital needs, identifying potential revenue sources, analyze financing alternatives such as pay-as-you-go, lease/purchasing, short-term vs. long-term financings, assessments, user fees, impact fees, developer contributions, public/private projects, and grants and provide analysis of each alternative as required as to the budgetary and financial impact.
- Review the reports of accountants, independent engineers and other project feasibility consultants to ensure that such studies adequately address technical, economic, and financial risk factors affecting the marketability of any proposed revenue debt issues; provide bond market assumptions necessary for financial projections included in these studies; attend all relevant working sessions regarding the preparations, review and completion of such independent studies; and provide written comments and recommendations regarding assumptions, analytic methods, and conclusions contained therein.
- Develop, manage and maintain computer models for long-term capital planning which provide for inputs regarding levels of non-ad valorem special assessment and other revenues growth rates by revenue and expenditure item, timing, magnitude and cost of debt issuance, and project operating and capital balances,

selected operating and debt ratios and other financial performance measures as may be determined by the DISTRICT.

- Conduct strategic modeling and planning and related consulting.
- Attend meetings with DISTRICT's staff, consultants and other professionals and the DISTRICT.
- Undertake financial planning and policy development assignments made by the DISTRICT regarding financings, and financial policy including budget, tax, cash management issues and related fiscal policy and programs.
- Assist the DISTRICT in preparing financial presentations for public hearings and/or referendums.
- Provide special financial services as requested by the DISTRICT.

2. Services Related to Debt Transactions (Includes short term financings, notes, loans, letters of credit, line of credit and bonds); provided that if the transaction is competitive, the services of the financial advisor will reflect that process. Upon the request of the DISTRICT:

- Analyze financial and economic factors to determine if the issuance of bonds is appropriate.
- Develop a financing plan in concert with DISTRICT's staff which would include recommendations as to the timing and number of series of bonds to be issued.
- Assist the DISTRICT by recommending the best method of sale, either as a negotiated sale, private placement or a public sale. In a public sale, make recommendation as to the determination of the best bid. In the event of a negotiated sale, assist in the solicitation, review and evaluation of any investment banking proposals, and provide advice and information necessary to aid in such selection.
- Advise as to the various financing alternatives available to the DISTRICT.
- Develop alternatives related to debt transaction including evaluation of revenues available, maturity schedule and cash flow requirements.
- Evaluate benefits of bond insurance and/or security insurance for debt reserve fund.
- If appropriate, develop credit rating presentation and coordinate with the DISTRICT the overall presentation to rating agencies.
- Review underwriter's proposals and submit a written analysis of same to the DISTRICT.

- Assist the DISTRICT in the procurement of other services relating to debt issuance such as printing, paying agent, registrar, etc.
- Identify key bond covenant features and advise as to the financial consequences of provisions to be included in bond indentures, resolutions or other governing documents regarding security, creation of reserve funds, flow of funds, redemption provisions, additional parity debt tests, etc.; review and comment on successive drafts of bond governing documents.
- Review the requirements and submit analysis to bond insurers, rating agencies and other professionals as they pertain to the DISTRICT's obligation.
- Review the terms, conditions and structure of any proposed debt offering undertaken by the DISTRICT and provide suggestions, modifications and enhancements where appropriate and necessary to reflect the constraints or current financial policy and fiscal capability.
- Coordinate with DISTRICT's staff and other advisors as respects the furnishing of data for offering documents, it being specifically understood that FA is not responsible for the inclusion or omission of any material in published offering documents.
- As applicable, advise the DISTRICT on the condition of the bond market at the time of sale, including volume, timing considerations, competing offerings, and general economic considerations.
- Assist and advise the DISTRICT in negotiations with investment banking groups regarding fees, pricing of the bonds and final terms of any security offering, and make recommendations regarding a proposed offering to obtain the most favorable financial terms based on existing market conditions.
- Arrange for the closing of the transaction including, but not limited, to bond printing, signing and final delivery of the bonds.
- Assist and advise the DISTRICT with investment of proceeds of debt offerings

3. **Special Services.** Upon request of the DISTRICT:

FA may provide other services which shall include, but not be limited to, the following:

1. Impact fee financial analysis
2. Rate analysis
3. Management analysis
4. Referendum assistance
5. Legislative initiatives
6. Project assessment analysis
7. Implementation of revenue enhancement programs

8. Investment advisory services (services to be provided by an affiliate of FA under separate agreement between the DISTRICT and such affiliate))
9. Arbitrage and rebate services (services to be provided by an affiliate of FA under separate agreement between the DISTRICT and such affiliate)
10. Financial analysis of projects being developed by engineer/architect studies
11. Negotiate on behalf of the DISTRICT for proposed projects

**EXHIBIT B**  
**COMPENSATION FOR SERVICES (negotiable)**

<b><u>Description</u></b>	<b><u>Unit Price</u></b>	
<b>TRANSACTIONAL FEE SCHEDULE</b>		
<b>A. Conventional Long-Term Fixed Rate Debt</b>	<b>Investment Grade</b>	<b>Non-investment Grade</b>
Up to \$25 Million	<u>\$1.00/ \$1,000</u>	<u>\$1.00/ \$1,000</u>
\$25 Million up to \$50 Million	<u>\$0.85/ \$1,000</u>	<u>\$1.00/ \$1,000</u>
Over \$50 Million up to \$75 Million	<u>\$0.75/ \$1,000</u>	<u>\$0.85/ \$1,000</u>
Over \$75 Million	<u>\$0.50/ \$1,000</u>	<u>\$0.75/ \$1,000</u>
Above Fees Subject To:		
Minimum	<u>\$20,000.00</u>	<u>\$25,000.00</u>
Maximum	<u>\$125,000.00</u>	<u>\$200,000.00</u>
Additional Fee – Refunding Transaction	\$ <u>N/A</u> (excluding escrow structuring if requested)	

**B. Notes, Including but not Limited to TANS and RANS \$15,000.00<sup>1</sup>**

<sup>1</sup>Fee for investment grade, publicly offered issues; fee for private placement or non-investment grade public offering will be negotiated prior to the sale.

**NON-TRANSACTIONAL FEE SCHEDULE**

**C. Professional Fees**

Managing Director	<u>\$300.00/ Hour</u>
Senior Managing Consultant (other senior staff)	<u>\$250.00/ Hour</u>
Senior Analyst (Analyst)	<u>\$150.00/ Hour</u>
Administrative Staff	<u>\$0.00 / Hour</u>

**D. Out of Pocket Expenses**

Not to Exceed	<u>\$2,000.00</u> per Issue*
Travel	At Cost
Lodging	At Cost
Meals	At Cost
Postage	At Cost
Telephone	At Cost
Copies	0.10 Black & White; 0.50 for Color
Printing	0.10 Black & White; 0.50 for Color

\*FA also offers a flat “overhead” fee of \$1,500 per financing to cover all typical expenses (copies, printing, in state travel, etc). Both structures exclude New York and other out of state travel, which is billed at cost.

### **Other Services**

In addition to advising on bond transactions, FA is often called upon to perform many additional duties. These may include structuring and implementation of the refunding escrow, debt service reserve and debt service payment fund investment structuring, arbitrage rebate compliance, investment agreement and float contract bidding, investment liquidation, interest rate swap pricing and implementation, and other related services. These services would be provided via separate contract with the appropriate FA related entity such as FA Asset Management, LLC. If needed or required under this proposal, these services are subject to a separate fee to be negotiated in advance at the time of the service. FA fully discloses all fees related to any transaction.

**EXHIBIT C**  
**INSURANCE**

Fishkind & Associates, Inc. ("FA") has a complete insurance program, including property, casualty, comprehensive general liability, automobile liability and workers compensation. FA maintains professional liability and fidelity bond coverages which total \$30 million and \$10 million, respectively. FA also carries a \$10 million cyber liability policy.

Our Professional Liability policy is a "claims made" policy and our General Liability policy claims would be made by occurrence.

**Deductibles/SIR:**

Automobile \$250 comprehensive & \$500 collision  
Cyber Liability \$50,000  
General Liability \$0  
Professional Liability (E&O) \$1,000,000  
Financial Institution Bond \$75,000

**Insurance Company & AM Best Rating**

Professional Liability (E&O)	Endurance American Specialty Insurance; (A+; XV) XL Specialty Insurance Company; (A; XV) Continental Casualty Company; (A; XV) Starr Indemnity & Liability Company; (A; XIV)
Financial Institution Bond	Federal Insurance Company; (A++; XV)
Cyber Liability	Indian Harbor Insurance Company (A; XV)
General Liability	Great Northern Insurance Company; (A++; XV)
Automobile Liability	Federal Insurance Company; (A++; XV)
Excess /Umbrella Liability	Federal Insurance Company; (A++; XV)
Workers Compensation & Employers Liability	Great Northern Insurance Company; (A++; XV)



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**Lakeside Preserve  
Community Development District**

**Matters Relative to Phase 1 Financing, Series 2019  
Bonds**



# **Lakeside Preserve Community Development District**

## **Engineer's Report**



8515 Palm River Road, Tampa, FL 33619-4315 | 813-621-7841 | Fax 813-621-6761 | mail@lesc.com | www.lesc.com

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT  
ENGINEER'S REPORT**

**Prepared for:**

**BOARD OF SUPERVISORS  
LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Prepared by:**

**LANDMARK ENGINEERING & SURVEYING CORPORATION  
8515 PALM RIVER ROAD  
TAMPA, FL 33619  
PH: 813-621-7841**

**December 2017**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

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3.	PROPOSED IMPROVEMENTS.....	3
4.	OPINION OF PROBABLE COSTS.....	6
5.	PERMITS.....	6

## **LIST OF TABLES & EXHIBITS**

TABLE 1 – Land Use Summary Within the District

TABLE 2 – Summary of Opinion of Probable Costs

EXHIBIT 1.1 – General Location Map

EXHIBIT 2.1A – Total Project Sketch of Description

EXHIBIT 2.1B – Phase 1 Sketch of Description

EXHIBIT 2.2 – Future Land Use Map

EXHIBIT 2.3 – Utility Location Map

EXHIBIT 2.4 – Overall Development Plan

## **LAKESIDE PRESERVE CDD**

### **ENGINEER'S REPORT**

#### **1. INTRODUCTION**

##### **1.1 Description of the Lakeside Preserve Community Development District**

Lakeside Preserve (the "Development") is served by the Lakeside Preserve Community Development District (the "District"), and is located in the City of Lakeland, Florida lying in Sections 2 and 3, Township 29 South, Range 23 East. The Development is situated on the east side of Pipkin Creek Road and south of North Parkway Frontage Road as shown on Exhibit 1.1.

Access to the District is provided via a main boulevard entry onto Pipkin Creek road, which serves the entire District. Upon completion of the Development, the District will contain up to 461 single family residential units.

The residential community comprising the Development will be developed in three (3) phases. Construction of Phase 1 began in March 2005 and currently is substantially complete. Phase 2 is expected to commence construction in 2018 and be completed in 2018. Phase 3 is expected to commence construction in 2019 and be completed in 2019. Phase 1 consists of 135 single family lots (no homes are currently constructed) with associated infrastructure and a proposed community Clubhouse Facility (which is not part of the District's CIP). The proposed land uses and lot distribution by phase are shown in Table 1.

##### **1.2 Purpose and Scope of the Report**

The purpose of this report is to provide a description of the District, the capital improvements to be constructed and financed by the District and/or the developer, and an apportionment of the costs for the capital improvements. The financing and assessment methodology will be developed by the District's methodology consultant.

#### **2. DISTRICT BOUNDARIES AND PROPERTIES SERVED**

##### **2.1 District Boundaries**

Exhibits 2.1A and 2.1B delineated the boundaries of the District. The District is bounded on the south by Dossey Road, the west by Pipkin Creek Road, the east by a CSX railroad, and the north by Drane Field road. The total acreage of the District is 389.4 acres.



## **2.2 Description of Properties Served**

The District is located in Sections 2 and 3, Township 29 South, Range 23 East, Polk County, Florida. A portion of the property within the District boundaries is owned by P & H Properties, LLC, and the remainder of the property is owned by Pipkin Creek Properties, LLC.

The land within the District consists of developed lots, future development land, open space and wetlands. The undeveloped land is wooded and a portion includes many berms and open cuts filled with water from previous phosphate mining operations on the site. Overall the terrain is generally level with elevations ranging from 120 to 144 feet (NGVD 1929). Groundwater is generally more than 2 feet below natural ground and during the wet season, the seasonal high water table is estimated to be 1.5 to 5.0 feet below ground surface.

The entire property within the District is zoned PUD with a Future Land Use designation of Residential Medium (RM), which is depicted on Exhibit 2.2.

## **2.3 Existing Infrastructure**

The District is located within the City of Lakeland Water Utilities District, which will provide water supply and wastewater disposal services to the community. Capacity for these utilities for Phase 1 has been reserved by virtue of the approved PUD zoning Ordinance and the Approved Phase 1 Subdivision Plans issued by the City of Lakeland. Capacity for future phases of development is conditionally approved by virtue of the PUD approvals, and will be vested upon approval of the Subdivision Plans by the City of Lakeland.

Potable water for the community will be provided by connection to the existing City of Lakeland water Utilities water main within the Pipkin Creek Road right of way. The location of these water mains is shown on Exhibit 2.3.

Wastewater from the community will be collected by gravity sewer mains within the site and will be pumped via a lift station system and force main extension to an existing 8" force main maintained and operated by the City of Lakeland. This existing 8" force main is located within the Drane Field Road right of way, east of Pipkin Creek Road. The location of existing force mains and gravity mains, which will be utilized by the District infrastructure, is shown on Exhibit 2.3.

Irrigation service for lots will be provided to the Development by the City of Lakeland potable water system. The District will fund irrigation infrastructure that will connect to the proposed irrigation wells to provide irrigation water to the District owned and/or funded landscape areas.

The District is located within a drainage basin which is served by Poley Creek, which is a tributary of the Alafia River. The location of the District relative to these waters is shown on Exhibit 2.4. Stormwater discharge from the site generally flows through the system of existing wetlands and ditches to the south for discharge from the site.

The District is adjacent to one major arterial roadway, the Polk Parkway to the north. The District will have access to the City of Lakeland right of way which connects to the Polk Parkway. Direct access to the District will be provided by Pipkin Creek Road, which is owned and maintained by the City of Lakeland.

The District is located within the franchise areas of Lakeland Electric, Frontier and Spectrum. These utility companies are expected to provide electrical power, telephone, cable and internet services to the District.

All utilities are available to the property or will be available during the development of the infrastructure.

### **3. THE DEVELOPMENT**

#### **3.1 Proposed District Infrastructure**

The District infrastructure will generally consists of the following:

- Stormwater Management Facilities
- Utilities (Water & Sewer)
- Irrigation
- Offsite Improvements
- Landscaping & Hardscaping
- Lighting

#### **3.2 Stormwater Management**

The District stormwater management system will consist of excavated stormwater management lakes, drainage pipes, catch basins, swales, berms and water control structures. Stormwater runoff from within the District will be collected and conveyed to the stormwater management lakes for water quality treatment and water quantity storage. The treated stormwater will discharge from a number of water control structures through the existing wetland systems generally to the south and ultimately to Poley Creek.

The stormwater management system will be designed and constructed in accordance with the Southwest Florida Water Management District standards for water quality treatment, water quantity storage, and flood protection.

The stormwater lakes will be excavated in accordance with the size and depth requirements of the City of Lakeland Land Development Code and the Southwest Florida Water Management District. The excavated material will be placed within the District to promote the flow of stormwater to the lakes, as well as provide flood protection and flood control within the District.

