

# Lakeside Preserve

## Community Development District

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

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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, July 12, 2018 at 1:30 p.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: 1-877-864-6450  
Participant Code: 454943

### **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 May 10, 2018 Board of Supervisors' Meetings**

#### **Financing Matters**

- 2. **Public Hearing on the Adoption of the District's Fiscal Year 2018-2019 Budget**
  - Public Comments and Testimony
  - Board Comments
  - **Consideration of Resolution 2018-26, Adopting a Fiscal Year 2018-2019 Budget and Appropriating Funds**
- 3. **Consideration of FY 2018/2019 Budget Funding Agreement**
- 4. **Consideration of Payment Authorization Nos. 12 - 18**
- 5. **Review of Monthly Financials**

#### **Other Business**

Staff Reports  
District Counsel  
Interim Engineer  
District Manager

Supervisor Requests and Audience Comments  
Adjournment



**Lakeside Preserve  
Community Development District**

**Minutes**

## MINUTES OF MEETING

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

*Thursday, May 10, 2018 at 12:15 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

Also Present:

Roy Van Wyk	Hopping Green & Sams
Jane Gaarlandt	Fishkind & Associates, Inc.
Jennifer Glasgow	Fishkind & Associates, Inc. (via phone)
Todd Amaden	Landmark Engineering & Surveying Corp.
Milton Andrade	Highland Homes

#### **FIRST ORDER OF BUSINESS**

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

The meeting was called to order at approximately 12:15 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 April 12, 2018 Board of Supervisors' Meeting**

The Board reviewed the minutes of the April 12, 2018 Board of Supervisors' Meeting.

ON MOTION by Mr. Saunders, seconded by Mr. Adams, with all in favor, the Board Approved the minutes of the April 12, 2018 Board of Supervisors' Meeting.

**FOURTH ORDER OF BUSINESS**

**Consideration of Resolution 2018-25, Approving a Proposed Budget for Fiscal Year 2018-2019 and Setting a Public Hearing Date Thereon**

Ms. Gaarlandt suggested July 12, 2018 at 1:30 a.m. as the public hearing date. Mr. Van Wyk explained that the budget will be Developer funded and there will be no assessments imposed on the land. He stated that District will enter into a funding agreement with the Developer and the District must adopt a budget, which will be paid on an as incurred cost basis. A discussion took place. Ms. Gaarlandt requested a motion to approve the budget.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved Resolution 2018-25, Approving a Proposed Budget for Fiscal Year 2018-2019 and Setting July 12, 2018 at 1:30 p.m. at the current location as the Public Hearing Date.

**FIFTH ORDER OF BUSINESS**

**Consideration of Acquisition of Improvements**

- a) **Landowner request/certificate/affidavit**
- b) **Engineer's Certificate**
- c) **Bill of Sale**
- d) **Special Warranty Deed**

Mr. Van Wyk explained that District staff would like the Board to consider acceptance of the improvements for Phase 1 once the District Engineer calculates the improvement value. Mr. Van Wyk explained the various documents to the Board and requested approval of the forms of the agreements and authorize acceptance of the improvements once the dollar value is calculated.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Acquisition of Improvements in form, authorizing acceptance of improvements once the dollar value is calculated.

**SIXTH ORDER OF BUSINESS**

**Consideration of Easement Agreement**

Mr. Van Wyk explained that District must have some form of property interest in the lands on which the improvements are located. He noted that the District puts an easement agreement in place in advance of the final platting and the execution of the special warranty deeds. Mr. Van Wyk requested a motion from the Board approving the easement agreement. He answered all Board member questions.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board approved the Easement Agreement.

**SEVENTH ORDER OF BUSINESS**

**Consideration of Bill of Sale to City of Lakeland**

Mr. Van Wyk explained that District staff would like to use this form of the bill of sale to convey acquisition improvements from the District to the City.

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board approved the Bill of Sale to the City of Lakeland.

**EIGHTH ORDER OF BUSINESS**

**Consideration of Payment Authorizations Nos. 8 - 11**

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

ON MOTION by Mr. Adams, seconded by Mr. Saunders, with all in favor, the Board ratified Payment Authorizations Nos. 8 – 11.

**NINTH ORDER OF BUSINESS**

**Review of Monthly Financials**

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

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**District Counsel –** Mr. Van Wyk requested a motion from the Board to authorize the Chairman to execute any plat or any other documents related to the plat that might be necessary to effectuate the transfer of the improvements.

ON MOTION by Mr. Adams, seconded by Mr. Walsh, with all in favor, the Board authorized the Chairman to execute any plat or plat related documents necessary to effectuate the transfer of improvements.

**District Engineer –** No Report

**District Manager –** Ms. Gaarlandt noted that per the Supervisor of Elections there are no registered voters in the Lakeside Preserve Community as of April 15, 2018.

**ELEVENTH ORDER OF BUSINESS**

**Supervisor Requests and Audience Comments**

There were no Supervisor requests or audience comments.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

Ms. Gaarlandt requested a motion to adjourn.

