

# Lakeside Landings Community Development District

12051 Corporate Blvd., Orlando, FL 32817

Phone: 407-723-5900; Fax: 407-723-5901

[www.lakesidelandingscdd.com](http://www.lakesidelandingscdd.com)

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The meeting of the Board of Supervisors for the Lakeside Landings Community Development District will be held **Wednesday, August 19, 2020 at 2:00 p.m. using telephonic conferencing due to the COVID-19 Executive Orders 20-52, 20-69, & 20-179.** The proposed agenda for this Board Meeting is found below.

Please use the following information to join the telephonic conferencing:

Phone: 1-844-621-3956 Participant Code: 796 580 192#

## BOARD OF SUPERVISORS' MEETING AGENDA

### A. Organizational Matters

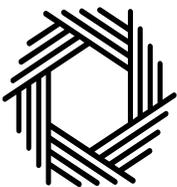
- Call to Order
- Roll Call
- **Public Comment Period** (where members of the public desiring to speak on a specific agenda item may address the Board.)
  1. Discussion regarding Executive Orders 20-52, 20-69, & 20-179
  2. Consideration of the Minutes of the July 15, 2020 Board of Supervisors' Meeting (*provided under separate cover*)
  3. Consideration of Resolution 2020-10, Election of Officers
  4. Consideration of Resolution 2020-11, Approving an Annual Meeting Schedule for Fiscal Year 2020-2021

### B. Business Matters

5. Acceptance of the District Engineer's Resignation Letter – Landmark Engineering & Surveying Corporation
6. Authorization of RFQ for District Engineering Services under the CCNA
7. Public Hearing on the Adoption of the District's Annual Budget
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2020-12, Adopting the Fiscal Year 2021 Budget and Appropriating Funds
8. Public Hearing on the Imposition of Special Assessments
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2020-13, Adopting an Assessment Roll for Fiscal Year 2021 and Certifying Special Assessments for Collection (*exhibits provided under separate cover*)
9. Consideration of Payment Authorization Nos. 117 - 120
10. Review of District Financial Statements

### C. Staff Reports

- Attorney
- Engineer



pfm

- Manager

**D. Supervisor Requests and/or Audience Comments**

**Adjournment**



**Lakeside Landings  
Community Development District**

**Executive Orders  
20-52, 20-69, & 20-179**

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR

### EXECUTIVE ORDER NUMBER 20-52

(Emergency Management - COVID-19 Public Health Emergency)

**WHEREAS**, Novel Coronavirus Disease 2019 (COVID-19) is a severe acute respiratory illness that can spread among humans through respiratory transmission and presents with symptoms similar to those of influenza; and

**WHEREAS**, in late 2019, a new and significant outbreak of COVID-19 emerged in China; and

**WHEREAS**, the World Health Organization previously declared COVID-19 a Public Health Emergency of International Concern; and

**WHEREAS**, in response to the recent COVID-19 outbreak in China, Iran, Italy, Japan and South Korea, the Centers for Disease Control and Prevention (“CDC”) has deemed it necessary to prohibit or restrict non-essential travel to or from those countries; and

**WHEREAS**, on March 1, 2020, I issued Executive Order number 20-51 directing the Florida Department of Health to issue a Public Health Emergency; and

**WHEREAS**, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

**WHEREAS**, on March 7, 2020, I directed the Director of the Division of Emergency Management to activate the State Emergency Operations Center to Level 2 to provide coordination and response to the COVID-19 emergency; and

**WHEREAS**, as of March 9, 2020, eight counties in Florida have positive cases for COVID-19, and COVID-19 poses a risk to the entire state of Florida; and

**WHEREAS**, the CDC currently recommends community preparedness and everyday prevention measures be taken by all individuals and families in the United States, including voluntary home isolation when individuals are sick with respiratory symptoms, covering coughs and sneezes with a tissue and disposal of the tissue immediately thereafter, washing hands often with soap and water for at least 20 seconds, using of alcohol-based hand sanitizers with 60%-95% alcohol if soap and water are not readily available and routinely cleaning frequently touched surfaces and objects to increase community resilience and readiness for responding to an outbreak; and