In addition to the above stormwater funding, the District will also fund the infrastructure related to the stormwater conveyance system including the curb and gutter and necessary fill within the right of way. This also includes the clearing, excavation and the portion of embankment necessary to create stormwater facilities that provide beneficial use to the District, as well as the necessary onsite wetland mitigation. This wetland mitigation includes the cost of constructing onsite mitigation which would include enhancements to existing wetlands.

### **3.3 Utilities (Water & Sewer)**

The utilities within the District will consist of potable water and wastewater collection and transmission systems which will be designed and constructed in accordance with the appropriate City of Lakeland Water Utilities and Florida Department of Environmental Protection standards. The potable water and wastewater collection and transmission systems will be conveyed by the District to the City of Lakeland Water Utilities for ownership, operation and maintenance after completion of construction.

The potable water facilities will consist of distribution mains of varying sizes with the required valves and fire hydrants. Connection to the existing City of Lakeland system will be located at the Pipkin Creek Road and Hunterfield Creek Boulevard intersection, and also near Pipkin Creek Road south of Drane Field Road. There will be approximately 26,580 linear feet of water main constructed.

The wastewater facilities will consist of gravity collection mains flowing to several onsite pump stations. Force mains will then connect these pump stations to one another and ultimately to the existing force main within the Drane Field Road right of way. It is estimated that 19,545 linear feet of gravity collection mains and 5,385 linear feet of force main will be constructed.

### **3.4 Irrigation**

The irrigation system for the District common areas and District funded landscape improvements within the rights of way will consist of irrigation mains and wells. The irrigation system will be owned and maintained by the District.

### **3.5 Offsite Improvements**

Offsite improvements constructed and funded by the District will consist of those roadway and utility improvements that are necessary to provide safe and sufficient service to the District.

Roadway improvements will both directly serve the District and will also help alleviate Level of Service concerns on roadway segments adjacent to the project site, as determined by Traffic Studies approved by the City of Lakeland. These Level of Service concerns are required to be addressed by the District as part of the Transportation Concurrency granted by the City of Lakeland to the Development. Specific improvements directly serving the District will consist

of turn lane improvements to Pipkin Creek Road. Other improvements to maintain adjacent levels of service may include both turn lane construction and intersection improvements.

Offsite utility improvements consist of water main and sewer main extensions constructed by the District to connect the onsite portion of water, sewer and irrigation systems to the existing City of Lakeland infrastructure that has not been brought to the District Boundary.

### **3.6 Landscaping & Hardscaping**

Landscaping will be provided in the rights of way, perimeter monument walls, common areas, and District entrances. Landscaping will consist of sod, shrubs, ground cover, littoral plantings in lakes, trees, and irrigation heads and services providing direct irrigation coverage to landscape areas. Existing vegetation will be utilized for landscaping where possible.

Also included are hardscape features such as subdivision entry monuments and walls. Fountains may be installed in lakes to provide circulation and aerate the stormwater runoff. These foundations would be operated and maintained by the District.

### **3.7 Lighting**

Lighting will be provided within the rights of way, common areas and District entrances. The lighting will be conveyed by the District to the City of Lakeland for ownership, operation and maintenance after completion of construction.

### **3.8 Professional Services**

The professional services for design and construction of all components within the District consist of engineering of stormwater management systems, utilities, soils investigation and testing, landscaping design, environmental consultation, construction services for inspection of infrastructure during construction and other professional fees necessary for the design and implementation of the District infrastructure.

In addition to the above professional services funding, the District will also reimburse the costs of the professional services that were performed prior to the establishment of the district that provided the means to develop the Phase 1 infrastructure within the District boundary. These services include, but are not limited to, soil exploration, water management permitting, master utility permitting and design, and environmental permitting.

These costs also include permitting fees for construction of required District infrastructure, bonding for these facilities and construction inspection services.

#### **4. OPINION OF PROBABLE COSTS**

Table 2 presents the Opinion of Probable Costs for proposed infrastructure to be funded by the District for all phases of development within the District boundary as well as the necessary offsite improvements, professional fees and contingency.

The initial bond financing for the District will serve to acquire infrastructure that has already been installed by the developer, and that is part of the District's Capital Improvement Plan. In this case, the infrastructure is all of the improvement that were constructed along with Phase 1 of development. This also includes the landscaping and hardscape within Phase 1 that has not been completed, the costs of remaining work necessary to complete punch list items associated with the infrastructure, and the additional professional fees required to complete and certify Phase 1. These costs are also shown in Table 2.

The Phase 1 repair and remedial work includes removing exotic and nuisance species from the pond areas, as well as re-grading the pond banks where needed, and cleaning out the stormwater system. These costs also include the construction of the irrigation wells and lift station to serve Phase 1, and the necessary cleaning and testing of the sanitary sewer and water systems.

It is our professional opinion that these costs are reasonable for the quality of work desired.

#### **5. PERMITS**

Permits for construction are required prior to the commencement of infrastructure improvements beyond Phase 1. These permits include the following:

- Subdivision Construction Plan and Subdivision Plat approvals by City of Lakeland
- Southwest Florida Water Management District Environmental Resource Permit (ERP) and Water Use Permit (WUP)
- Army Corps of Engineers Dredge and Fill Permit
- Florida Department of Environmental Protection Water and Wastewater Construction Permits
- Florida Department of Environmental Protection NPDES permit

Local zoning approvals have been obtained through the City of Lakeland, approved initially in 2002, and have been subsequently amended multiple times since the original approval date. The Developer has obtained the necessary approvals from the Army Corps of Engineers (ACOE) and the Southwest Florida Water Management District (SWFWMD) for Phase 1 wetland impacts. However, additional SWFWMD and ACOE permits will be required for the future phases of development beyond Phase 1. In addition permitting and construction for Phase 1 is complete and certification is in process.

It is our opinion that there are no technical reasons existing at this time which would prohibit the implementation of the plans for the District as presented herein and that all permits / approvals not currently issued, and which are necessary to achieve the improvements described herein, will be obtained during the ordinary course of development.

It is also our opinion that the estimated cost of the public infrastructure set forth herein to be paid by the District is not greater than the lesser of the actual cost or fair market value of such infrastructure. Further we are of the opinion that the assessable property within the District will receive a special benefit that is at least equal to such costs.

**LAKESIDE PRESERVE**  
**Community Development District**

**Table 1 – Land Use Summary Within The District Boundaries**

Distribution by Land Use <sup>(1)</sup>

Land Use	Acreage	Percentage
Stormwater Ponds	37.8	9.7 %
Residential	151.3	38.8 %
Private Right of Way <sup>(2)</sup>	9.9	2.5 %
Passive Recreation	6.6	1.7 %
Open Space	183.8	47.2 %
<b>TOTAL</b>	<b>389.4</b>	<b>100.0 %</b>

Distribution by Lot Phase <sup>(1)</sup>

Phase	SF Lots	MF Units	TOTAL	Percentage
1	135	0	135	29.3 %
2	160	0	160	34.7 %
3	166	0	166	36.0 %
<b>Total</b>	<b>461</b>	<b>0</b>	<b>461</b>	<b>100.0 %</b>

Notes:

1. Figures are approximate; Areas may change upon final layout
2. Additional Private Right-of-Way will be developed within the Single Family Residential Development Area

**LAKESIDE PRESERVE**  
Community Development District

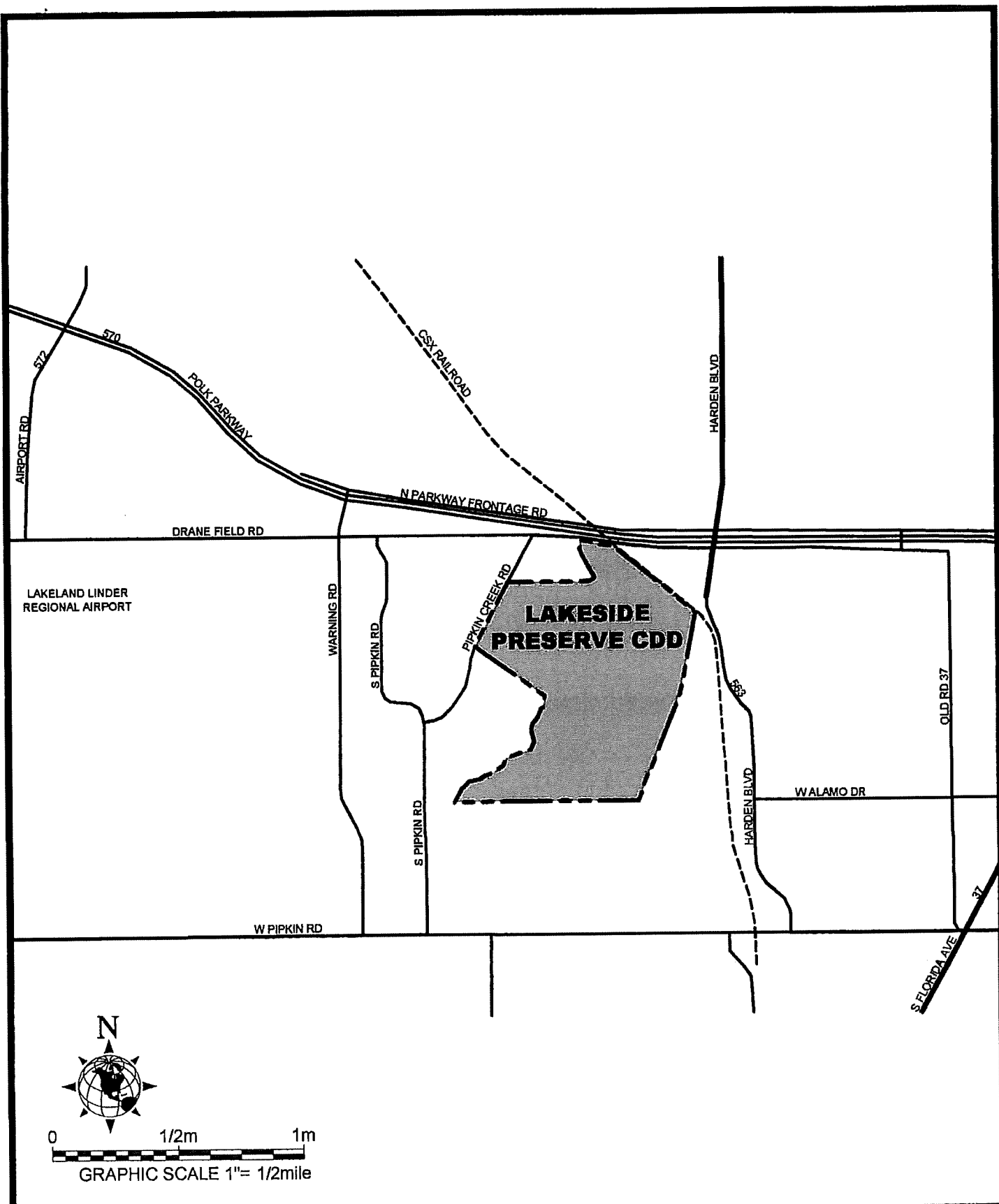
**Table 2 – Summary of Opinion of Probable Costs <sup>(4)</sup>**

Infrastructure <sup>(2)(3)</sup>	Phase 1 <sup>(1)</sup>	Phase 2 <sup>(1)</sup>	Phase 3 <sup>(1)</sup>	TOTAL
Stormwater Management <sup>(2)(3)</sup>	\$ 1,900,000	\$ 2,200,000	\$ 2,300,000	\$ 6,400,000
Utilities (Water and Sewer)	\$ 2,100,000	\$ 2,500,000	\$ 2,500,000	\$ 7,100,000
Irrigation	\$ 50,000	\$ 50,000	\$ 50,000	\$ 150,000
Off-Site Improvements	\$ 250,000	\$ 100,000	\$ 100,000	\$ 450,000
Landscape & Hardscape <sup>(5)</sup>	\$ 1,400,000	\$ 1,600,000	\$ 1,600,000	\$ 4,600,000
Lighting	\$ 125,000	\$ 100,000	\$ 100,000	\$ 325,000
Professional Services	\$ 100,000	\$ 50,000	\$ 50,000	\$ 200,000
Contingency	\$ 75,000	\$ 50,000	\$ 50,000	\$ 175,000
<b>TOTAL</b>	<b>\$ 6,000,000</b>	<b>\$ 6,650,000</b>	<b>\$ 6,750,000</b>	<b>\$ 19,400,000</b>

Notes:

1. Infrastructure consists of stormwater management facilities, water lines, sanitary sewer utilities, entry feature, landscaping and signage, neighborhood parks and recreational facilities
2. Includes stormwater pond excavation, placement of fill, and wetland mitigation.
3. Stormwater does not include grading associated with building pads.
4. Estimates are based on 2017 costs.
5. Includes Entry Features, Signage, Hardscape, Landscape, Irrigation, and Fencing





**MORRIS ENGINEERING  
AND CONSULTING, LLC**

Civil Engineering and  
Land Development Consulting  
6941 Professional Parkway East, Lakewood Ranch, Florida 34140  
C.A. 32780 941-444-6644 www.morrisengineering.net

DATE  
07/07/14

PROJECT  
HF

DRAWING  
COORDINATION

DRAWN  
IS

CHECKED  
MAN

Location Map  
**Lakeside Preserve CDD**  
City of Lakeland, Florida

SCALE  
1"=2500'

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-365-18C

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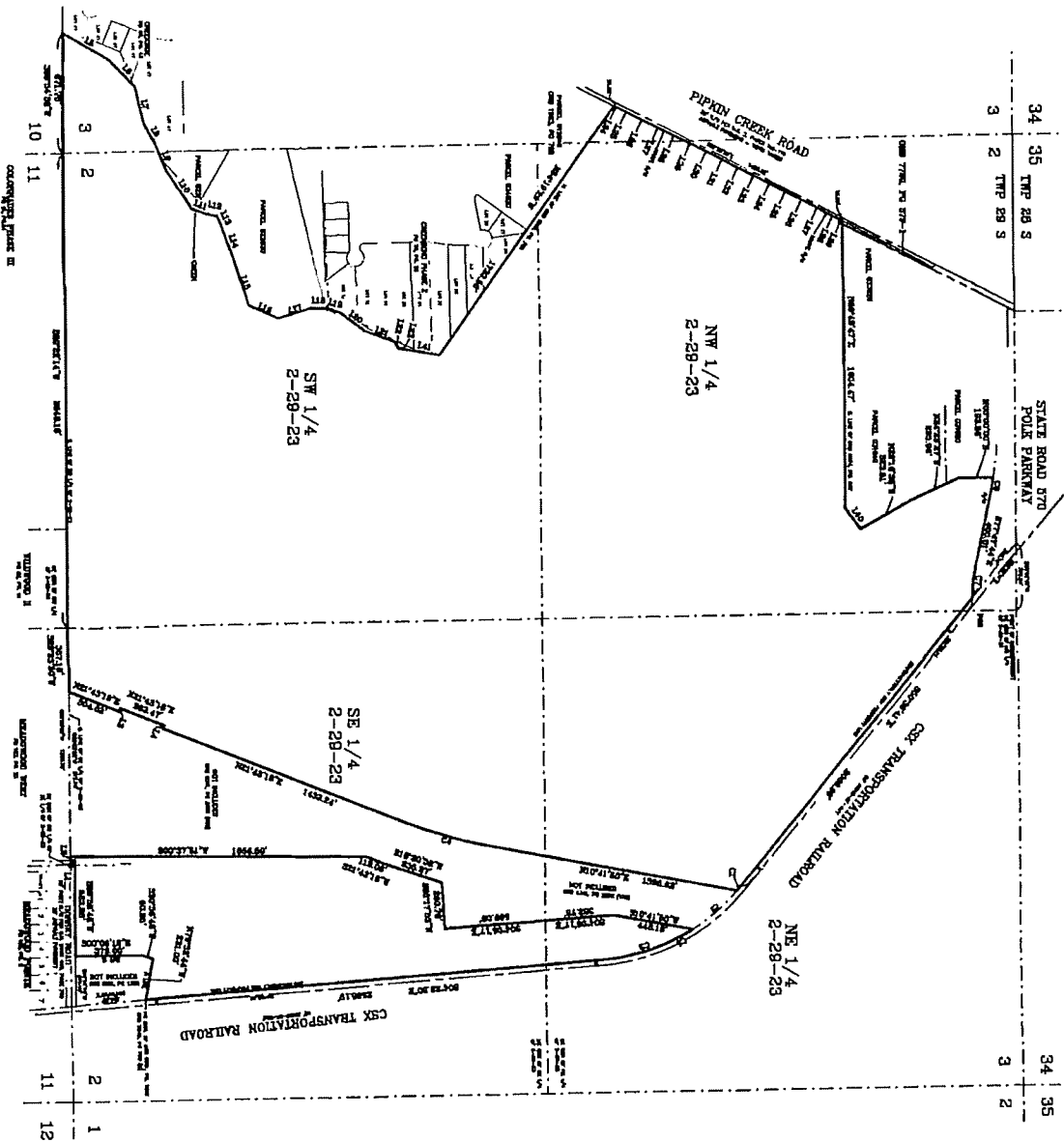
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The image shows a full page of graph paper. At the top, there is a header section with four labeled boxes: 'Date', 'Page', 'Name', and 'Subject'. The rest of the page is filled with a grid of small squares, typical of graph paper used for mathematics or science.