ON MOTION by Mr. Shenefield, seconded by Mr. Adams, with all in favor, the May 10, 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 2018-26,  
Adopting a Fiscal Year 2018-2019 Budget and  
Appropriating Funds**

**RESOLUTION 2018-26**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2018, AND ENDING SEPTEMBER 30, 2019; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2018, submitted to the Board of Supervisors (“**Board**”) of the Lakeside Preserve Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2018 and ending September 30, 2019 (“**Fiscal Year 2018/2019**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakeside Preserve Community Development District for the Fiscal Year Ending September 30, 2019.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

**SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2018/2019, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2018/2019 or within 60 days following the end of the Fiscal Year 2018/2019 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

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

ATTEST:

**LAKESIDE PRESERVE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

Its: \_\_\_\_\_

**Lakeside Preserve CDD**  
**FY 2019 Proposed O&M Budget**

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Total	FY 2018 Adopted Budget	FY 2018 Pro- Rated as Adopted Budget	FY 2019 Proposed Budget
<b>Revenues</b>						
Developer Contributions	\$ 50,274.99	\$ 1,323.63	\$ 51,598.62	\$ 147,000.00	\$ 94,000.00	\$ 140,700.00
Other Income & Other Financing Sources	364.47	-	364.47	-	-	-
<b>Net Revenues</b>	<b>\$ 50,639.46</b>	<b>\$ 1,323.63</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>General &amp; Administrative Expenses</b>						
Supervisor Fees	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 4,000.00	\$ 6,000.00
D&O Insurance	1,486.00	-	1,486.00	6,000.00	6,000.00	2,000.00
Trustee Services	-	-	-	6,000.00	-	6,000.00
Management	10,000.02	5,832.98	15,833.00	20,000.00	15,833.00	20,000.00
Engineering	-	-	-	15,000.00	11,875.00	15,000.00
Dissemination Agent	-	-	-	5,000.00	5,000.00	5,000.00
District Counsel	17,094.36	5,698.12	22,792.48	20,000.00	15,833.00	20,000.00
Audit	-	-	-	6,000.00	6,000.00	6,000.00
Travel and Per Diem	-	99.00	99.00	500.00	396.00	500.00
Telephone	72.07	24.02	96.09	200.00	158.00	200.00
Postage & Shipping	65.44	21.81	87.25	300.00	238.00	300.00
Copies	962.55	320.85	1,283.40	500.00	396.00	500.00
Legal Advertising	3,338.13	1,112.71	4,450.84	5,000.00	5,000.00	5,000.00
Bank Fees	48.00	-	48.00	250.00	198.00	-
Miscellaneous	188.28	62.76	251.04	5,100.00	3,975.00	2,500.00
Web Site Maintenance	914.99	305.00	1,219.99	2,900.00	2,900.00	1,500.00
Dues, Licenses, and Fees	-	-	-	250.00	198.00	200.00
Aquatic Contract	-	-	-	8,000.00	6,000.00	8,000.00
General Insurance	1,816.00	-	1,816.00	-	-	2,000.00
Landscaping Maintenance & Material	-	2,500.00	2,500.00	40,000.00	10,000.00	40,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 15,977.25</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>Total Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 15,977.25</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>Net Income (Loss)</b>	<b>\$ 14,653.62</b>	<b>\$ (14,653.62)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>



**Lakeside Preserve  
Community Development District**

**FY 2018/2019 Budget Funding Agreement**

**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2018/2019 FUNDING AGREEMENT**

This agreement ("**Agreement**") is made and entered into this 12th day of July, 2018, by and between:

**Lakeside Preserve Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in the City of Lakeland, Polk County, Florida (hereinafter "**District**"), and

**Pipkin Creek Properties, LLC**, a Florida limited liability company and a landowner in the District (hereinafter "**Landowner**") with an address of 5529 US Highway 98 N., Lakeland, Florida 33809.

**RECITALS**

**WHEREAS**, the District was established by an ordinance adopted by the City Commission of Lakeland, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

**WHEREAS**, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, Landowner presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein ("**Property**"), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, the District is adopting its general fund budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019 ("**Fiscal Year 2018/2019 Budget**"); and

**WHEREAS**, this Fiscal Year 2018/2019 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

**WHEREAS**, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2018/2019 Budget, or utilizing such other revenue sources as may be available to it; and

**WHEREAS**, in lieu of levying assessments on the Property, the Landowner is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and



**WHEREAS**, the Landowner agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

**WHEREAS**, the Landowner has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

**WHEREAS**, Landowner and District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **FUNDING.** The Landowner agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2018/2019 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Landowner in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A** for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2018/2019 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2018/2019 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Landowner has demonstrated, in the District's sole discretion, such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Landowner sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Landowner's rights and obligations under this Agreement shall remain the same,

provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Landowner.

3. **ALTERNATIVE COLLECTION METHODS.**

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Landowner in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Landowner agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, *Florida Statutes*, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser.

4. **AGREEMENT; AMENDMENTS.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

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

6. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

7. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

8. **THIRD PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Landowner sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Landowner shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Landowner shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

9. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

10. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

{SIGNATURES SET FORTH ON THE FOLLOWING PAGE}

**IN WITNESS WHEREOF**, the parties execute this Agreement the day and year first written above.

Attest:

**Lakeside Preserve Community  
Development District**

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

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

**Pipkin Creek Properties, LLC,  
a Florida limited liability company**

\_\_\_\_\_  
Witness

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

**EXHIBIT A:** Property Description  
**EXHIBIT B:** Fiscal Year 2018/2019 Budget

**EXHIBIT A**  
PROPERTY DESCRIPTION

That part of Sections 2 and 3, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 2, thence South 89°48'47" W, along the North line of said Northwest 1/4, a distance of 375.84 feet to the intersection with the West line of the CSX Transportation Inc. railroad, thence S50°36'41"E, along said West line, 392.76 feet to the POINT OF BEGINNING, thence continue S50°36'41"E, still along said West line, 2,069.98 feet to the Point of Curvature of a curve concaved to the Southwesterly having a Radius of 1,116.28 feet, a Central Angle of 46°10'11", a Chord Bearing of S27°31'35"E and a Chord Distance of 875.37 feet, thence still along said West line and said curve 899.51 feet to the Point of Tangency, thence S04°26'30"E, still along said West line, 2,565.19 feet to the Northeast corner of that certain parcel of land described in Official Record Book 6981, Page 1388, thence N79°52'44"W, along the North line of said parcel, 231.00 feet, to the Northwest corner of said parcel, thence S20°56'48"W, along the West line of said parcel, 60.95 feet, thence S00°06'12"E, still along said West line, 379.00 feet to the North right of way line of Dossey Road as recorded in Official Record Book 406, Page 706, thence S89°53'48"W, along said North right of way line, 532.28 feet, thence S00°29'31"E, still along said North right of way line, 25.00 feet to the South line of the Southeast 1/4 of said Section 2, thence S89°53'50"W, along said South line 1300.78 feet to the Southeast corner of the Southwest 1/4 of said Section 2, thence S89°52'14"W, along the South line of said Southwest 1/4, a distance of 2,649.16 feet to the Southwest cor of said Southeast 1/4, thence S89°54'36"W, along the South line of the Southeast 1/4 of said Section 3, a distance of 671.76 feet to the centerline of a creek, thence North along the centerline of said creek the following (20) calls, (1) thence N30°07'04"E 310.61 feet, (2) thence N47°04'07"E 204.04 feet, (3) thence N76°23'21"E 209.68 feet, (4) thence N61°06'27"E 133.87 feet, (5) thence N67°39'39"E 163.23 feet, (6) thence N56°34'46"E 249.94 feet, (7) thence N21°56'34"E 82.95 feet, (8) thence N11°54'42"E 65.32 feet, (9) thence N65°11'59"E 55.58 feet, (10) thence N70°35'34"E 220.91 feet, (11) thence N73°26'07"E 250.66 feet, (12) thence N24°30'03"E 181.63 feet, (13) thence N16°06'11"W 198.76 feet, (14) thence N01°29'52"E 78.46 feet, (15) thence N16°40'57"E 84.81 feet, (16) thence N37°02'53"E 173.57 feet, (17) thence N20°13'44"E 175.37 feet, (18) thence N60°44'23"E 41.45 feet, (19) thence N09°48'41"E 52.63 feet, (20) thence N10°04'04"E 178.06 feet to the Northeast corner of CREEKBEND PHASE 2, as recorded in Plat Book 78, Page 22, thence N54°19'29"W, along the Northeasterly line of said CREEKBEND PHASE 2 and the Northeasterly line of that certain parcel of land described in Official Record Book 1903, Page 788, a distance of 1722.56 feet to the centerline survey of Pipkin Dairy Road as shown on the maintained right of way map recorded in Map Book 2, Pages 168 -170, thence N27°20'20"E, along said centerline 1423.22 feet to the Westerly projection of the South line of that certain parcel described in ORB 6074, Page 407, thence N89°49'47"E, along the said South line, 1604.47 feet, thence N54°50'03"E 146.29 feet, thence N29°16'38"W 323.51 feet, thence N24°29'27"W 295.96 feet, thence N00°00'00"E 193.86 feet to a point on a non-tangent curve concaved to the South having a Radius of 1,787.79 feet, a Central Angle of 02°44'39", a Chord Bearing of S79°10'04"E and a Chord Distance of 85.62 feet, thence along said curve 85.63 feet to the Point of Tangency, thence S77°47'44"E 401.01 feet to the Point of Curvature of a curve concaved to the Northerly having a

Radius of 975.00 feet, a Central Angle of 11°24'13", a Chord Bearing of S83°29'51"E and a Chord Distance of 193.74 feet, thence along said curve 194.06 feet POINT OF BEGINNING. LESS AND EXCEPT; The maintained right of way for Pipkin Dairy Road and LESS AND EXCEPT; That certain parcel as described in Official Record Book 6341, Page 2006, of the Public Records of Polk County, Florida.