**WHEREAS**, the CDC currently recommends mitigation measures for communities experiencing an outbreak including staying at home when sick, keeping away from others who are sick, limiting face-to-face contact with others as much as possible, consulting with your healthcare provider if individuals or members of a household are at high risk for COVID-19 complications, wearing a facemask if advised to do so by a healthcare provider or by a public health official, staying home when a household member is sick with respiratory disease symptoms if instructed to do so by public health officials or a health care provider; and

**WHEREAS**, as Governor, I am responsible for meeting the dangers presented to this state and its people by this emergency.

**NOW, THEREFORE, I, RON DESANTIS**, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. Because of the foregoing conditions, I declare a state of emergency exists in the State of Florida.

Section 2. I designate the Director of the Division of Emergency Management (“Director”) as the State Coordinating Officer for the duration of this emergency and direct him to execute the State’s Comprehensive Emergency Management Plan and other response, recovery, and mitigation plans necessary to cope with the emergency. Additionally, I designate the State Health Officer and Surgeon General as a Deputy State Coordinating Officer and State Incident Commander.

Pursuant to section 252.36(1)(a), Florida Statutes, I delegate to the State Coordinating Officer the authority to exercise those powers delineated in sections 252.36(5)-(10), Florida Statutes, which he shall exercise as needed to meet this emergency, subject to the limitations of section 252.33, Florida Statutes. In exercising the powers delegated by this Order, the State Coordinating Officer shall confer with the Governor to the fullest extent practicable. The State Coordinating Officer shall also have the authority to:

A. Seek direct assistance and enter into agreements with any and all agencies of the United States Government as may be needed to meet the emergency.

B. Designate additional Deputy State Coordinating Officers, as necessary.

C. Suspend the effect of any statute, rule, or order that would in any way prevent, hinder, or delay any mitigation, response, or recovery action necessary to cope with this emergency.

D. Enter orders as may be needed to implement any of the foregoing powers; however, the requirements of sections 252.46 and 120.54(4), Florida Statutes, do not apply to any such orders issued by the State Coordinating Officer; however, no such order shall remain in effect beyond the expiration of this Executive Order, to include any extension.

Section 3. I order the Adjutant General to activate the Florida National Guard, as needed, to deal with this emergency.

Section 4. I find that the special duties and responsibilities resting upon some State, regional, and local agencies and other governmental bodies in responding to the emergency may require them to suspend the application of the statutes, rules, ordinances, and orders they administer. Therefore, I issue the following authorizations:

A. Pursuant to section 252.36(1)(a), Florida Statutes, the Executive Office of the Governor may suspend all statutes and rules affecting budgeting to the extent necessary to provide budget authority for state agencies to cope with this emergency. The requirements of sections 252.46 and 120.54(4), Florida Statutes, do not apply to any such suspension issued by the Executive Office of the Governor; however, no such suspension shall remain in effect beyond the expiration of this Executive Order, to include any extension.

B. Each State agency may suspend the provisions of any regulatory statute prescribing the procedures for conduct of state business or the orders or rules of that agency, if strict compliance with the provisions of any such statute, order, or rule would in any way prevent, hinder, or delay necessary action in coping with the emergency. This includes, but is not limited to, the authority to suspend any and all statutes, rules, ordinances, or orders which affect leasing, printing, purchasing, travel, and the condition of employment and the compensation of employees. For the purposes of this Executive Order, “necessary action in coping with the emergency” means any emergency mitigation, response, or recovery action: (1) prescribed in the State Comprehensive Emergency Management Plan (“CEMP”); or (2) ordered by the State Coordinating Officer. The requirements of sections 252.46 and 120.54, Florida Statutes, shall not apply to any such suspension issued by a State agency; however, no such suspension shall remain in effect beyond the expiration of this Executive Order, to include any extensions.