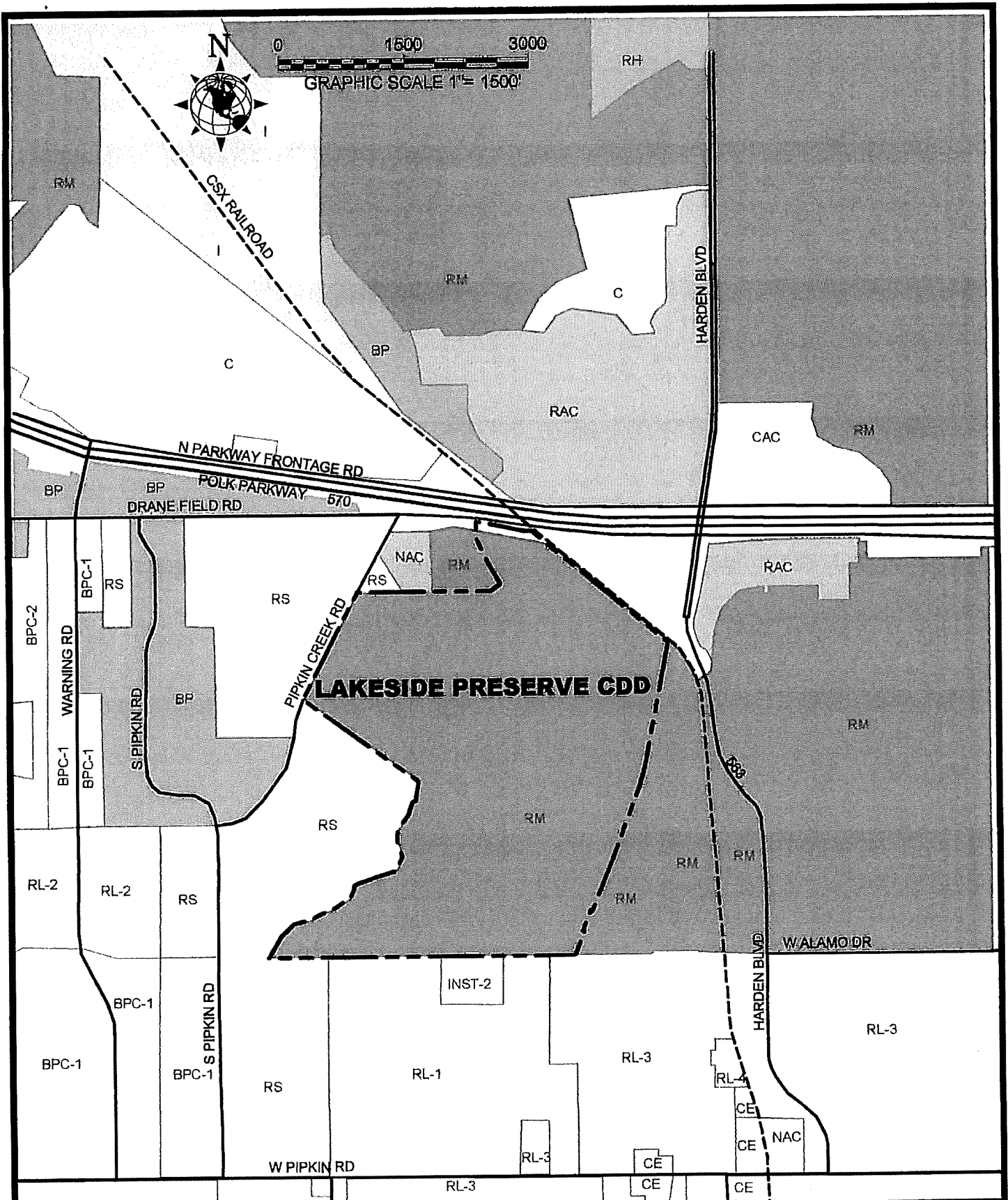


The first of columns 1-3, "Inventory 23 March, 1943," lists, from top to bottom, 100 items, including various types of clothing, shoes, hats, gloves, socks, underwear, and miscellaneous items. The second column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The third column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The fourth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The fifth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The sixth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The seventh column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The eighth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The ninth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark. The tenth column, "Inventory 23 March, 1943," lists the same items, but with some items crossed out or marked with a checkmark.



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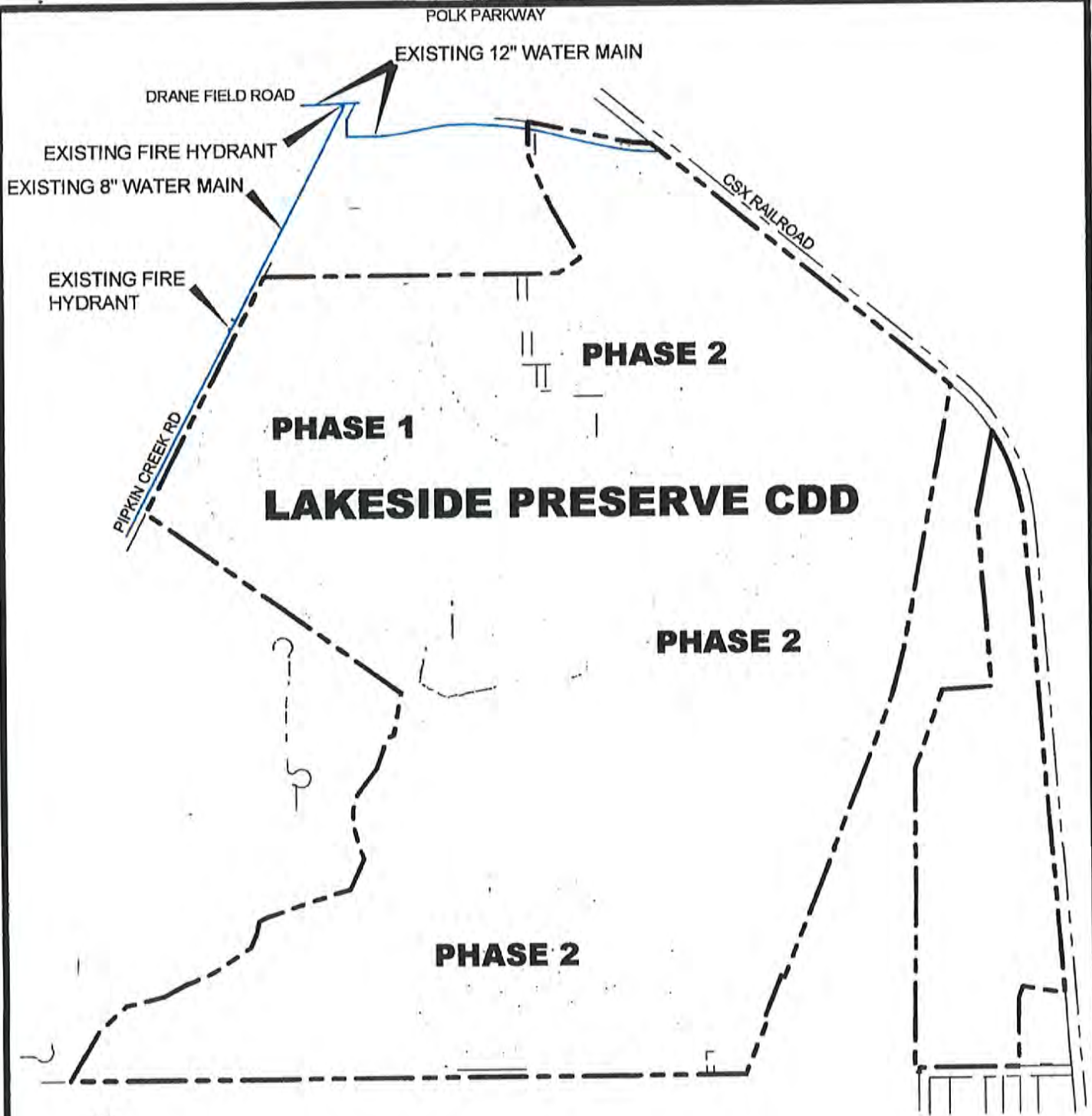
**MORRIS ENGINEERING  
AND CONSULTING, LLC**

Civil Engineering and  
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C.A. 33780 941-444-6644 www.morrisengineering.com

DATE	07/07/14
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# Future Land Use Map **Lakeside Preserve CDD** City of Lakeland, Florida

SCALE 1"=1500'	
SEC. - TSP. - RING. - 365 - 10E	
SHEET	OF
1	1



0 750 1500  
GRAPHIC SCALE 1"= 750'



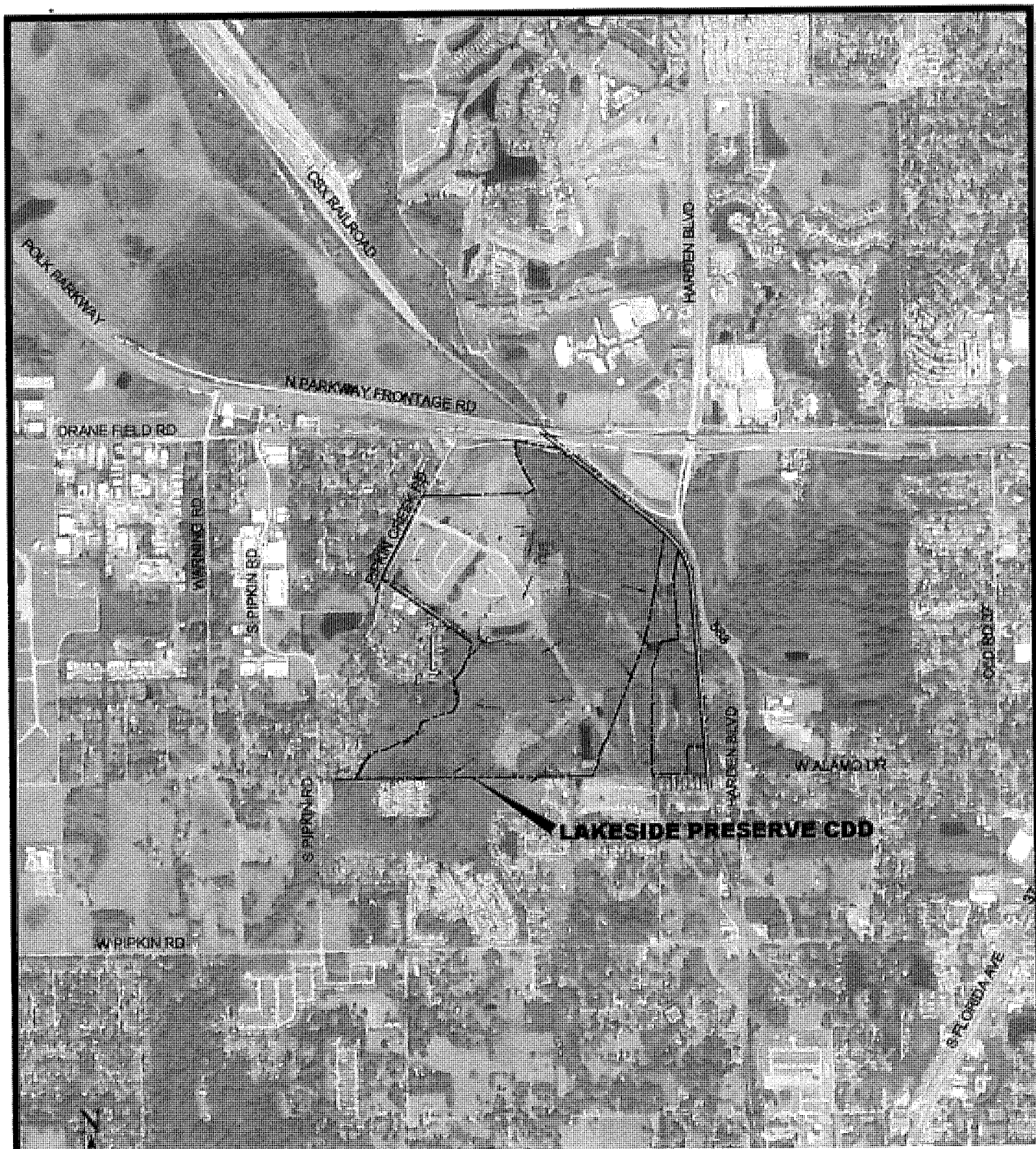
**MORRIS ENGINEERING  
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4981 Professional Parkway East, Lakewood Ranch, Florida 34149  
C.A. 38758 941-444-6644 www.morrisengineering.com

DATE	07/07/14
PROJECT	-F
DESIGNED BY	CDGUT-W
DRAWN BY	IS
CHECKED BY	N.B.

**Major Water & Wastewater Facilities Map**  
**Lakeside Preserve CDD**  
City of Lakeland, Florida

SCALE 1"= 750'	
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SHEET	CF
1	1





0 2000 4000  
GRAPHIC SCALE 1"= 2000'

**LEGEND**

--- DRAINAGE FLOW DIRECTION



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DATE  
07/27/14

PROJECT  
CDD

REVISED  
03/08/14

DRAWN  
JG

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JRM

Drainage Outfall Map  
**Lakeside Preserve CDD**  
City of Lakeland, Florida

SCALE  
1"=2000'

SHEET - 1 OF 1

SHEET

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OF

1



# **Lakeside Preserve Community Development District**

## **Supplemental Assessment Methodology Report, Phase 1**



# **SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT, SERIES 2019 BONDS**

## **LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

January 31, 2019

Prepared for:

Members of the Board of Supervisors,  
Lakeside Preserve Community Development District

Prepared by:

Fishkind & Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817



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**SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT, SERIES 2019 BONDS  
LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**

January 31, 2019

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**1.0 Introduction**

**1.1 Purpose**

This "Supplemental Assessment Methodology Report," dated January 31, 2019 ("Supplemental Report") operates pursuant to the provisions of the "Master Assessment Methodology Report," dated January 4, 2018 ("Methodology"). The Methodology provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Lakeside Preserve Community Development District ("District") to fund beneficial public infrastructure improvements and facilities. The Methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the installation of the District's improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District. The District plans to implement a capital improvement program ("CIP") that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District's Board of Supervisors. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

**1.2 Background**

The District includes approximately 389.4 gross acres of property within its boundaries. The District is generally located to the south of Drane Field Road and to the east of Pipkin Creek Road within the City of Lakeland, Florida. At build-out, the District is expected to contain 461 single-family lots, recreation areas, parks, and related infrastructure. The land use plan for the District is found in Table 1 (all tables are found in the attached Appendix).