**CONTAINING: 16,961,856 SQ. FT. OR 389.39 ACRES ±**

**Lakeside Preserve CDD**  
**FY 2019 Proposed O&M Budget**

	YTD Actual Through 06/30/2018	Anticipated 07/2018 - 09/2018	Anticipated FY 2018 Total	FY 2018 Adopted Budget	FY 2018 Pro- Rated as Adopted Budget	FY 2019 Proposed Budget
<b>Revenues</b>						
Developer Contributions	\$ 50,274.99	\$ 1,323.63	\$ 51,598.62	\$ 147,000.00	\$ 94,000.00	\$ 140,700.00
Other Income & Other Financing Sources	364.47	-	364.47	-	-	-
<b>Net Revenues</b>	<b>\$ 50,639.46</b>	<b>\$ 1,323.63</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>General &amp; Administrative Expenses</b>						
Supervisor Fees	\$ -	\$ -	\$ -	\$ 6,000.00	\$ 4,000.00	\$ 6,000.00
D&O Insurance	1,486.00	-	1,486.00	6,000.00	6,000.00	2,000.00
Trustee Services	-	-	-	6,000.00	-	6,000.00
Management	10,000.02	5,832.98	15,833.00	20,000.00	15,833.00	20,000.00
Engineering	-	-	-	15,000.00	11,875.00	15,000.00
Dissemination Agent	-	-	-	5,000.00	5,000.00	5,000.00
District Counsel	17,094.36	5,698.12	22,792.48	20,000.00	15,833.00	20,000.00
Audit	-	-	-	6,000.00	6,000.00	6,000.00
Travel and Per Diem	-	99.00	99.00	500.00	396.00	500.00
Telephone	72.07	24.02	96.09	200.00	158.00	200.00
Postage & Shipping	65.44	21.81	87.25	300.00	238.00	300.00
Copies	962.55	320.85	1,283.40	500.00	396.00	500.00
Legal Advertising	3,338.13	1,112.71	4,450.84	5,000.00	5,000.00	5,000.00
Bank Fees	48.00	-	48.00	250.00	198.00	-
Miscellaneous	188.28	62.76	251.04	5,100.00	3,975.00	2,500.00
Web Site Maintenance	914.99	305.00	1,219.99	2,900.00	2,900.00	1,500.00
Dues, Licenses, and Fees	-	-	-	250.00	198.00	200.00
Aquatic Contract	-	-	-	8,000.00	6,000.00	8,000.00
General Insurance	1,816.00	-	1,816.00	-	-	2,000.00
Landscaping Maintenance & Material	-	2,500.00	2,500.00	40,000.00	10,000.00	40,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 15,977.25</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>Total Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 15,977.25</b>	<b>\$ 51,963.09</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>	<b>\$ 140,700.00</b>
<b>Net Income (Loss)</b>	<b>\$ 14,653.62</b>	<b>\$ (14,653.62)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>





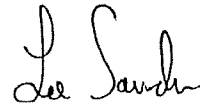
**Lakeside Preserve  
Community Development District**

**Payment Authorization No. 12 - 18**

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 012  
5/4/2018

Item No.	Vendor	Invoice Number	General Fund
1	VenturesIn.com May Application Hosting	43708	\$ 80.00
<b>TOTAL</b>			<b>\$ 80.00</b>



Board Member

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

RECEIVED MAY 04 2018

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



**Invoice**

Date	Invoice #
5/1/2018	43708

**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
	5/1/2018		Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	80.00	80.00	

RECEIVED MAY 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.

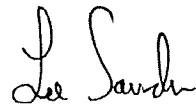
<b>Subtotal</b>	\$80.00
<b>Sales Tax (0.0%)</b>	\$0.00
<b>Total</b>	\$80.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$80.00

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 013

5/18/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising 04/27/2018	18-00697K	\$ 48.88
<b>TOTAL</b>			<b>\$ 48.88</b>



Board Member

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

RECEIVED MAY 19 2018

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 18-00697K

Date 04/27/2018

RECEIVED MAY 8 8 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 # 18-00697K

\$48.88

**Notice of Board of Supervisors' Meeting**

**RE: Lakeside Preserve Community Development District**

**Published: 4/27/2018**

### Important Message

Paid	()
<b>Total</b>	<b>\$48.88</b>

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, May 10, 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, Fishklud & 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 Gerhardt  
District Manager  
April 27, 2018

18-00697K

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**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 014

5/25/2018

Item No.	Vendor	Invoice Number	General Fund
1	Fishkind & Associates DM Fee & Reimbursables: May 2018	22663	\$ 1,708.28
<b>TOTAL</b>			<b>\$ 1,708.28</b>



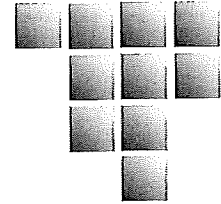
Board Member

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

RECEIVED MAY 25 2018

Fishkind & Associates, Inc.  
12051 Corporate Blvd.  
Orlando, FL 32817

**FISHKIND**  
& ASSOCIATES



## Invoice

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

Invoice #:	22663
5/14/2018	

RECEIVED MAY 16 2018

File: LakesidePreserveCDD

Services:	Amount
District Management Fee: May 2018	1,666.67
Conference Calls	11.74
Copies	29.40
Postage	0.47

**Please include the invoice  
number on your remittance  
and submit to:**

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

Balance Due

\$1,708.28



CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510		03/08/2018	18636620018	9:28AM - 9:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.46	
		03/08/2018	1832544763	9:28AM - 9:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.46	
		03/08/2018	18633243698	9:34AM - 9:36AM	GLOBALMEET@ AUDIO	TOLL FREE	1	2	0.09/MIN	0.18	0.05	
		03/08/2018	18633243698	9:34AM - 9:48AM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.32	6.33
1977510		03/08/2018	1832544763	10:56AM - 11:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	31	0.09/MIN	2.79	0.71	
		03/08/2018	14073752698	11:00AM - 11:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.09/MIN	2.43	0.62	
		03/08/2018	4079992522	11:00AM - 11:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	27	0.09/MIN	2.43	0.62	
		03/08/2018	3055790886	11:04AM - 11:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.52	
		03/08/2018	18132503535	11:08AM - 11:27AM	GLOBALMEET@ AUDIO	TOLL FREE	1	19	0.09/MIN	1.71	0.43	14.33
1977510		03/08/2018	18136217841	11:26AM - 11:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.52	
		03/08/2018	4079992522	11:28AM - 11:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	21	0.09/MIN	1.89	0.48	
		03/08/2018	14073752698	11:29AM - 11:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.46	