C. In accordance with section 465.0275, Florida Statutes, pharmacists may dispense up to a 30-day emergency prescription refill of maintenance medication to persons who reside in an area or county covered under this Executive Order and to emergency personnel who have been activated by their state and local agency but who do not reside in an area or county covered by this Executive Order.

D. In accordance with section 252.38, Florida Statutes, each political subdivision within the State of Florida may waive the procedures and formalities otherwise required of the political subdivision by law pertaining to:

1) Performance of public work and taking whatever prudent action is necessary to ensure the health, safety, and welfare of the community;

2) Entering into contracts; however, political subdivisions are cautioned against entering into time and materials contracts without ceiling as defined by 2 CFR 200.318(j) or cost plus percentage contracts as defined by 2 CFR 200.323(d);

3) Incurring obligations;

4) Employment of permanent and temporary workers;

5) Utilization of volunteer workers;

6) Rental of equipment;

7) Acquisition and distribution, with or without compensation, of supplies, materials, and facilities; and,

8) Appropriation and expenditure of public funds.

E. All State agencies responsible for the use of State buildings and facilities may close such buildings and facilities in those portions of the State affected by this emergency, to the extent necessary to meet this emergency. I direct each State agency to report the closure of any State

building or facility to the Secretary of the Department of Management Services. Under the authority contained in section 252.36, Florida Statutes, I direct each County to report the closure of any building or facility operated or maintained by the County or any political subdivision therein to the Secretary of the Department of Management Services. Furthermore, I direct the Secretary of the Department of Management Services to:

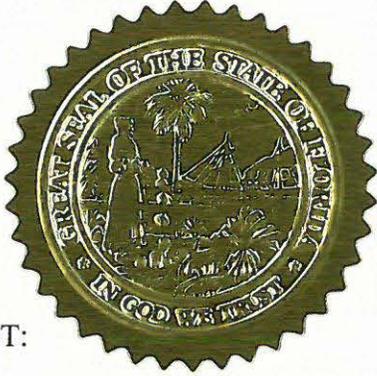
- 1) Maintain an accurate and up-to-date list of all such closures; and,
- 2) Provide that list daily to the State Coordinating Officer.

Section 5. I find that the demands placed upon the funds appropriated to the agencies of the State of Florida and to local agencies are unreasonably great and the funds currently available may be inadequate to pay the costs of coping with this emergency. In accordance with section 252.37(2), Florida Statutes, I direct that sufficient funds be made available, as needed, by transferring and expending moneys appropriated for other purposes, moneys from unappropriated surplus funds, or from the Budget Stabilization Fund.

Section 6. All State agencies entering emergency final orders or other final actions in response to this emergency shall advise the State Coordinating Officer contemporaneously or as soon as practicable.

Section 7. Medical professionals and workers, social workers, and counselors with good and valid professional licenses issued by states other than the State of Florida may render such services in Florida during this emergency for persons affected by this emergency with the condition that such services be rendered to such persons free of charge, and with the further condition that such services be rendered under the auspices of the American Red Cross or the Florida Department of Health.

Section 8. All activities taken by the Director of the Division of Emergency Management and the State Health Officer and Surgeon General with respect to this emergency before the issuance of this Executive Order are ratified. This Executive Order shall expire sixty days from this date unless extended.



ATTEST:

*Laurel McKee*  
SECRETARY OF STATE

IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 9th day of March, 2020.