### **1.3 Requirements of a Valid Assessment Methodology**

For special assessments to be valid under Florida law have been found to have two general requirements. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed.

If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is likely impossible. Our research suggests that only if the District's Board of Supervisors was to act in an arbitrary, capricious, or grossly unfair fashion would its assessment methods be overturned.

### **1.4 Special Benefits and General Benefits**

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP there would be no infrastructure to support development of land within the District. Without these improvements development of property in the District would be prohibited by law.

The general public and property owners outside the District will benefit from the provision of District infrastructure. However, these are incidental to the District's CIP, which is designed solely to meet the needs of property owners within the District. Properties outside the District do not depend upon the District's CIP to obtain, or to maintain, their development entitlements; therefore, it is reasonable to distinguish the special benefits which District properties receive compared to those properties lying outside of the District's boundaries.

## **2.0 CIP Plan of Finance**

### **2.1 Infrastructure Installation**

The District will install its public infrastructure and improvements on a phased basis, as outlined in more detail in the "Lakeside Preserve Community Development District Engineer's Report," dated December 2017 ("Engineer's Report"), as prepared by Landmark Engineering & Surveying Corporation ("District Engineer"). As outlined in the Engineer's Report, the District will install the infrastructure necessary to serve the lands within Phase 1. A description of the District's Phase 1 lands can be found in Exhibit "A". The District infrastructure and improvements for Phase 1 are designed to serve and specially benefit the lands within Phase 1. The estimated costs for Phase 1 are presented in Table 2.

### **2.2 Bond Requirements**

The District intends to finance the majority of its CIP by issuing bonds. These bonds are being issued in several series, as development progresses within the District. The District's Series 2019 Bonds will fully or partially fund the costs for Phase 1. The Series 2019 Bonds will be supported by assessments imposed solely to properties located within Phase 1.

The details of the Series 2019 Bonds issuance required to fund Phase 1 is found in Table 3. As shown in Table 3, the Series 2019 Bonds include several component funds typical of similar bonds, including funds to pay capitalized interest, establish a debt service reserve, and pay the costs of issuance associated with the Series 2019 Bonds.

### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of each phase of infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives as expressed by that unit's Equivalent Residential Unit ("ERU") Factor.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units, dwelling units, and acreage. Fishkind has determined that an assessment methodology based on equivalent residential unit ("ERU") values is appropriate. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized within the industry as a simple, fair, and reasonable method for apportioning benefit. ERU values are a commonly accepted method for calculating special benefit assessments in Florida. Here, Fishkind has chosen to assign an ERU value of 1.0 to each single-family lot.

#### **3.2 Allocation of Specific Assessments**

The CIP cost estimates are outlined in Table 2 and described in detail in the Engineer's Report. The maximum amount of bonds required to fund the Phase 1 infrastructure costs has been calculated and is shown in Table 3. The bonds principal and related annual debt service assessments assigned to Phase 1 will then be equally divided among the number of lots planned for Phase 1. The resulting bonds principal and related annual debt service assessments for Phase 1 and each lot planned for Phase 1 is shown in Table 4. Table 4 becomes important as the land within a phase is platted, as specific bond debt service assessments will be assigned to the individual Development Units within the relevant phases at this time.

### 3.3 Assignment of Specific Assessments

Assessments securing bonds issued to fund Phase 1 properties will initially be assigned to Phase 1 properties on an equal per-acre basis. The Series 2019 Bond assessments ("Series 2019 Assessments") for this phase will then be equally divided among the lots within such phase, as property is *initially* platted. The final assignment of bond debt to a specific lot does not take place until the land containing that lot is platted.

### 3.4 True-Up Mechanism

In order to ensure that the District's bond debt will not build up on the unplatted land within each phase, the District shall periodically apply a "true-up" test. Initially, the Series 2019 Bond assessments shall be allocated to Phase 1. This bond debt shall, prior to platting, be allocated equally to each of the developable acres within Phase 1. As property is platted within Phase 1, "true-up" or density reduction payments may become due based upon the amount of bond debt assessments initially assigned to the phase. For example, as outlined in Table 3, it is estimated that \$3,520,000 in bonds principal will be allocated to Phase 1. This \$3,520,000 in bonds principal will be allocated equally to the 135 lots planned for Phase 1 at the time Phase 1 is platted. However, should it happen at the time of platting that only 134 lots have been identified in the plat, the owner of the Phase 1 lands at the time of platting will be required to make a true-up payment to the District equal to the bonds principal assessment assigned to one single-family residence.

The bonds principal true-up test shall be applied at the completion of the platting of 50%, 75%, 90%, and 100% of the developable acreage within each phase. The specific details for the true-up test for each phase will be outlined in future supplemental assessment methodology reports. It is the responsibility of the landowner of record of the affected parcel to make or cause to be made any required true-up payments due. This true-up obligation runs with the land within the District. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made. The true-up thresholds for the lands within Phase 1 are found in the table herein.

**Series 2019 Bonds True-Up Thresholds**

<u>Category</u>	<u>50%</u>	<u>75%</u>	<u>90%</u>	<u>100%</u>
Phase 1 Platted	\$1,760,000	\$2,640,000	\$3,168,000	\$3,520,000
Phase 1 Unplatted	\$1,760,000	\$880,000	\$352,000	\$0
Debt per Unplatted Unit	\$26,074	\$26,074	\$26,074	\$26,074

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

#### **4.0 Contribution of District Infrastructure and/or Improvements**

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.

## 5.0 Preliminary Assessment Roll

As described above, the Phase 1 lands will be allocated Phase 1 Series 2019 Assessments. The table below outlines the initial Series 2019 Assessments for the lands within Phase 1. As land within Phase 1 is platted, the Series 2019 Assessments will be refined as outlined herein. The legal descriptions of the land included within Phase 2 is found in Exhibit "A". The Series 2019 Assessments shall be paid in not more than thirty (30) annual installments.

### Series 2019 Bonds Assessment Roll

<u>Description</u>	<u>PH 1 Acres</u>	<u>PH 1 Units</u>	<u>Total PH 1 Bond Principal</u>	<u>PH 1 Bond Principal per Unit</u>	<u>Gross Total Bond Annual Assessment (1)</u>	<u>Gross Bond Annual Assessment per Unit (1)</u>
See Exhibit "A"	78.05	135	\$3,520,000	\$26,074.08	\$275,806	\$2,043.01

(1) Values do not include the 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount (direct billed until platted)

## EXHIBIT "A"

### DESCRIPTION OF DISTRICT PHASE 1 LANDS

That part of Section 2 and 3, Township 29 south, Range 23 East, Polk County, Florida, described as follows:

Commence at the northwest corner of said Section 2; thence North 89°50'22" East along the north line of the northwest quarter thereof a distance of 951.89 feet to the centerline of survey of Pipkin Dairy Road (new Pipkin Creek Road) according to maintained road right of way Map Book 2, Pages 168-170, public records of Polk County, Florida; thence South 27°20'55" West along said centerline of survey a distance of 487.94 feet to the intersection with the westerly line of the Florida Power Corporation easement as recorded in Deed Book 912, Page 303, public records of Polk County, Florida, thence South 29°32'23" East along said westerly line a distance of 599.30 feet to the monumented south line of said parcel as described and recorded in Official Record Book 6074, page 497, public records of Polk County, Florida, and the POINT OF BEGINNING; Thence North 89°48'31" East along the monumented south line of said parcel recorded in Official Record Book 6074, Page 497 a distance of 189.29, thence S29°32'23" East a distance of 177.94 feet; thence South 29°14'41" East a distance of 970.80 feet; thence South 29°32'23" East a distance of 756.47 feet; thence South 62°38'13" West a distance of 117.00 feet; thence South 29°32'23" East a distance of 70.00 feet; thence South 04°45'22" West a distance of 76.46 feet; thence South 29°32'23" East a distance of 324.00 feet to the beginning of a curve concave northwesterly, having a radius of 50.00 feet, thence southwesterly along said curve to the right though a central angle of 110°57'58", an arc distance of 96.84 feet (chord = 82.40 feet, chord bearing = South 25°56'36" West) to the end of said curve; thence South 81°25'35" West a distance of 745.55 feet; thence North 79°30'09" West a distance of 260.27 feet to the northerly boundary of Creekbend Phase 2 according to the plat thereof as recorded in Plat Book 78, Page 22, public records of Polk County, Florida; thence North 54°18'29" West along said northerly boundary and its northwesterly project a distance of 1700.49 feet to the east maintained road right of way line of aforesaid Pipkin Dairy Road (now Pipkin Creek Road) according to the maintained right of way Map Book 2, Pages 168 - 170, public records of Polk County, Florida; thence along said east maintained right of way line the following sixteen (16) courses: (1) North 26°39'39" East a distance of 22.41 feet; (2) thence North 26°46'32" East a distance of 100.01 feet; (3) thence North 26°32'47" East a distance of 100.01 feet; (4) thence North 26°46'32" East a distance of 100.01 feet; (5) thence North 26°53'24" East a distance of 100.00 feet; (6) thence North 26°49'58" East a distance of 100.00 feet; (7) thence North 27°07'09" East a distance of 100.00 feet; (8) thence North 27°17'28" East a distance of 100.00 feet; (9) thence North 27°00'17" East a distance of 100.00 feet; (10) thence North 27°17'28" East a distance of 100.00 feet; (11) thence North 27°34'40" East a distance of 100.00 feet; (12) thence North 27°03'43" East a distance of 100.00 feet; (13) thence North 27°27'47" East a distance of 100.00 feet; (14) thence North 27°14'02" East a distance of 100.00 feet; (15) thence North 27°17'28" East a distance of 100.00 feet; (16) thence North 27°30'17" East a distance of 10.68 feet to the westerly projection of the north line of that certain parcel of land as described and recorded in Official Record Book 4835, Page 1928 public records of Polk County, Florida; thence North 89°48'31" East along said westerly projection and continuing along said north line of parcel and its easterly projection a distance of 549.63 feet to the POINT OF BEGINNING.

Subject to said Florida Power Corporation easement as recorded in Deed Book 912, page 303, public records of Polk County, Florida.



APPENDIX  
ASSESSMENT TABLES

APPENDIX TABLE 1  
LAKESIDE PRESERVE CDD  
**DISTRICT LAND USE PLAN**  
SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

<u>Development Phase</u>	<u>Number of Single-Family Lots</u>
Phase 1	135
Total	135

APPENDIX TABLE 2  
LAKESIDE PRESERVE CDD  
CIP COST ESTIMATES  
SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

<u>Infrastructure Component</u>	<u>Estimated Costs, Phase 1</u>
Stormwater Management	\$1,900,000
Utilities (Water and Sewer)	\$2,100,000
Irrigation	\$50,000
Off-Site Improvements	\$250,000
Landscape & Hardscape	\$1,400,000
Lighting	\$125,000
Professional Fees	\$100,000
Contingency	<u>\$75,000</u>
<b>Totals</b>	<b>\$6,000,000</b>

Source: Landmark Engineering & Surveying Corporation; Lakeside Preserve CDD Engineer's Report (December 2017)

APPENDIX TABLE 3  
LAKESIDE PRESERVE CDD  
ESTIMATED BONDS DETAILS  
SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Bond Fund	Phase 1 Bonds Value (1)
Construction/Acquisition Fund	\$2,823,395
Debt Service Reserve	\$248,805
Capitalized Interest	\$202,400
Costs of Issuance (Including Underwriter's Fee)	\$245,400
Contingency	\$0
Total Bonds Principal	\$3,520,000
Bonds Details	
Average Annual Interest Rate:	5.75%
Term (Years):	30
Capitalized Interest (Months):	12
Net Annual Debt Service:	\$256,500
Gross Annual Debt Service (2):	\$275,806

(1) The values shown are estimated and subject to change.  
(2) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.

APPENDIX TABLE 4  
 LAKESIDE PRESERVE CDD  
**BONDS ASSESSMENTS**  
 SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds Principal Assmt./ Category</u>	<u>Bonds Principal Assmt./ Unit</u>	<u>Bonds Net Annual Assmt./ Category</u>	<u>Bonds Net Annual Assmt./ Unit</u>
Phase 1	135	\$3,520,000	\$26,074	\$256,500	\$1,900.00
Total	135	\$3,520,000		\$256,500	

<u>Phase</u>	<u>Planned Lots/ERUs</u>	<u>Bonds November Annual Assmt./ Category (1)</u>	<u>Bonds November Annual Assmt./ Unit (1)</u>	<u>Bonds Gross Annual Assmt./ Category (1)</u>	<u>Bonds Gross Annual Assmt./ Unit (1)</u>
Phase 1	135	\$256,500	\$1,900.00	\$275,806	\$2,043.01
Total	135	\$256,500		\$275,806	

(1) Values include a 7.0% gross-up to account for the statutory early-payment discount and the fees and costs of collection charged by the county property appraiser and tax collector.



**Lakeside Preserve  
Community Development District**

**Resolution 2019-03**

**RESOLUTION 2019-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT SETTING FORTH THE SPECIFIC TERMS OF THE DISTRICT'S SPECIAL ASSESSMENT BONDS, SERIES 2019; CONFIRMING THE DISTRICT'S PROVISION OF IMPROVEMENTS; CONFIRMING THE ENGINEER'S REPORT AND SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; CONFIRMING, ALLOCATING AND AUTHORIZING THE COLLECTION OF SPECIAL ASSESSMENTS SECURING THE SERIES 2019 BONDS; PROVIDING FOR THE APPLICATION OF TRUE-UP PAYMENTS; PROVIDING FOR THE SUPPLEMENTATION OF THE IMPROVEMENT LIEN BOOK; PROVIDING FOR THE RECORDING OF A NOTICE OF SERIES 2019 SPECIAL ASSESSMENTS; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the Lakeside Preserve Community Development District ("**District**") has previously indicated its intention to undertake, install, establish, construct or acquire certain public improvements and to finance such public improvements through the imposition of special assessments on benefited property within the District and the issuance of bonds; and

**WHEREAS**, the District's Board of Supervisors ("**Board**") has previously adopted, after notice and public hearing, Resolution 2018-18, relating to the imposition, levy, collection and enforcement of such special assessments; and

**WHEREAS**, pursuant to and consistent with the terms of Resolution 2018-18, this Resolution shall set forth the terms of bonds actually issued by the District, and apply the adopted special assessment methodology to the actual scope of the project to be completed with a series of bonds and the terms of the bond issue; and

**WHEREAS**, on \_\_\_\_\_, 2019, the District entered into a Bond Purchase Contract, whereby it agreed to sell \$\_\_\_\_\_ of its Special Assessment Bonds, Series 2019 (the "**Series 2019 Bonds**"); and

**WHEREAS**, pursuant to and consistent with Resolution 2018-18, the District desires to set forth the particular terms of the sale of the Series 2019 Bonds and to confirm the liens of the levy of special assessments securing the Series 2019 Bonds.