CONF. NO	COST CENTER	CONF. DATE	CONF. TITLE / NAME / ANI	TIME	SERVICE	ACCESS TYPE	PERSONS	UNITS	RATE	CHARGE	TAX	CALL TOTAL
1977510		03/08/2018	3055790886	11:29AM - 11:49AM	GLOBALMEET@ AUDIO	TOLL FREE	1	20	0.09/MIN	1.80	0.46	11.74
		03/13/2018	14073752698	5:57PM - 6:01PM	GLOBALMEET@ AUDIO	TOLL FREE	1	4	0.09/MIN	0.36	0.09	0.45
1977510		03/13/2018	14073752698	5:59PM - 6:43PM	GLOBALMEET@ AUDIO	TOLL FREE	1	44	0.09/MIN	3.96	1.01	4.97
1977510		03/19/2018	14073752698	4:57PM - 5:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	38	0.09/MIN	3.42	0.87	
		03/19/2018	14078489712	4:58PM - 5:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	37	0.09/MIN	3.33	0.84	
		03/19/2018	4072745193	5:00PM - 5:35PM	GLOBALMEET@ AUDIO	TOLL FREE	1	35	0.09/MIN	3.15	0.80	12.41
1977510		03/21/2018	18633243698	9:57AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	88	0.09/MIN	7.92	2.01	
		03/21/2018	7703789695	9:58AM - 11:26AM	GLOBALMEET@ AUDIO	TOLL FREE	1	88	0.09/MIN	7.92	2.01	
		03/21/2018	18636197103	9:58AM - 10:43AM	GLOBALMEET@ AUDIO	TOLL FREE	1	45	0.09/MIN	4.05	1.03	
		03/21/2018	18136217841	9:59AM - 11:11AM	GLOBALMEET@ AUDIO	TOLL FREE	1	72	0.09/MIN	6.48	1.65	
		03/21/2018	18639402040	10:29AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	56	0.09/MIN	5.04	1.28	
		03/21/2018	4073823256	10:40AM - 11:25AM	GLOBALMEET@ AUDIO	TOLL FREE	1	45	0.09/MIN	4.05	1.03	
		03/21/2018	8636608818	10:41AM - 10:51AM	GLOBALMEET@ AUDIO	TOLL FREE	1	10	0.09/MIN	0.90	0.22	45.59
1977510		03/21/2018	18636197103	12:28PM - 1:07PM	GLOBALMEET@ AUDIO	TOLL FREE	1	39	0.09/MIN	3.51	0.89	
		03/21/2018	7703789695	12:29PM - 1:07PM	GLOBALMEET@ AUDIO	TOLL FREE	1	38	0.09/MIN	3.42	0.87	
		03/21/2018	3055790886	12:29PM - 12:46PM	GLOBALMEET@ AUDIO	TOLL FREE	1	17	0.09/MIN	1.53	0.39	
		03/21/2018	4079992522	12:37PM - 12:45PM	GLOBALMEET@ AUDIO	TOLL FREE	1	8	0.09/MIN	0.72	0.19	11.52
		03/31/2018		7:59PM	MEET PLUS - MONTHLY			1	29.00/EACH	29.00	0.00	29.00

TOTAL MODERATOR CHARGES											USD\$136.34
TOTAL STATE TAX/OTHER											0.00
TOTAL USF/OTHER											21.75
TOTAL PRE-TAX											114.59

Copy Count

Account: Lakeside Preserve

Amount of Copies: 196

Total \$: 29.40

Month: April

### Account Summary Report

Date Range: April 1, 2018 to April 30th, 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

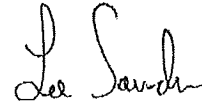
Account	Sub Account	Pieces	Total Charged
Lakeside Preserve CDD		1	\$0.470
<b>Grand Total</b>			<b>\$0.470</b>

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 015**

6/1/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising 06/01/2018	18-00954K	\$ 50.31
2	<b>VenturesIn.com</b> June Application Hosting	43776	\$ 80.00
<b>TOTAL</b>			<b>\$ 130.31</b>



Board Member

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

RECEIVED JUN 04 2018

# Business Observer

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

## INVOICE

Legal Advertising

Invoice # 18-00954K

Date 06/01/2018

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

Description	Amount
Serial # 18-00954K <b>Notice of Board of Supervisors' Meeting</b> RE: Lakeside Preserve Community Development District Published: 6/1/2018	\$50.31

Important Message

Paid	()
<b>Total</b>	<b>\$50.31</b>

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

RECEIVED JUN 01 2018

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**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, June 14, 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.

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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

VenturesIn.com, Inc.

9560 West Linebaugh Avenue  
Tampa, FL 33626



**Invoice**

Date	Invoice #
6/1/2018	43776

**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
6/1/2018		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	80.00	80.00

RECEIVED JUN 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. 016

6/8/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 04/30/2018	100455	\$ 1,908.00
<b>TOTAL</b>			<b>\$ 1,908.00</b>



Board Member

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

RECEIVED JUN 11 2018



# Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED JUN 06 2018

===== STATEMENT =====

May 22, 2018

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

Bill Number 100455  
Billed through 04/30/2018

## General Counsel

LSPCDD 00001 RVW

### FOR PROFESSIONAL SERVICES RENDERED

04/05/18	AHJ	Prepare resolution changing registered agent; confer with Gaarlandt regarding same.	0.40 hrs
04/06/18	RVW	Review and edit meeting minutes.	0.70 hrs
04/09/18	SSW	Prepare correspondence to working group regarding budget preparation; confer with Gaarlandt regarding same.	0.40 hrs
04/10/18	SSW	Confer with Gaarlandt regarding agenda items.	0.30 hrs
04/11/18	SSW	Prepare for board meeting.	0.30 hrs
04/12/18	RVW	Prepare for and attend board meeting.	2.10 hrs
04/12/18	SSW	Conduct meeting follow-up.	0.40 hrs
04/17/18	SSW	Research acquisition documents.	0.20 hrs
04/17/18	AHJ	Prepare updates to district file regarding resolution assigning registered agent.	0.10 hrs
04/24/18	RVW	Review and edit acquisition documents.	2.10 hrs
Total fees for this matter			\$1,908.00

### MATTER SUMMARY

Jaskolski, Amy H. - Paralegal	0.50 hrs	125 /hr	\$62.50
Van Wyk, Roy	4.90 hrs	295 /hr	\$1,445.50
Warren, Sarah S.	1.60 hrs	250 /hr	\$400.00

TOTAL FEES \$1,908.00

TOTAL CHARGES FOR THIS MATTER \$1,908.00

### BILLING SUMMARY

---

Jaskolski, Amy H. - Paralegal	0.50 hrs	125 /hr	\$62.50
Van Wyk, Roy	4.90 hrs	295 /hr	\$1,445.50
Warren, Sarah S.	1.60 hrs	250 /hr	\$400.00
		TOTAL FEES	\$1,908.00
		<b>TOTAL CHARGES FOR THIS BILL</b>	<b>\$1,908.00</b>

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

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

Payment Authorization No. 017

6/22/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Business Observer</b> Legal Advertising 06/22/2018 & 06/29/2018	18-01101K	\$ 126.88
2	<b>Fishkind &amp; Associates</b> DM Fee & Reimbursables: June 2018	22844	\$ 1,732.65
<b>TOTAL</b>			<b>\$ 1,859.53</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 # 18-01101K

Date 06/22/2018

RECEIVED JUN 21 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 # 18-01101K

\$126.88

**Notice of Public Hearing to Consider the Adoption of the Fiscal  
Year 2018/2019 Budget**

**RE: Lakeside Preserve Community Development District**

**Published: 6/22/2018, 6/29/2018**

Important Message

Paid	( )
<b>Total</b>	<b>\$126.88</b>

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 PUBLIC HEARING  
TO CONSIDER THE ADOPTION  
OF THE FISCAL YEAR 2018/2019  
BUDGET; AND NOTICE  
OF REGULAR BOARD OF  
SUPERVISORS' MEETING.

The Board of Supervisors of the Lakeside Preserve Community Development District will hold a public hearing on July 12, 2018 at 1:30 p.m. at the Offices of Highland Homes, 3020 South Florida Avenue, Suite 101, Lakeland, Florida 33803 for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2018/2019. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it.

A copy of the agenda and budget(s) may be obtained at the offices of the District Manager, 12051 Corporate Blvd., Orlando, Florida 32817, during normal business hours.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

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

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 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 public hearing or meeting is advised that person will need a record of 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

June 22, 2018

18-01101K

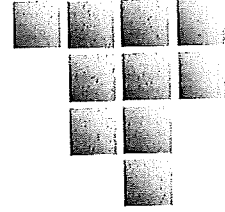
Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Fishkind & Associates, Inc.  
12051 Corporate Blvd.  
Orlando, FL 32817

**FISHKIND**  
& ASSOCIATES



**Invoice**

Invoice #:	22844
6/13/2018	

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

RECEIVED JUN 18 2018

File: LakesidePreserveCDD

Services:	Amount
District Management Fee: June 2018	1,666.67
Copies	55.65
UPS	8.99
Conference Call	1.34

**Please include the invoice number on your remittance and submit to:**  
**Fishkind & Associates, Inc.**  
**12051 Corporate Blvd.**  
**Orlando, FL 32817**  
Ph: 407-382-3256  
Fax: 407-382-3254  
www.fishkind.com

Balance Due \$1,732.65

Copy Count

Account: Lakeside Preserve

Amount of Copies: 371

Total \$: 55.65

Month: May

UPS No: 1Z1Y9R280395223053	Shipper	Receiver	Freight	8.44
Pickup Date 05/11/2018	FISHKIND & ASSOCIATES	HOPPING GREEN AND SAMS	Fuel Surcharge	0.55
Service Level Commercial Ground	12051 CORPORATE BLVD	119 SOUTH MONROE STREET		
Weight 1 lb	ORLANDO	SUITE 300		
Zone 003	FL 32817	TALLAHASSEE		
Payer Shipper	JANE GAARLANDT	FL 32301		
		AMY D. HEMBREE	Total	11.24
			Sub Total	8.99
Bill Reference: Lakeside Preserve CDD	Lakeside Preserve CDD	1 count		



# Invoice

PAGE 6

INVOICE NUMBER 25777813  
 INVOICE DATE 04/30/2018  
 ACCOUNT NO. 7945016  
 DUE DATE 05/30/2018  
 TAX ID  
 AMOUNT DUE USD\$1,389.73