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



**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170, 190 and 197, *Florida Statutes*, and Resolution 2018-18.

**SECTION 2. FINDINGS.** The Board of Supervisors of the Lakeside Preserve Community Development District hereby finds and determines as follows:

(a) On February 8, 2018, the District, after due notice and public hearing, adopted Resolution 2018-18, which, among other things, equalized, approved, confirmed and levied special assessments on property benefiting from the improvements authorized by the District. That Resolution provides that as each series of bonds is issued to fund all or any portion of the District's improvements, a supplemental resolution will be adopted to set forth the specific terms of each series of the bonds and certifying the amount of the liens of the special assessments securing any portion of the bonds, including interest, costs of issuance, the number of payments due, any True-Up amounts and the application of receipt of any True-Up proceeds.

(b) The Lakeside Preserve Community Development District *Engineer's Report*, dated December 2017, attached to this Resolution as **Exhibit A** (the "**Engineer's Report**"), identifies and describes the presently expected components of the infrastructure improvements for Phase 1 of the District (the "**Series 2019 Project**") to be financed all or in part with the Series 2019 Bonds (the "**Improvements**"), and the estimated costs of the Series 2019 Project as \$6,000,000. The District hereby confirms that the Series 2019 Project serves a proper, essential and valid public purpose. The Engineer's Report is hereby approved, adopted, and confirmed. The District ratifies its use in connection with the sale of the Series 2019 Bonds.

(c) The *Master Assessment Methodology Report*, dated January 4, 2018 ("**Master Report**"), as supplemented by that certain *Supplemental Assessment Methodology Report, Series 2019 Bonds*, dated January 31, 2019 (the "**Supplemental Report**"), and together with the Master Report referred to as the "**Assessment Report**"), attached to this Resolution as **Exhibit B**, applies to the Improvements and the actual terms of the Series 2019 Bonds. The Assessment Report is hereby approved, adopted and confirmed. The District ratifies its use in connection with the sale of the Series 2019 Bonds.

(d) The Series 2019 Project will specially benefit certain property within the District which property is known as Phase 1, a legal description of which is attached hereto as **Exhibit C** (the "**Series 2019 Assessment Area**"). It is reasonable, proper, just and right to assess the portion of the costs of the Series 2019 Project financed with the Series 2019 Bonds to the specially benefited properties within the District as set forth in Resolution 2018-18, and this Resolution.

**SECTION 3. CONFIRMATION OF MAXIMUM ASSESSMENT LIEN FOR SERIES 2019 BONDS.** As provided in Resolution 2018-18, this Resolution is intended to set forth the terms of the Series 2019 Bonds and the final amount of the liens of the special assessments securing those bonds.

(a) The Series 2019 Bonds, in a par amount of \$\_\_\_\_\_, shall bear such rates of interest and maturity as shown on **Exhibit D** attached hereto. The final payment on the Series 2019 Bonds shall be due on \_\_\_\_\_. The estimated sources and uses of funds of the Series 2019 Bonds shall be as set forth in **Exhibit E**. The debt service due on the Series 2019 Bonds is set forth on **Exhibit F** attached hereto.

(b) The lien of the special assessments securing the Series 2019 Bonds on the Series 2019 Assessment Area (the "**Series 2019 Assessments**"), shall be the principal amount due on the Series 2019 Bonds, together with accrued but unpaid interest thereon, and together with the amount by which annual assessments are grossed up to include early payment discounts required by law and costs of collection. The Series 2019 Bonds are secured solely by the lien against the Series 2019 Assessment Area.

#### **SECTION 4. ALLOCATION OF ASSESSMENTS SECURING THE SERIES 2019 BONDS.**

(a) The special assessments for the Series 2019 Bonds shall be allocated in accordance with Exhibit B, which allocation shall initially be on an acreage basis and further allocated as lands are platted. The District's Supplemental Report is consistent with the District's Master Report. The Assessment Report, considered herein, reflects the actual terms of the issuance of the District's Series 2019 Bonds. The estimated costs of collection of the special assessments for the Series 2019 Bonds are as set forth in the Assessment Report.

(b) The lien of the special assessments securing the Series 2019 Bonds includes all property within the Series 2019 Assessment Area, and as such land is ultimately defined and set forth in any plats, certificates of occupancy or other designations of developable acreage.

(c) Taking into account capitalized interest and earnings on certain funds and accounts as set forth in the Master Trust Indenture, dated \_\_\_\_\_ 1, 2019, and the First Supplemental Trust Indenture, dated \_\_\_\_\_ 1, 2019 (together, the "**Indenture**"), the District shall begin annual collection of special assessments for the Series 2019 Bonds debt service payments using the methods available to it by law. Debt service payments and semi-annual installments of interest are reflected on **Exhibit F**. The Series 2019 Bonds include an amount for capitalized interest through \_\_\_\_\_, 2019.

(e) An owner of property subject to the Series 2019 Assessments may pay in whole or in part the principal balance of such Series 2019 Assessments at any time if there is also paid an amount equal to the interest that would otherwise be due on such prepaid amount on the next succeeding interest payment date, or, if prepaid during the forty-five (45) day period preceding such interest payment date, to the interest payment date following such next succeeding interest payment date.

(f) An owner of property subject to the levy of Series 2019 Assessments may pay the entire balance of the Series 2019 Assessments remaining due, without interest, within thirty (30) days after the related Series 2019 Project has been completed or acquired by the District, and the Board has adopted a resolution accepting such Series 2019 Project pursuant to Chapter 170.09,

*Florida Statutes*. This provision is subject to waiver by the owner of property at any time prior to or after the issuance of the Series 2019 Bonds.

(g) The District hereby certifies the special assessments for collection and directs staff to take all actions necessary to meet the time and other deadlines imposed by Polk County and Florida law for collection. The District intends, to the extent possible and subject to entering into the appropriate agreements with the Polk County Tax Collector and Polk County Property Appraiser (or other appropriate Polk County, Florida officials) to collect the Series 2019 Assessments on platted lands contained within a plat or certificate of occupancy using the Uniform Method in Chapter 197, *Florida Statutes*. The District intends, to the extent possible, to directly bill, collect and enforce the Series 2019 Assessments on lands not included within an approved plat or certificate of occupancy unless in any year, the District determines it to be in its best interest to collect such assessments using the Uniform Method in Chapter 197, *Florida Statutes*. The District Manager shall prepare or cause to be prepared each year an assessment roll for purposes of effecting the collection of the special assessments and present same to the District Board as required by law. The District Manager is further directed and authorized to take all actions necessary to collect special assessments on property using methods available to the District authorized by Florida law in order to provide for the timely payment of debt service.

**SECTION 5. APPROVAL OF TRUE-UP PROCESS AND APPLICATION OF TRUE-UP PAYMENTS.** Pursuant to Resolution 2018-18, there may be required from time to time certain True-Up payments. As parcels of land are included in a plat or certificate of occupancy, the special assessments securing the Series 2019 Bonds shall be allocated as set forth in Resolution 2018-18, this Resolution, and the Assessment Report, including, without limitation, the application of the True-Up process set forth in the Assessment Report.

Based on the final par amount of \$\_\_\_\_\_ in Series 2019 Bonds, the True-Up calculations will be made in accordance with the process set forth in the Assessment Report. The District shall apply all True-Up payments related to the Series 2019 Bonds only to the credit of the Series 2019 Bonds. All True-Up payments, as well as all other prepayments of assessments, shall be deposited into the accounts specified in the Indenture governing the Series 2019 Bonds.

**SECTION 6. IMPROVEMENT LIEN BOOK.** Immediately following the adoption of this Resolution these special assessments as reflected herein shall be recorded by the Secretary of the Board of the District in the District's Improvement Lien Book. The special assessment or assessments against each respective parcel shall be and shall remain a legal, valid and binding first lien on such parcel until paid and such lien shall be coequal with the lien of all state, county, district, municipal or other governmental taxes and superior in dignity to all other liens, titles, and claims.

**SECTION 7. OTHER PROVISIONS REMAIN IN EFFECT.** This Resolution is intended to supplement Resolution 2018-18, which remains in full force and effect. This Resolution and Resolution 2018-18 shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

**SECTION 8. ASSESSMENT NOTICE.** The District's Secretary is hereby directed to record a Notice of Series 2019 Special Assessments securing the Series 2019 Bonds in the Official Records of Polk County, Florida, or such other instrument evidencing the actions taken by the District.

**SECTION 9. SEVERABILITY.** If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 10. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**APPROVED AND ADOPTED** this 14<sup>th</sup> day of February, 2019.

ATTEST:

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Exhibit A:	<i>Engineer's Report</i> , dated December 2017
Exhibit B:	<i>Supplemental Assessment Methodology Report, Series 2019 Bonds</i> , dated January 31, 2019
Exhibit C:	Legal Description of Series 2019 Assessment Area
Exhibit D:	Maturities and Coupons of Series 2019 Bonds
Exhibit E:	Sources and Uses of Funds for Series 2019 Bonds
Exhibit F:	Annual Debt Service Payment Due on Series 2019 Bonds

**COMP. EXHIBIT A**  
**ENGINEER'S REPORT**

**EXHIBIT B**  
**SUPPLEMENTAL REPORT**

### **EXHIBIT C - LEGAL DESCRIPTION OF SERIES 2019 ASSESSMENT AREA**

That part of Section 2 and 3, Township 29 south, Range 23 East, Polk County, Florida, described as follows:

Commence at the northwest corner of said Section 2; thence North 89°50'22" East along the north line of the northwest quarter thereof a distance of 951.89 feet to the centerline of survey of Pipkin Dairy Road (new Pipkin Creek Road) according to maintained road right of way Map Book 2, Pages 168-170, public records of Polk County, Florida; thence South 27°20'55" West along said centerline of survey a distance of 487.94 feet to the intersection with the westerly line of the Florida Power Corporation easement as recorded in Deed Book 912, Page 303, public records of Polk County, Florida, thence South 29°32'23" East along said westerly line a distance of 599.30 feet to the monumented south line of said parcel as described and recorded in Official Record Book 6074, page 497, public records of Polk County, Florida, and the POINT OF BEGINNING; Thence North 89°48'31" East along the monumented south line of said parcel recorded in Official Record Book 6074, Page 497 a distance of 189.29, thence S29°32'23" East a distance of 177.94 feet; thence South 29°14'41" East a distance of 970.80 feet; thence South 29°32'23" East a distance of 756.47 feet; thence South 62°38'13" West a distance of 117.00 feet; thence South 29°32'23" East a distance of 70.00 feet; thence South 04°45'22" West a distance of 76.46 feet; thence South 29°32'23" East a distance of 324.00 feet to the beginning of a curve concave northwesterly, having a radius of 50.00 feet, thence southwesterly along said curve to the right through a central angle of 110°57'58", an arc distance of 96.84 feet (chord = 82.40 feet, chord bearing = South 25°56'36" West) to the end of said curve; thence South 81°25'35" West a distance of 745.55 feet; thence North 79°30'09" West a distance of 260.27 feet to the northerly boundary of Creekbend Phase 2 according to the plat thereof as recorded in Plat Book 78, Page 22, public records of Polk County, Florida; thence North 54°18'29" West along said northerly boundary and its northwesterly project a distance of 1700.49 feet to the east maintained road right of way line of aforesaid Pipkin Dairy Road (now Pipkin Creek Road) according to the maintained right of way Map Book 2, Pages 168 - 170, public records of Polk County, Florida; thence along said east maintained right of way line the following sixteen (16) courses: (1) North 26°39'39" East a distance of 22.41 feet; (2) thence North 26°46'32" East a distance of 100.01 feet; (3) thence North 26°32'47" East a distance of 100.01 feet; (4) thence North 26°46'32" East a distance of 100.01 feet; (5) thence North 26°53'24" East a distance of 100.00 feet; (6) thence North 26°49'58" East a distance of 100.00 feet; (7) thence North 27°07'09" East a distance of 100.00 feet; (8) thence North 27°17'28" East a distance of 100.00 feet; (9) thence North 27°00'17" East a distance of 100.00 feet; (10) thence North 27°17'28" East a distance of 100.00 feet; (11) thence North 27°34'40" East a distance of 100.00 feet; (12) thence North 27°03'43" East a distance of 100.00 feet; (13) thence North 27°27'47" East a distance of 100.00 feet; (14) thence North 27°14'02" East a distance of 100.00 feet; (15) thence North 27°17'28" East a distance of 100.00 feet; (16) thence North 27°30'17" East a distance of 10.68 feet to the westerly projection of the north line of that certain parcel of land as described and recorded in Official Record Book 4835, Page 1928 public records of Polk County, Florida; thence North 89°48'31" East along said westerly projection and continuing along said north line of parcel and its easterly projection a distance of 549.63 feet to the POINT OF BEGINNING. Subject to said Florida Power Corporation easement as recorded in Deed Book 912, page 303, public records of Polk County, Florida.

**EXHIBIT D**  
**MATURITIES AND COUPONS OF SERIES 2019 BONDS**



**EXHIBIT E**  
**SOURCES AND USES OF FUNDS FOR SERIES 2019 BONDS**

**EXHIBIT F**  
**ANNUAL DEBT SERVICE PAYMENT DUE ON SERIES 2019 BONDS**



**Lakeside Preserve  
Community Development District**

**FMS Bonds Rule G-17 Disclosure Letter**

**fmsbonds**  
**Municipal Bond Specialists**

February 8, 2019

Lakeside Preserve Community Development District  
c/o Fishkind and Associates, Inc.  
12051 Corporate Boulevard  
Orlando, Florida 32817  
Attention: Ms. Jane Gaarlandt

Re: Lakeside Preserve CDD, Series 2019 Bonds

Dear Ms. Gaarlandt:

We are writing to provide you, as Lakeside Preserve Community Development District the "Issuer"), with certain disclosures relating to the captioned bond issue (the "Bonds"), as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2012-25 (May 7, 2012)<sup>1</sup> (the "Notice").

The Issuer has engaged FMSbonds, Inc. ("FMS") to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of the Bonds. As part of our services as underwriter, FMS may provide advice concerning the structure, timing, terms, and other similar matters concerning the issuance of the Bonds. We may also have provided such advice as part of the process of seeking to be selected to serve as your underwriter. Any such advice was provided by FMS as an underwriter and not as your financial advisor in this transaction.

The specific terms under which FMS will underwrite the Bonds will be set forth in a Bond Resolution adopted by the Board.

Pursuant to the Notice, we are required by the MSRB to advise you that:

- MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. As such, the underwriter has financial and other interests that differ from those of the Issuer.
- Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and are, therefore, not required by federal law to act in the best interests of the Issuer without regard to their own financial or other interests.

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<sup>1</sup> Interpretive Notice Concerning the Application of MSRB Rule G-17 to underwriters of Municipal Securities (effective August 2, 2012).

- The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell the Bonds to investors at prices that are fair and reasonable.
- As underwriter, we will review the disclosure document for the Bonds in accordance with, and as part of, our responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.<sup>2</sup>

The underwriter will be compensated by a fee and/or an fee that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since an underwriter may have an incentive to recommend a transaction that is unnecessary or to recommend that the size of a transaction be larger than is necessary.

Please note nothing in this letter is an expressed nor an implied commitment by us to provide financing or to purchase or place the Bonds or any other securities. Any such commitment shall only be set forth in a bond purchase agreement or other appropriate form of agreement for the type of transaction undertaken by you.

Further, our participation in any transaction (contemplated herein or otherwise) remains subject to, among other things, the execution of a bond purchase agreement (or other appropriate form of agreement), further internal review and approvals, satisfactory completion of our due diligence investigation and market conditions.

FMS is acting independently in seeking to act as an underwriter in the transactions contemplated herein and shall not be deemed for any purpose to be acting as an agent, joint venturer or partner of any other principal involved in the proposed financing. FMS assumes no responsibility, express or implied, for any actions or omissions of, or the performance of services by, the other underwriters in connection with the transactions contemplated herein or otherwise.