MODERATOR 4516136 - Jane Gaarlandt (continued) LOCATION Orlando, FL

BILLING REF# 1 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	RIVERBEND	04/10/2018	14073752698	5:55PM - 6:18PM	GLOBALMEET@ AUDIO	TOLL FREE	1	23	0.09/MIN	2.07	0.90	2.57
1977510	DUNEDON	04/12/2018	18633249698	8:59AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	46	0.09/MIN	4.14	1.00	6.82
1977510	DUNEDON	04/12/2018	18636620018	9:30AM - 9:45AM	GLOBALMEET@ AUDIO	TOLL FREE	1	15	0.09/MIN	1.35	0.33	0.33
1977510	DUNEDON	04/12/2018	18636197103	10:57AM - 11:00AM	GLOBALMEET@ AUDIO	TOLL FREE	1	3	0.09/MIN	0.27	0.06	0.33
1977510	DUNEDON	04/12/2018	18636197103	10:58AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	41	0.09/MIN	3.69	0.89	4.58
1977510	DUNEDON	04/12/2018	18432503535	10:58AM - 11:24AM	GLOBALMEET@ AUDIO	TOLL FREE	1	26	0.09/MIN	2.34	0.57	2.91
1977510	DUNEDON	04/12/2018	18136248808	11:27AM - 11:39AM	GLOBALMEET@ AUDIO	TOLL FREE	1	12	0.09/MIN	1.08	0.26	1.34
1977510	DUNEDON	04/16/2018	14072745193	4:11PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	14	0.09/MIN	1.26	0.30	1.56
1977510	DUNEDON	04/16/2018	14073823256	4:14PM - 4:25PM	GLOBALMEET@ AUDIO	TOLL FREE	1	11	0.09/MIN	0.99	0.24	1.23
1977510	DUNEDON	04/18/2018	18504252348	10:22AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	36	0.09/MIN	3.24	0.79	4.03
1977510	DUNEDON	04/18/2018	18633249698	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	3.24
1977510	DUNEDON	04/18/2018	18636620018	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	3.24
1977510	DUNEDON	04/18/2018	18132544765	10:29AM - 10:58AM	GLOBALMEET@ AUDIO	TOLL FREE	1	29	0.09/MIN	2.61	0.63	3.24
1977510	DUNEDON	04/30/2018		7:59PM	MEET PLUS - MONTHLY		1	1	29.00/EACH	29.00	0.00	29.00

TOTAL PRE-TAX 57.26 TOTAL MODERATOR CHARGES USD\$64.09 TOTAL STATE TAX/OTHER 0.00 TOTAL USF/OTHER 6.83

*Lakeside Reserve*

**LAKESIDE PRESERVE  
COMMUNITY DEVELOPMENT DISTRICT**

**Payment Authorization No. 018**

6/29/2018

Item No.	Vendor	Invoice Number	General Fund
1	<b>Hopping Green &amp; Sams</b> General Counsel Through 05/31/2018	101040	\$ 2,990.05
		<b>TOTAL</b>	<b>\$ 2,990.05</b>

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

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

# Hopping Green & Sams

Attorneys and Counselors

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

RECEIVED JUN 28 2018

===== STATEMENT =====

June 25, 2018

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

Bill Number 101040  
Billed through 05/31/2018

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

**FOR PROFESSIONAL SERVICES RENDERED**

05/10/18	SSW	Conduct meeting follow up.	0.40 hrs
05/01/18	RVW	Review meeting minutes and provide comments; prepare items for agenda.	0.70 hrs
05/01/18	SSW	Prepare for and attend conference call with developer regarding plat dedication language and acquisition documents; prepare correspondence to Saunders regarding conveyance documents.	1.20 hrs
05/01/18	AHJ	Prepare resolution approving budget; confer with Gaarlandt regarding same; transmit forms of acquisition documents to Saunders.	0.60 hrs
05/04/18	RVW	Confer with Gaarlandt regarding agenda documents; prepare same for agenda.	1.30 hrs
05/09/18	SSW	Prepare for board meeting; review proposed budget.	1.10 hrs
05/10/18	RVW	Attend board meeting; return travel.	2.30 hrs
05/10/18	SSW	Confer with Amaden and Saunders regarding outstanding acquisition matters.	0.90 hrs
05/16/18	AHJ	Confer with Gaarlandt regarding executed budget approval resolution; prepare updates to district file regarding temporary use and access easement agreement.	0.40 hrs
05/17/18	AHJ	Confer with Gaarlandt regarding budget approval resolution.	0.10 hrs
05/21/18	AHJ	Record temporary use and access easement agreement; prepare mailed and published budget notices; prepare budget funding agreement.	0.70 hrs
05/24/18	AHJ	Assemble acquisition agreements for signature; prepare correspondence regarding same.	0.80 hrs
05/25/18	AHJ	Prepare correspondence to Gaarlandt regarding recorded temporary use and access easement agreement; prepare revisions to acquisition documents; prepare correspondence to Saunders regarding same.	0.90 hrs
05/30/18	AHJ	Confer with Saunders regarding executed acquisition documents.	0.20 hrs
Total fees for this matter			\$2,631.00

**DISBURSEMENTS**

Document Reproduction	18.00
Travel	247.16
Travel - Meals	12.47
Conference Calls	12.22
Recording Fees	69.20
Total disbursements for this matter	\$359.05

**MATTER SUMMARY**

Jaskolski, Amy H. - Paralegal	3.70 hrs	125 /hr	\$462.50
Van Wyk, Roy	4.30 hrs	295 /hr	\$1,268.50
Warren, Sarah S.	3.60 hrs	250 /hr	\$900.00
		TOTAL FEES	\$2,631.00
		TOTAL DISBURSEMENTS	\$359.05

**TOTAL CHARGES FOR THIS MATTER** **\$2,990.05**

**BILLING SUMMARY**

Jaskolski, Amy H. - Paralegal	3.70 hrs	125 /hr	\$462.50
Van Wyk, Roy	4.30 hrs	295 /hr	\$1,268.50
Warren, Sarah S.	3.60 hrs	250 /hr	\$900.00
		TOTAL FEES	\$2,631.00
		TOTAL DISBURSEMENTS	\$359.05

**TOTAL CHARGES FOR THIS BILL** **\$2,990.05**

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



**Lakeside Preserve  
Community Development District**

**Monthly Financials**

**Lakeside Preserve CDD**  
Statement of Financial Position  
As of 6/30/2018

General Fund

Assets

Current Assets

General Checking Account	\$19,503.20
Total Current Assets	<u>\$19,503.20</u>

<b>Total Assets</b>	<u><u>\$19,503.20</u></u>
---------------------	---------------------------

Liabilities and Net Assets

Current Liabilities

Accounts Payable	\$4,849.58
Total Current Liabilities	<u>\$4,849.58</u>

<b>Total Liabilities</b>	<u><u>\$4,849.58</u></u>
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Net Assets

Current Year Net Assets - General Government	14,653.62
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<b>Total Net Assets</b>	<u><u>\$14,653.62</u></u>
-------------------------	---------------------------

<b>Total Liabilities and Net Assets</b>	<u><u>\$19,503.20</u></u>
---	---------------------------

**Lakeside Preserve CDD**  
**Statement of Activities**  
**As of 6/30/2018**

**General Fund**

**Revenues**

Developer Contributions	\$50,274.99
Other Income & Other Financing Sources	364.47
Total Revenues	\$50,639.46

**Expenses**

D&O Insurance	\$1,486.00
Management	10,000.02
District Counsel	17,094.36
Telephone	72.07
Postage & Shipping	65.44
Copies	962.55
Legal Advertising	3,338.13
Bank Fees	48.00
Miscellaneous	188.28
Web Site Maintenance	914.99
General Insurance	1,816.00
Total Expenses	\$35,985.84

**Other Revenues (Expenses) & Gains (Losses)**

Total Other Revenues (Expenses) & Gains (Losses)	\$0.00
--	--------

Change In Net Assets	\$14,653.62
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Net Assets At Beginning Of Year	\$0.00
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Net Assets At End Of Year	\$14,653.62
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**Lakeside Preserve CDD**  
 Budget to Actual  
 For the Month Ending 6/30/2018

	YTD Actual	YTD Budget	YTD Variance	FY 2018 Adopted Budget	FY 2018 Pro- Rated as Adopted Budget
<b><u>Revenues</u></b>					
Developer Contributions	\$ 50,274.99	\$ 110,250.00	\$ (59,975.01)	\$ 147,000.00	\$ 94,000.00
Other Income & Other Financing Sources	364.47	-	364.47	-	-
<b>Net Revenues</b>	<b>\$ 50,639.46</b>	<b>\$ 110,250.00</b>	<b>\$ (59,610.54)</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>
<b><u>General &amp; Administrative Expenses</u></b>					
Supervisor Fees	\$ -	\$ 4,500.00	\$ (4,500.00)	\$ 6,000.00	\$ 4,000.00
D&O Insurance	1,486.00	4,500.00	(3,014.00)	6,000.00	6,000.00
Trustee Services	-	4,500.00	(4,500.00)	6,000.00	-
Management	10,000.02	15,000.03	(5,000.01)	20,000.00	15,833.00
Engineering	-	11,250.00	(11,250.00)	15,000.00	11,875.00
Dissemination Agent	-	3,750.03	(3,750.03)	5,000.00	5,000.00
District Counsel	17,094.36	15,000.03	2,094.33	20,000.00	15,833.00
Audit	-	4,500.00	(4,500.00)	6,000.00	6,000.00
Travel and Per Diem	-	375.03	(375.03)	500.00	396.00
Telephone	72.07	150.03	(77.96)	200.00	158.00
Postage & Shipping	65.44	225.00	(159.56)	300.00	238.00
Copies	962.55	375.03	587.52	500.00	396.00
Legal Advertising	3,338.13	3,750.03	(411.90)	5,000.00	5,000.00
Bank Fees	48.00	187.47	(139.47)	250.00	198.00
Miscellaneous	188.28	3,824.82	(3,636.54)	5,100.00	3,975.00
Web Site Maintenance	914.99	2,175.03	(1,260.04)	2,900.00	2,900.00
Dues, Licenses, and Fees	-	187.47	(187.47)	250.00	198.00
Aquatic Contract	-	6,000.03	(6,000.03)	8,000.00	6,000.00
General Insurance	1,816.00	-	1,816.00	-	-
Landscaping Maintenance & Material	-	29,999.97	(29,999.97)	40,000.00	10,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 110,250.00</b>	<b>\$ (74,264.16)</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>
<b>Total Expenses</b>	<b>\$ 35,985.84</b>	<b>\$ 110,250.00</b>	<b>\$ (74,264.16)</b>	<b>\$ 147,000.00</b>	<b>\$ 94,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 14,653.62</b>	<b>\$ -</b>	<b>\$ 14,653.62</b>	<b>\$ -</b>	<b>\$ -</b>