If you or any other Issuer representatives have any questions or concerns about these disclosures, please make those questions or concerns known immediately to the undersigned. In addition, Issuer should consult with its own financial, municipal, legal, accounting, tax and other advisors, as applicable, to the extent it deems appropriate.

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<sup>2</sup> Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

The MSRB requires that we seek your acknowledgement that you have received this letter. Accordingly, please send me an email to that effect, or sign and return the enclosed copy of this letter to me at the address set forth above within five (5) business days of the date of this letter. Depending on the structure of the transaction that the Issuer decides to pursue, or if additional actual or perceived material conflicts are identified, we may be required to send you additional disclosures. At that time, we also will seek your acknowledgement of receipt of any such additional disclosures.

We look forward to working with you and the Issuer in connection with the issuance of the Bonds, and we appreciate the opportunity to assist with your financing need. Thank you.

Sincerely,

  
Jon Kessler,  
FMSbonds, Inc.

Acknowledgement:

Lakeside Preserve Community Development District

By: \_\_\_\_\_





**Lakeside Preserve  
Community Development District**

**Payment Authorization No. 19 – 38**


**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 019**

7/13/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: July 2018	23008	\$ 1,673.38
2	<b>VenturesIn.com</b> July Application Hosting	43837	\$ 80.00

**TOTAL        \$ 1,753.38**



\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED JUL 20 2018

RECEIVED JUL 12 2018



Invoice #:	23008
7/10/2018	

Services:	Amount
District Management Fee: July 2018	1,666.67
Conference Calls	6.71

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

BILLING REF# 1

BILLING REF# 2

BILLING REF# 3

BILLING REF# 4

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510	Ballentire	05/03/2018	14073823256	9:27AM - 11:29AM	GLOBALMEET® AUDIO	TOLL FREE	1	122	0.09/MIN	10.98	2.66	54.67
		05/03/2018	18136217841	9:27AM - 11:27AM	GLOBALMEET® AUDIO	TOLL FREE	1	120	0.09/MIN	10.80	2.62	
		05/03/2018	18132049082	9:28AM - 11:30AM	GLOBALMEET® AUDIO	TOLL FREE	1	122	0.09/MIN	10.98	2.66	
		05/03/2018	19709484222	9:29AM - 10:37AM	GLOBALMEET® AUDIO	TOLL FREE	1	68	0.09/MIN	6.12	1.48	
		05/03/2018	19709484222	10:35AM - 10:47AM	GLOBALMEET® AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	
	Wynnmore West	05/03/2018	19709484222	10:45AM - 11:30AM	GLOBALMEET® AUDIO	TOLL FREE	1	45	0.09/MIN	4.05	0.98	14.65
1977510		05/03/2018	14073823256	11:56AM - 12:43PM	GLOBALMEET® AUDIO	TOLL FREE	1	47	0.09/MIN	4.23	1.03	
	Wynnmore East	05/03/2018	19709484222	12:04PM - 12:45PM	GLOBALMEET® AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.89	14.65
		05/03/2018	14073752698	12:05PM - 12:48PM	GLOBALMEET® AUDIO	TOLL FREE	1	43	0.09/MIN	3.87	0.94	
1977510	Riverbend West	05/08/2018	14073752698	5:54PM - 6:02PM	GLOBALMEET® AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.18	1.35
		05/08/2018	18139665084	5:58PM - 6:02PM	GLOBALMEET® AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	
1977510	Riverbend West	05/08/2018	14073752698	6:26PM - 7:46PM	GLOBALMEET® AUDIO	TOLL FREE	1	80	0.09/MIN	7.20	1.75	10.74
		05/08/2018	18139665084	6:27PM - 6:43PM	GLOBALMEET® AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.35	
1977510	Davenport	05/10/2018	18633243698	8:57AM - 10:32AM	GLOBALMEET® AUDIO	TOLL FREE	1	95	0.09/MIN	8.55	2.07	23.48
		05/10/2018	17703789695	9:05AM - 9:34AM	GLOBALMEET® AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	
		05/10/2018	18636620018	9:28AM - 10:04AM	GLOBALMEET® AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	
		05/10/2018	14073823256	9:31AM - 10:14AM	GLOBALMEET® AUDIO	TOLL FREE	1	43	0.09/MIN	3.87	0.94	
		05/10/2018	14073823256	10:25AM - 10:32AM	GLOBALMEET® AUDIO	TOLL FREE	1	7	0.09/MIN	0.63	0.15	
1977510	Towne Park	05/10/2018	14073823256	10:58AM - 11:05AM	GLOBALMEET® AUDIO	TOLL FREE	1	7	0.09/MIN	0.63	0.15	6.71
		05/10/2018	14073823256	11:04AM - 11:59AM	GLOBALMEET® AUDIO	TOLL FREE	1	55	0.09/MIN	4.95	1.21	
		05/10/2018	18636197103	11:04AM - 12:26PM	GLOBALMEET® AUDIO	TOLL FREE	1	82	0.09/MIN	7.38	1.80	
		05/10/2018	18633243698	11:12AM - 12:05PM	GLOBALMEET® AUDIO	TOLL FREE	1	53	0.09/MIN	4.77	1.16	
		05/10/2018	18136217841	11:26AM - 12:26PM	GLOBALMEET® AUDIO	TOLL FREE	1	60	0.09/MIN	5.40	1.31	
1977510	Lakeside Preserve	05/16/2018	14073823256	10:27AM - 11:12AM	GLOBALMEET® AUDIO	TOLL FREE	1	45	0.09/MIN	4.05	0.98	25.60
		05/16/2018	18636620018	10:27AM - 10:32AM	GLOBALMEET® AUDIO	TOLL FREE	1	5	0.09/MIN	0.45	0.11	
		05/16/2018	18132541763	10:29AM - 11:19AM	GLOBALMEET® AUDIO	TOLL FREE	1	50	0.09/MIN	4.50	1.09	
		05/16/2018	18636620018	10:30AM - 11:12AM	GLOBALMEET® AUDIO	TOLL FREE	1	42	0.09/MIN	3.78	0.92	
		05/16/2018	18633243698	10:31AM - 10:54AM	GLOBALMEET® AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.50	
	Holly Hill	05/16/2018	14073823256	10:42AM - 11:19AM	GLOBALMEET® AUDIO	TOLL FREE	1	37	0.09/MIN	3.33	0.80	25.60
		05/16/2018	18633243698	10:52AM - 11:19AM	GLOBALMEET® AUDIO	TOLL FREE	1	27	0.09/MIN	2.43	0.59	
1977510	Lakewood	05/23/2018	18502646882	8:54AM - 9:06AM	GLOBALMEET® AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	34.22
		05/23/2018	19417556574	8:58AM - 1:52PM	GLOBALMEET® AUDIO	TOLL FREE	1	294	0.09/MIN	26.46	6.42	
1977510	SWI	05/25/2018	14073752698	8:57AM - 9:10AM	GLOBALMEET® AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.29	1.46
1977510	CBL	05/25/2018	14073752698	9:14AM - 9:27AM	GLOBALMEET® AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.29	1.46
1977510	PBR	05/25/2018	14073752698	10:55AM - 11:11AM	GLOBALMEET® AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.35	1.79
		05/31/2018		7:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00

TOTAL PRE-TAX 188.48 TOTAL USF/OTHER 38.70 TOTAL STATE TAX/OTHER 0.00 TOTAL MODERATOR CHARGES USD\$227.18



VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
7/1/2018	43837

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date		P.O. No.	Terms	Project
7/1/2018			Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	80.00	80.00	
RECEIVED JUL 03 2018				

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 020

8/3/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising 07/27/2018	18-01333K	\$ 50.31
2	<b>Hopping Green &amp; Sams</b> General Counsel Through 06/30/2018	101642	\$ 328.21
3	<b>VenturesIn.com</b> August Application Hosting	43902	\$ 80.00

**TOTAL       \$    458.52**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 04 2018

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 020**

8/3/2018

Item No.	Vendor	Invoice Number	General Fund
<b>1</b>	<b>Business Observer</b> Legal Advertising 07/27/2018	18-01333K	\$ 50.31
<b>2</b>	<b>Hopping Green &amp; Sams</b> General Counsel Through 06/30/2018	101642	\$ 328.21
<b>3</b>	<b>VenturesIn.com</b> August Application Hosting	43902	\$ 80.00
<b>TOTAL</b>			<b>\$ 458.52</b>

\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-01333K

Date 07/27/2018

RECEIVED JUL 30 2018

Attn:  
Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-01333K

\$50.31

### Notice of Board of Supervisors' Meeting

RE: Lakeside Preserve Community Development District

Published: 7/27/2018

### Important Message

Paid

()

Total

\$50.31

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

Lakeside Preserve Community  
Development District  
Notice of

#### Board of Supervisors' Meeting

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, August 9, 2018 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Garlandt  
District Manager

July 27, 2018

18-01333K

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED JUL 30 2018

===== STATEMENT =====

July 27, 2018

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 101642  
Billed through 06/30/2018

## General Counsel

LSPCDD 00001 RVW

### FOR PROFESSIONAL SERVICES RENDERED

06/05/18	SSW	Confer with Gaarlandt regarding meeting agenda; follow-up with Saunders regarding conveyance of improvements to district.	0.40 hrs
06/08/18	SSW	Confer with Saunders regarding conveyance of improvements to district.	0.30 hrs
06/12/18	SSW	Confer with Gaarlandt regarding meeting and outstanding business items.	0.30 hrs
06/29/18	SRS	Conduct research for implementing Americans with Disabilities Act compliance measures regarding special district website.	0.20 hrs

Total fees for this matter \$301.00

### DISBURSEMENTS

Conference Calls	11.05
United Parcel Service	16.16

Total disbursements for this matter \$27.21

### MATTER SUMMARY

Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Warren, Sarah S.	1.00 hrs	250 /hr	\$250.00

TOTAL FEES	\$301.00
TOTAL DISBURSEMENTS	\$27.21

**TOTAL CHARGES FOR THIS MATTER \$328.21**

### BILLING SUMMARY

Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Warren, Sarah S.	1.00 hrs	250 /hr	\$250.00

TOTAL FEES	\$301.00
TOTAL DISBURSEMENTS	\$27.21

=====

**TOTAL CHARGES FOR THIS BILL**

-----  
**\$328.21**

**Please include the bill number on your check.**

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
8/1/2018	43902

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

	Due Date	P.O. No.	Terms	Project
	8/1/2018		Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	80.00	80.00	
RECEIVED AUG 01 2018				

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 021**

8/17/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: August 2018	23182	\$ 1,704.08

**TOTAL        \$ 1,704.08**



\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 04 2018

# Invoice

RECEIVED AUG 14 2018

Services:	Amount
District Management Fee: Aug 2018	1,666.67
Copies	36.00
Postage	1.41

Balance Due	\$1,704.08
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## Account Summary Report

Date Range: July 1, 2018 to July 31, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

### Meter Details

Location	Meter Name	Serial Number	PhP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

### Account Summary

Account	Sub Account	Pieces	Total Charged
Lakeside Preserve CDD		3	\$1.410
	Grand Total		\$1.410



**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 022

8/31/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising on 08/31/2018	18-01619K	\$ 50.31
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 07/31/2018	102197	\$ 1,305.26
2	<b>VenturesIn.com</b> Domain Name Registration	43952	\$ 19.99

**TOTAL      \$ 1,375.56**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 04 2018



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-01619K

RECEIVED AUG 31 2018

Date 08/31/2018

**Attn:**

Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-01619K

#### Notice of Board of Supervisors' Meeting

RE: Lakeside Preserve Community Development District

Published: 8/31/2018

\$50.31

### Important Message

Paid

()

**Total**

**\$50.31**

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

#### Lakeside Preserve Community Development District Notice of

#### Board of Supervisors' Meeting

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, September 13, 2018 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt

District Manager

August 31, 2018

18-01619K

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED AUG 27 2018

## STATEMENT

August 23, 2018

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 102197  
Billed through 07/31/2018

### General Counsel

LSPCDD 00001 RVW

### FOR PROFESSIONAL SERVICES RENDERED

07/03/18	SSW	Prepare comments to draft meeting agenda; prepare agenda items.	0.60 hrs
07/03/18	AHJ	Finalize budget funding agreement and budget approval resolution; confer with Gaarlandt regarding same.	0.70 hrs
07/12/18	SSW	Prepare for, travel to, and attend board meeting.	3.20 hrs
07/13/18	SSW	Conduct meeting follow-up.	0.60 hrs
Total fees for this matter			\$1,187.50

### DISBURSEMENTS

Travel	107.39
Travel - Meals	2.23
United Parcel Service	8.14
Total disbursements for this matter	\$117.76

### MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	125 /hr	\$87.50
Warren, Sarah S.	4.40 hrs	250 /hr	\$1,100.00

TOTAL FEES	\$1,187.50
TOTAL DISBURSEMENTS	\$117.76

TOTAL CHARGES FOR THIS MATTER	<u>\$1,305.26</u>
-------------------------------	-------------------

### BILLING SUMMARY

Jaskolski, Amy H. - Paralegal	0.70 hrs	125 /hr	\$87.50
Warren, Sarah S.	4.40 hrs	250 /hr	\$1,100.00

TOTAL FEES	\$1,187.50
TOTAL DISBURSEMENTS	\$117.76

=====

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,305.26</b>
------------------------------------	-------------------

**Please include the bill number on your check.**

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
8/24/2018	43952

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date	P.O. No.	Terms	Project
8/24/2018		Due on receipt	
Description	Qty	Rate	Amount
Domain Name Registration - LAKESIDEPRESERVECDD.ORG 1 Year	1	19.99	19.99
RECEIVED AUG 24 2018			

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money  
order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when  
more than 30 days past due.

<b>Subtotal</b>	\$19.99
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$19.99
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$19.99

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 023**

9/7/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>VenturesIn.com</b> September Application Hosting	43990	\$ 80.00

**TOTAL \$ 80.00**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 21 2018



VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
9/1/2018	43990

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date	P.O. No.	Terms	Project
9/1/2018		Due on receipt	
Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
RECEIVED SEP 04 2018			

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 024**

9/21/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates, Inc.</b> DM Fee & Reimbursables: September 2018	23356	\$ 1,670.86

**TOTAL       \$ 1,670.86**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 21 2018



**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 024**

9/21/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates, Inc.</b> DM Fee & Reimbursables: September 2018	23356	\$ 1,670.86
<b>TOTAL</b>			<b>\$ 1,670.86</b>

\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 17 2018

Invoice #:	23356
9/12/2018	

Services:	Amount
District Management Fee: Sept 2018	1,666.67
Postage	1.41
Conference Calls	2.78

\$1,670.86

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

## Account Summary Report

Date Range: August 1, 2018 to August 31, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

### Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

### Account Summary

Account	Sub Account	Pieces	Total Charged
Lakeside Preserve CDD		3	\$1.410
	Grand Total		\$1.410

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510	Towne Park	07/12/2018	18636197103	1:03PM - 1:44PM	GLOBALMEET® AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.87	2.78 13.92 30.64 29.00
		07/12/2018	14073823256	1:04PM - 1:30PM	GLOBALMEET® AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	
	Lakeside Preserve	07/12/2018	18636604803	1:28PM - 1:44PM	GLOBALMEET® AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.34	
		07/12/2018	18136217841	1:29PM - 1:38PM	GLOBALMEET® AUDIO	TOLL FREE	1	9	0.09/MIN	0.81	0.19	
	North Powerline ↓	07/18/2018	19043866655	9:55AM - 10:30AM	GLOBALMEET® AUDIO	TOLL FREE	1	35	0.09/MIN	3.15	0.75	
		07/18/2018	14079992522	9:57AM - 10:24AM	GLOBALMEET® AUDIO	TOLL FREE	1	27	0.09/MIN	2.43	0.58	
		07/18/2018	13055790886	9:58AM - 10:24AM	GLOBALMEET® AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.56	
		07/18/2018	18633243698	9:59AM - 11:50AM	GLOBALMEET® AUDIO	TOLL FREE	1	111	0.09/MIN	9.99	2.37	
		07/18/2018	14073823256	10:01AM - 10:31AM	GLOBALMEET® AUDIO	TOLL FREE	1	30	0.09/MIN	2.70	0.64	
		07/18/2018	14073823256	10:31AM - 10:42AM	GLOBALMEET® AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	
		07/18/2018	14073823256	10:53AM - 11:28AM	GLOBALMEET® AUDIO	TOLL FREE	1	35	0.09/MIN	3.15	0.75	
		07/31/2018		7:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00

TOTAL PRE-TAX 180.02 TOTAL USF/OTHER 35.85 TOTAL STATE TAX/OTHER 0.00 TOTAL MODERATOR CHARGES USD\$215.87

TOTAL PRE-TAX 29.00 TOTAL USF/OTHER 0.00 TOTAL STATE TAX/OTHER 0.00 TOTAL MODERATOR CHARGES USD\$29.00

MODERATOR 4516136 - Jane Gaarlandt

LOCATION Orlando, FL

BILLING REF# 1  
BILLING REF# 4

BILLING REF# 2

BILLING REF# 3

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510	Wynnumere West	07/05/2018	19709484222	9:56AM - 10:53AM	GLOBALMEET® AUDIO	TOLL FREE	1	57	0.09/MIN	5.13	1.21	12.47
		07/05/2018	18132049074	9:58AM - 10:53AM	GLOBALMEET® AUDIO	TOLL FREE	1	55	0.09/MIN	4.95	1.18	
1977510	Wynnumere East	07/05/2018	17703789695	1:27PM - 2:11PM	GLOBALMEET® AUDIO	TOLL FREE	1	44	0.09/MIN	3.96	0.94	12.47
		07/05/2018	14073752698	1:28PM - 2:11PM	GLOBALMEET® AUDIO	TOLL FREE	1	43	0.09/MIN	3.87	0.92	
1977510	Baker Trail	07/05/2018	19709484222	1:30PM - 1:55PM	GLOBALMEET® AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.53	108.36
		07/05/2018	18133100167	5:57PM - 6:17PM	GLOBALMEET® AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.43	
		07/05/2018	14073752698	5:58PM - 8:59PM	GLOBALMEET® AUDIO	TOLL FREE	1	181	0.09/MIN	16.29	3.87	
		07/05/2018	19709484222	5:58PM - 8:59PM	GLOBALMEET® AUDIO	TOLL FREE	1	181	0.09/MIN	16.29	3.87	
		07/05/2018	18137873381	5:59PM - 7:37PM	GLOBALMEET® AUDIO	TOLL FREE	1	98	0.09/MIN	8.82	2.10	
		07/05/2018	18135496943	6:02PM - 8:12PM	GLOBALMEET® AUDIO	TOLL FREE	1	130	0.09/MIN	11.70	2.78	
		07/05/2018	12106278612	6:09PM - 8:47PM	GLOBALMEET® AUDIO	TOLL FREE	1	158	0.09/MIN	14.22	3.37	
		07/05/2018	18135386540	6:10PM - 6:28PM	GLOBALMEET® AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.38	
		07/05/2018	14077392879	6:16PM - 8:29PM	GLOBALMEET® AUDIO	TOLL FREE	1	133	0.09/MIN	11.97	2.84	
		07/05/2018	12158523435	6:19PM - 6:44PM	GLOBALMEET® AUDIO	TOLL FREE	1	25	0.09/MIN	2.25	0.53	
1977510	Davenport Road	07/05/2018	18139511769	7:40PM - 7:53PM	GLOBALMEET® AUDIO	TOLL FREE	1	13	0.09/MIN	1.17	0.28	9.01
		07/05/2018	18137016354	8:12PM - 8:28PM	GLOBALMEET® AUDIO	TOLL FREE	1	16	0.09/MIN	1.44	0.34	
		07/12/2018	17703789695	9:40AM - 10:12AM	GLOBALMEET® AUDIO	TOLL FREE	1	32	0.09/MIN	2.88	0.68	
1977510	Towne Park	07/12/2018	14073752698	9:41AM - 10:12AM	GLOBALMEET® AUDIO	TOLL FREE	1	31	0.09/MIN	2.79	0.66	9.01
		07/12/2018	14073823256	9:51AM - 10:09AM	GLOBALMEET® AUDIO	TOLL FREE	1	18	0.09/MIN	1.62	0.38	
1977510	Towne Park	07/12/2018	18132541763	12:57PM - 1:30PM	GLOBALMEET® AUDIO	TOLL FREE	1	33	0.09/MIN	2.97	0.71	



**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 025

9/28/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising 09/28/2018	18-01802K	\$ 50.31
2	<b>Hopping Green &amp; Sams</b> General Counsel Through 08/31/2018	102846	\$ 230.39

**TOTAL        \$    280.70**



\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED SEP 28 2018

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236

941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-01802K

Date 09/28/2018

RECEIVED SEP 28 2018

**Attn:**

Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-01802K

\$50.31

### Notice of Board of Supervisors' Meeting

**RE:** Lakeside Preserve Community Development District

**Published:** 9/28/2018

### Important Message

Paid

()

**Total**

**\$50.31**

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

#### Lakeside Preserve Community Development District Notice of Board of Supervisors' Meeting

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, October 11, 2018 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt

District Manager

September 28, 2018 18-01802K

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED SEP 28 2018

===== STATEMENT =====

September 26, 2018

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 102846  
Billed through 08/31/2018

**General Counsel**  
**LSPCDD 00001 RVW**

## **FOR PROFESSIONAL SERVICES RENDERED**

08/23/18	SRS	Conduct follow-up regarding board meeting.	0.20 hrs
08/01/18	SSW	Follow-up regarding correspondence from auditor general.	0.30 hrs
08/15/18	SSW	Follow-up with Adams regarding district business items.	0.30 hrs
08/31/18	JLK	Review and edit memorandum regarding Americans with Disabilities Act website standards; attend conference calls with ADA consultants, district's insurance carrier and insurance defense counsel regarding same; transmit information to district manager on same.	0.10 hrs

Total fees for this matter \$227.00

## **DISBURSEMENTS**

Travel 3.39

Total disbursements for this matter \$3.39

## **MATTER SUMMARY**

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Warren, Sarah S.	0.60 hrs	250 /hr	\$150.00

TOTAL FEES	\$227.00
TOTAL DISBURSEMENTS	\$3.39

**TOTAL CHARGES FOR THIS MATTER \$230.39**

## **BILLING SUMMARY**

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
Sandy, Sarah R.	0.20 hrs	255 /hr	\$51.00
Warren, Sarah S.	0.60 hrs	250 /hr	\$150.00



=====

TOTAL FEES	\$227.00
TOTAL DISBURSEMENTS	\$3.39
<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$230.39</b>

**Please include the bill number on your check.**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 026**

10/5/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>VenturesIn.com</b> October Application Hosting	44056	\$ 80.00	FY 2019

**TOTAL \$ 80.00**



Board Member

FY 2018	-
FY 2019	80.00

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED OCT 31 2018

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
10/1/2018	44056

RECEIVED OCT 01 2018

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date	P.O. No.	Terms	Project
10/1/2018		Due on receipt	
Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 027**

10/19/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Fishkind &amp; Associates</b>			
	Reimbursables: September 2018	23542	\$ 1.41	FY 2018
	DM Fee & Reimbursables: October 2018	23542	\$ 1,666.67	FY 2019

**TOTAL \$ 1,668.08**



Board Member

FY 2018	1.41
FY 2019	1,666.67

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED OCT 31 2018

Invoice #:	23542
10/16/2018	

RECEIVED OCT 16 2018

FY  
19  
18

Services:	Amount
District Management Fee: Oct 2018	1,666.67
Postage	1.41

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

\$1,668.08

**Account Summary Report**

Date Range: Sept 1, 2018 to Sept 30, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

**Meter Details**

Location	Meter Name	Serial Number	PhP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

**Account Summary**

Account	Sub Account	Pieces	Total Charged
Lakeside Preserve CDD		3	\$1.410
	Grand Total		\$1.410

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 028**

10/26/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Business Observer</b> Legal Advertising on 10/26/2018	18-01984K	\$ 50.31	FY 2019

**TOTAL       \$    50.31**



Board Member

FY 2018	-
FY 2019	50.31

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED OCT 31 2018



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-01984K

Date 10/26/2018

RECEIVED OCT 26 2018

Attn:  
Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-01984K

\$50.31

### Notice of Board of Supervisors' Meeting

RE: Lakeside Preserve Community Development District

Published: 10/26/2018

### Important Message

Paid

()

Total

\$50.31

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236

941-906-9386 x322

## INVOICE

### Legal Advertising

**Lakeside Preserve Community  
Development District  
Notice of Board of Supervisors'  
Meeting**

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, November 8, 2018 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3266, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3266 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt  
District Manager  
October 26, 2018

18-01984K

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

#### NOTICE

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**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 029

11/2/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Hopping &amp; Green Sams</b> General Counsel Through 09/30/2018	103417	\$ 26.84	FY 2018
2	<b>VenturesIn.com</b> November Application Hosting	44123	\$ 80.00	FY 2019

**TOTAL      \$    106.84**



Board Member

FY 2018	26.84
FY 2019	80.00

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED NOV 14 2018

# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED OCT 29 2018

## STATEMENT

October 26, 2018

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 103417  
Billed through 09/30/2018

**General Counsel**  
**LSPCDD 00001 RVW**

### **FOR PROFESSIONAL SERVICES RENDERED**

09/28/18	JLK	Continue negotiation of master services agreement regarding Americans with Disabilities Act compliance on websites, documents and transmittals; confer regarding statement of work for recreational software for ADA compliance; confer regarding insurance coverage with district's insurer.	0.10 hrs
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Total fees for this matter	\$26.00
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### **DISBURSEMENTS**

Travel	0.84
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Total disbursements for this matter	\$0.84
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### **MATTER SUMMARY**

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
-----------------------	----------	---------	---------

TOTAL FEES	\$26.00
TOTAL DISBURSEMENTS	\$0.84

<b>TOTAL CHARGES FOR THIS MATTER</b>	<b>\$26.84</b>
--------------------------------------	----------------

### **BILLING SUMMARY**

Kilinski, Jennifer L.	0.10 hrs	260 /hr	\$26.00
-----------------------	----------	---------	---------

TOTAL FEES	\$26.00
TOTAL DISBURSEMENTS	\$0.84

<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$26.84</b>
------------------------------------	----------------

**Please include the bill number on your check.**

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
11/1/2018	44123

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
RECEIVED NOV 01 2018			

Due Date	P.O. No.	Terms	Project
11/1/2018		Due on receipt	

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money  
order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when  
more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 030**

11/9/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Egis Insurance &amp; Risk Advisors</b> FY 2019 GL & POL Insurance	7918	\$ 5,000.00	FY 2019

**TOTAL      \$ 5,000.00**



Board Member

FY 2018	-
FY 2019	5,000.00

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

RECEIVED NOV 14 2018





Lakeside Preserve Community Development District  
c/o Fishkind & Associates  
12051 Corporate Blvd  
Orlando, FL 32817

# INVOICE

<b>Customer</b>	Lakeside Preserve Community Development District
<b>Acct #</b>	794
<b>Date</b>	09/20/2018
<b>Customer Service</b>	Charisse Bitner
<b>Page</b>	1 of 1

Payment Information	
<b>Invoice Summary</b>	\$ 5,000.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#7918
100118336	

Thank You

Please detach and return with payment



Customer: Lakeside Preserve Community Development District

Invoice	Effective	Transaction	Description	Amount
7918	10/01/2018	Renew policy	Policy #100118336 10/01/2018-10/01/2019 Florida Insurance Alliance Package - Renew policy Due Date: 10/20/2018	5,000.00

RECEIVED NOV 08 2018

				<b>Total</b>
				\$ 5,000.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:  
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

<b>Remit Payment To: Egis Insurance Advisors, LLC</b>	(321)320-7665	<b>Date</b>
Lockbox 234021 PO Box 84021 Chicago, IL 60689-4002	cbitner@egisadvisors.com	09/20/2018



## PREMIUM SUMMARY

Lakeside Preserve Community Development District  
c/o Fishkind & Associates, Inc.  
12051 Corporate Blvd.  
Orlando, FL 32817

Term: October 1, 2018 to October 1, 2019

Quote Number: 100118336

### PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$2,750
Public Officials and Employment Practices Liability	\$2,250
<b>TOTAL PREMIUM DUE</b>	<b>\$5,000</b>

### IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 031**

11/16/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	Florida Department of Economic Opportunity FY 2019 Special District Fee	72843	\$ 175.00	FY 2019

**TOTAL       \$    175.00**



Board Member

FY 2018

FY 2019

-  
175.00

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED NOV 20 2018**



**Florida Department of Economic Opportunity, Special District Accountability Program**  
**FY 2018/2019 Special District Fee Invoice and Update Form**  
 Required by Sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Invoice No.: 72843			Date Invoiced: 10/01/2018
Annual Fee: \$175.00	Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/03/2018: \$175.00

**STEP 1:** Review the following information, make changes directly on the form, and sign and date:

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



**Lakeside Preserve Community Development District**  
 Mr. ~~Jonathan Johnson~~ *Roy Van Wyk*  
 Hopping Green & Sams, P.A.  
 119 South Monroe Street, Suite 300  
 Tallahassee, FL 32314

2. Telephone: (850) 222-7500  
 3. Fax: (850) 224-8551  
 4. Email: ~~jonathanj@hgsllaw.com~~ *royv@hgsllaw.com*  
 5. Status: Independent  
 6. Governing Body: Elected  
 7. Website Address: www.lakesidepreservecdd.org  
 8. County(ies): Polk  
 9. Function(s): Community Development  
 10. Boundary Map on File: 12/01/2016  
 11. Creation Document on File: 11/10/2014  
 12. Date Established: 11/03/2014  
 13. Creation Method: Local Ordinance  
 14. Local Governing Authority: City of Lakeland  
 15. Creation Document(s): City Ordinance 14-050  
 16. Statutory Authority: Chapter 190, Florida Statutes  
 17. Authority to Issue Bonds: Yes  
 18. Revenue Source(s): Assessments  
 19. Most Recent Update: 11/16/2017

I do hereby certify that the information above (changes noted if necessary) is accurate and complete as of this date.

Registered Agent's Signature: *Wesley Hahn* Date: *11/9/18*

**STEP 2:** Pay the annual fee or certify eligibility for the zero fee:

a. **Pay the Annual Fee:** Pay the annual fee online by following the instructions at [www.Floridajobs.org/SpecialDistrictFee](http://www.Floridajobs.org/SpecialDistrictFee) or by check payable to the Department of Economic Opportunity.

b. **Or, Certify Eligibility for the Zero Fee:** By initialing each of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **ALL** of the following statements contained herein and on any attachments hereto are true, correct, complete, and made in good faith as of this date. I understand that any information I give may be verified.

1. ☐ This special district and its Certified Public Accountant determined the special district is not a component unit of a local general-purpose government.
2. ☐ This special district is in compliance with the reporting requirements of the Department of Financial Services.
3. ☐ This special district reported \$3,000 or less in annual revenues to the Department of Financial Services on its Fiscal Year 2016/2017 Annual Financial Report (if created since then, attach an income statement verifying \$3,000 or less in revenues).

Department Use Only: Approved: \_\_\_\_\_ Denied: \_\_\_\_\_ Reason: \_\_\_\_\_

**STEP 3:** Make a copy of this form for your records.

**STEP 4:** Mail this form and payment (if paying by check) to the Department of Economic Opportunity, Bureau of Budget Management, 107 E. Madison Street, MSC 120, Tallahassee, FL 32399-4124. Direct any questions to (850) 717-8430.

RECEIVED NOV 13 2018

**RESOLUTION 2018-24**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND APPROVING CHANGE OF DESIGNATED REGISTERED AGENT AND REGISTERED OFFICE OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT.**

**WHEREAS**, the Lakeside Preserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Lakeland, Polk County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of records keeping and accepting any process, notice, or demand required or permitting by law to be served upon the District in accordance with 189.014(1), *Florida Statutes*.

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

**Section 1.** Roy Van Wyk, is hereby designated as Registered Agent for the Lakeside Preserve Community Development District.

**Section 2.** The District's Registered Office shall be located at 119 South Monroe Street, Suite 300, Tallahassee, Florida 32301.

**Section 3.** In accordance with Section 189.014, *Florida Statutes*, the District's Secretary is hereby directed to file certified copies of this resolution with the City of Lakeland, Polk County and the Florida Department of Economic Opportunity.

**Section 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED THIS 12TH DAY OF APRIL, 2018.**

**ATTEST:**

  
\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 032**

11/30/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Business Observer</b> Legal Advertising on 11/30/2018	18-02184K	\$ 50.31	FY 2019
2	<b>Fishkind &amp; Associates</b> DM Fee: November 2018	23728	\$ 1,666.67	FY 2019

**TOTAL      \$ 1,716.98**



Board Member

FY 2018	-
FY 2019	1,716.98

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED DEC 03 2018**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 032**

11/30/2018

Item No.	Vendor	Invoice Number	General Fund	Fiscal Year
1	<b>Business Observer</b> Legal Advertising on 11/30/2018	18-02184K	\$ 50.31	FY 2019
2	<b>Fishkind &amp; Associates</b> DM Fee: November 2018	23728	\$ 1,666.67	FY 2019

**TOTAL      \$ 1,716.98**

\_\_\_\_\_  
Board Member

FY 2018

-

FY 2019

1,716.98

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817



# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 18-02184K

Date 11/30/2018

**Attn:**

Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 18-02184K

**Notice of Board of Supervisors' Meeting**

**RE:** Lakeside Preserve CDD

**Published:** 11/30/2018

\$50.31

### Important Message

Paid

()

**Total**

**\$50.31**

**Payment is expected within 30 days of the first publication date of your notice.**

**RECEIVED NOV 30 2018**

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**Lakeside Preserve Community  
Development District  
Notice of Board of Supervisors'  
Meeting**

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, December 13, 2018 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3256, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3256 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarland  
District Manager

November 30, 2018 18-02184K

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**FISHKIND**  
& ASSOCIATES

# Invoice

RECEIVED NOV 16 2018

Invoice #:	23728
11/16/2018	

Services:	Amount
District Management Fee: November 2018	1,666.67

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

Balance Due

\$1,666.67

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 033**

12/7/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>VenturesIn.com</b> December Application Hosting	44188	\$ 80.00

**TOTAL       \$    80.00**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED DEC 13 2018**



VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



## Invoice

Date	Invoice #
12/1/2018	44188

**Bill To:**

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

For additional information, or for questions about your bill,  
call (813) 999-4477, or email [information@venturesin.com](mailto:information@venturesin.com).

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

Due Date	P.O. No.	Terms	Project
12/1/2018		Due on receipt	
Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00
RECEIVED DEC 03 2018			

**Payment Instructions**

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

**Late Fee Policy**

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 034**

12/21/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: December 2018	23890	\$ 1,677.10

**TOTAL        \$ 1,677.10**



\_\_\_\_\_  
Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED DEC 22 2018**

# Invoice

Invoice #:	23890
------------	-------

Services:	Amount
District Management Fee: Dec 2018	1,666.67
UPS	9.96
Postage	0.47

\$1,677.10

**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
 Ph: 407-382-3256  
 Fax: 407-382-3254  
[www.fishkind.com](http://www.fishkind.com)

UPS No: 1Z1Y9R280396296661		Shipper	Receiver	Freight	11.55	9.24
Pickup Date	11/15/2018	FISHKIND & ASSOCIATES	EGIS INSURANCE ADVISORS	Fuel Surcharge	0.90	0.72
Service Level	Commercial Ground	12051 CORPORATE BOULEVARD	LLC			
Weight	1 lb	ORLANDO	LOCKBOX 234021			
Zone	005	FL 32817	4900 W. 95TH ST.			
Payer	Shipper		OAK LAWN			
			IL 60453			
		AMANDA LANE	FIFTH THIRD WHOLESAL			
Bill Reference: Lakeside Preserve				Total	12.45	9.96
	Lakeside Preserve		1 count	Sub Total	12.45	9.96

## Account Summary Report

Date Range: Nov 1, 2018 to Nov 30, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

### Meter Details

Location	Meter Name	Serial Number	PhP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

### Account Summary

Account	Sub Account	Pieces	Total Charged
Lakeside Preserve		1	\$0.470
	Grand Total		\$0.470

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 035**

1/11/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 11/30/2018	104823	\$ 152.00
2	<b>VenturesIn.com</b> January Application Hosting	44245	\$ 80.00

**TOTAL       \$    232.00**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED JAN 15 2019**



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED JAN 11 2019

===== STATEMENT =====

December 31, 2018

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 104823  
Billed through 11/30/2018

**General Counsel**

**LSPCDD 00001 RVW**

**FOR PROFESSIONAL SERVICES RENDERED**

10/01/18	SSW	Follow-up with Gaarlandt and Adams regarding outstanding district business.	0.40 hrs
10/31/18	AHJ	Review Florida Department of Economic Opportunity fiscal year 2018-2019 special district fee invoice and update form; confer with Sonali regarding resolution appointing registered agent.	0.20 hrs
11/05/18	AHJ	Review Florida Department of Economic Opportunity fiscal year 2018-2019 special district fee invoice and update form; prepare updates to same.	0.20 hrs

Total fees for this matter \$150.00

**DISBURSEMENTS**

Document Reproduction 2.00

Total disbursements for this matter \$2.00

**MATTER SUMMARY**

Jaskolski, Amy H. - Paralegal	0.40 hrs	125 /hr	\$50.00
Warren, Sarah S.	0.40 hrs	250 /hr	\$100.00

TOTAL FEES	\$150.00
TOTAL DISBURSEMENTS	\$2.00

**TOTAL CHARGES FOR THIS MATTER \$152.00**

**BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	0.40 hrs	125 /hr	\$50.00
Warren, Sarah S.	0.40 hrs	250 /hr	\$100.00

TOTAL FEES	\$150.00
TOTAL DISBURSEMENTS	\$2.00

**TOTAL CHARGES FOR THIS BILL \$152.00**

=====

**Please include the bill number on your check.**



9560 West Linebaugh Avenue  
Tampa, FL 33626



Date	Invoice #
1/1/2019	44245

Lakeside Preserve CDD  
C/O Fishkind & Associates, Inc.  
12051 Corporate Blvd  
Orlando, FL 32817

Please visit us on the web at [www.venturesin.com](http://www.venturesin.com)

	Due Date	P.O. No.	Terms	Project
	1/1/2019		Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	80.00	80.00	
<p>RECEIVED JAN 02 2019</p>				

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

<b>Subtotal</b>	<b>\$80.00</b>
<b>Sales Tax (0.0%)</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$80.00</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$80.00</b>

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 036**

1/18/2018

Item No.	Vendor	Invoice Number	General Fund
<b>1</b>	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: January 2019	24033	\$ 1,667.61

**TOTAL        \$ 1,667.61**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED JAN 20 2019**

RECEIVED JAN 15 2019

Invoice #:	24033
1/14/2019	

Services:	Amount
District Management Fee: Jan 2019	1,666.67
Postage	0.94

\$1,667.61

## Account Summary Report

Date Range: Dec 1, 2018 to Dec 31, 2018

Meter Group: All Meters

Meter 1W00 - 1376538 OLD at ORLANDO, FL

Meter 4W00 - 0347354 at ORLANDO, FL

### Meter Details

Location	Meter Name	Serial Number	PbP Account Number
ORLANDO, FL	4W00 - 0347354	0347354	24978470
ORLANDO, FL	1W00 - 1376538 OLD	1376538	24978470

### Account Summary

Account	Sub Account	Pieces	Total Charged
Lakeside Preserve		2	\$0.940
	Grand Total		\$0.940

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 037**

1/25/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Ad on 01/25/2019	19-00142K	\$ 50.31

**TOTAL       \$    50.31**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED JAN 25 2019**

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

Legal Advertising

Invoice # 19-00142K

Date 01/25/2019

RECEIVED JAN 25 2019

Attn:  
Fishkind & Associates, Inc.  
12051 CORPORATE BLVD.  
ORLANDO FL 32817

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

### Description

### Amount

Serial # 19-00142K

\$50.31

### Notice of Board of Supervisors' Meeting

RE: Lakeside Preserve Community Development District

Published: 1/25/2019

### Important Message

Paid

()

Total

\$50.31

Payment is expected within 30 days of the  
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

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# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
941-906-9386 x322

## INVOICE

### Legal Advertising

**Lakeside Preserve Community  
Development District  
Notice of Board of Supervisors'  
Meeting**

The Board of Supervisors of the Lakeside Preserve Community Development District ("Board") will hold a meeting on Thursday, February 14, 2019 at 11:30 a.m. at the offices of Highland Homes located at 3020 S. Florida Ave. Suite 101, Lakeland, Florida 33803. The meeting is open to the public and will be conducted in accordance with provision of Florida Law related to Special Districts. The meeting may be continued in progress without additional notice to a time, date and location stated on the record.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, Fishkind & Associates, Inc., located at 12051 Corporate Blvd., Orlando 32817, (407) 382-3266, during normal business hours.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (407) 382-3266 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

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

Jane Gaarlandt  
District Manager

January 25, 2019

19-00142K

**Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.**

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**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 038**

2/1/2019

Item No.	Vendor	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> General Legal Through 12/31/2018	105180	\$ 75.00

**TOTAL       \$    75.00**



Board Member

Please Return To:  
Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Boulevard  
Orlando, FL 32817

**RECEIVED FEB 04 2019**



# Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300  
P.O. Box 6526  
Tallahassee, FL 32314  
850.222.7500

RECEIVED JAN 28 2019

===== STATEMENT =====

January 25, 2019

Lakeside Preserve CDD  
c/o Fishkind & Associates  
12051 Corporate Blvd.  
Orlando, FL 32817

Bill Number 105180  
Billed through 12/31/2018

**General Counsel**  
**LSPCDD 00001 RVW**

**FOR PROFESSIONAL SERVICES RENDERED**

12/02/18	SSW	Research status of district business items and update district files.	0.30 hrs
Total fees for this matter			\$75.00

**MATTER SUMMARY**

Warren, Sarah S.	0.30 hrs	250 /hr	\$75.00
TOTAL FEES			\$75.00
TOTAL CHARGES FOR THIS MATTER			<u>\$75.00</u>

**BILLING SUMMARY**

Warren, Sarah S.	0.30 hrs	250 /hr	\$75.00
TOTAL FEES			\$75.00
TOTAL CHARGES FOR THIS BILL			<u>\$75.00</u>

**Please include the bill number on your check.**

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**Lakeside Preserve  
Community Development District**

**Monthly Financials**

**Lakeside Preserve CDD**  
**Statement of Financial Position**  
**As of 1/31/2019**

**General Fund**

**Assets**

**Current Assets**

General Checking Account	\$19,876.60
Total Current Assets	<u>\$19,876.60</u>

<b>Total Assets</b>	<b><u>\$19,876.60</u></b>
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**Liabilities and Net Assets**

**Current Liabilities**

Accounts Payable	\$50.31
Total Current Liabilities	<u>\$50.31</u>

<b>Total Liabilities</b>	<b><u>\$50.31</u></b>
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**Net Assets**

Net Assets - General Government	\$7,302.27
Current Year Net Assets - General Government	12,524.02

<b>Total Net Assets</b>	<b><u>\$19,826.29</u></b>
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<b>Total Liabilities and Net Assets</b>	<b><u>\$19,876.60</u></b>
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**Lakeside Preserve CDD**  
**Statement of Activities**  
**As of 1/31/2019**

	<b>General Fund</b>
<b><u>Revenues</u></b>	
Developer Contributions	\$25,000.00
Total Revenues	<u>\$25,000.00</u>
<b><u>Expenses</u></b>	
D&O Insurance	\$2,250.00
Management	6,666.68
District Counsel	152.00
Postage & Shipping	11.37
Legal Advertising	150.93
Web Site Maintenance	320.00
Dues, Licenses, and Fees	175.00
General Insurance	2,750.00
Total Expenses	<u>\$12,475.98</u>
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>	
Total Other Revenues (Expenses) & Gains (Losses)	<u>\$0.00</u>
<b>Change In Net Assets</b>	<b>\$12,524.02</b>
<b>Net Assets At Beginning Of Year</b>	<b><u>\$7,302.27</u></b>
<b>Net Assets At End Of Year</b>	<b><u><u>\$19,826.29</u></u></b>

**Lakeside Preserve CDD**  
**Budget to Actual**  
**For the Month Ending 1/31/2019**

	Year To Date			FY 2019 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
Developer Contributions	\$ 25,000.00	\$ 46,900.00	\$ (21,900.00)	\$ 140,700.00
<b>Net Revenues</b>	<b>\$ 25,000.00</b>	<b>\$ 46,900.00</b>	<b>\$ (21,900.00)</b>	<b>\$ 140,700.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Supervisor Fees	\$ -	\$ 2,000.00	\$ (2,000.00)	\$ 6,000.00
D&O Insurance	2,250.00	666.68	1,583.32	2,000.00
Trustee Services	-	2,000.00	(2,000.00)	6,000.00
Management	6,666.68	6,666.68	-	20,000.00
Engineering	-	5,000.00	(5,000.00)	15,000.00
Dissemination Agent	-	1,666.68	(1,666.68)	5,000.00
District Counsel	152.00	6,666.68	(6,514.68)	20,000.00
Audit	-	2,000.00	(2,000.00)	6,000.00
Travel and Per Diem	-	166.68	(166.68)	500.00
Telephone	-	66.68	(66.68)	200.00
Postage & Shipping	11.37	100.00	(88.63)	300.00
Copies	-	166.68	(166.68)	500.00
Legal Advertising	150.93	1,666.68	(1,515.75)	5,000.00
Miscellaneous	-	833.20	(833.20)	2,500.00
Web Site Maintenance	320.00	500.00	(180.00)	1,500.00
Dues, Licenses, and Fees	175.00	66.68	108.32	200.00
Aquatic Contract	-	2,666.68	(2,666.68)	8,000.00
General Insurance	2,750.00	666.68	2,083.32	2,000.00
Landscaping Maintenance & Material	-	13,333.32	(13,333.32)	40,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 12,475.98</b>	<b>\$ 46,900.00</b>	<b>\$ (34,424.02)</b>	<b>\$ 140,700.00</b>
<b>Total Expenses</b>	<b>\$ 12,475.98</b>	<b>\$ 46,900.00</b>	<b>\$ (34,424.02)</b>	<b>\$ 140,700.00</b>
<b>Net Income (Loss)</b>	<b>\$ 12,524.02</b>	<b>\$ -</b>	<b>\$ 12,524.02</b>	<b>\$ -</b>