*[Signature]*  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

FILED  
2020 MAR -9 PM 5:52  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR EXECUTIVE ORDER NUMBER 20-69

(Emergency Management – COVID-19 – Local Government Public Meetings)

**WHEREAS**, on March 1, 2020, I issued Executive Order 20-51 directing the Florida Department of Health to issue a Public Health Emergency as a result of COVID-19; and

**WHEREAS**, on March 1, 2020, the State Surgeon General and State Health Officer declared a Public Health Emergency exists in the State of Florida as a result of COVID-19; and

**WHEREAS**, on March 9, 2020, I issued Executive Order 20-52 declaring a state of emergency for the entire State of Florida as a result of COVID-19; and

**WHEREAS**, on March 16, 2020, President Donald J. Trump and the Centers for Disease Control and Prevention (“CDC”) issued the “15 Days to Slow the Spread” guidance advising individuals to adopt far-reaching social distancing measures, such as working from home and avoiding gatherings of more than 10 people; and

**WHEREAS**, on March 17, 2020, I wrote a letter to Attorney General Ashley Moody seeking an advisory opinion regarding concerns raised by local government bodies about their ability to hold meetings through teleconferencing and other technological means in order to protect the public and follow the CDC guidance regarding social distancing; and

**WHEREAS**, on March 19, 2020, Attorney General Ashley Moody delivered an opinion to me indicating that certain provisions of Florida law require a physical quorum be present for local government bodies to conduct official business, and that local government bodies may only conduct meetings by teleconferencing or other technological means if either a statute permits a quorum to be present by means other than in person, or that the in person requirement for constituting a quorum is lawfully suspended during the state of emergency; and

WHEREAS, it is necessary and appropriate to take action to ensure that COVID-19 remains controlled, and that residents and visitors in Florida remain safe and secure;

NOW, THEREFORE, I, RON DESANTIS, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

Section 1. I hereby suspend any Florida Statute that requires a quorum to be present in person or requires a local government body to meet at a specific public place.

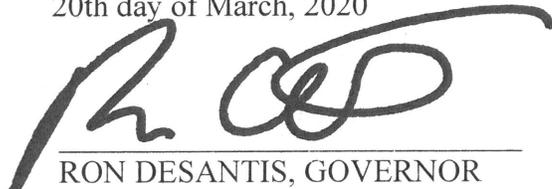
Section 2. Local government bodies may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

Section 3. This Executive Order does not waive any other requirement under the Florida Constitution and "Florida's Government in the Sunshine Laws," including Chapter 286, Florida Statutes.

Section 4. This Executive Order shall expire at the expiration of Executive Order 20-52, including any extension.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 20th day of March, 2020

  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF STATE

TALLAHASSEE, FLORIDA

2020 MAR 20 AM 9:38

FILED

# STATE OF FLORIDA

## OFFICE OF THE GOVERNOR

### EXECUTIVE ORDER NUMBER 20-179

(Emergency Management – COVID-19 – Local Government Public Meetings)

**WHEREAS**, Executive Order 20-69, as extended by Executive Order 20-112, Executive Order 20-123, Executive Order 20-139 and Executive Order 20-150, expires on August 1, 2020, unless extended; and

**WHEREAS**, Executive Order 20-69 requires amendment to address foreseeable Truth in Millage (“TRIM”), non ad valorem assessment, and value adjustment board related issues.

**NOW, THEREFORE, I, RON DESANTIS**, as Governor of Florida, by virtue of the authority vested in me by Article IV, Section (1)(a) of the Florida Constitution, Chapter 252, Florida Statutes, and all other applicable laws, promulgate the following Executive Order to take immediate effect:

#### Section 1.

Executive Order 20-69 is amended to include Section 5, as follows:

A. For any taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem assessment, including, but not limited to, those under section 197.3632, Florida Statutes, I hereby suspend any Florida Statute that requires a quorum or supermajority of the membership to be present in person or requires the local government body to meet at a specific public place.

B. A taxing authority holding a millage and budget hearing under Chapter 200, Florida Statutes, or a local governing board holding a hearing or meeting regarding a non ad valorem

assessment including, but not limited to, those under section 197.3632, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on October 15, 2020.

Section 2.

Executive Order 20-69 is amended to include Section 6, as follows:

A. For any value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, I hereby suspend any Florida Statute or rule that requires a quorum or individual to be present in person or requires the local government body or individual to meet at a specific public place.

B. A value adjustment board including, but not limited to, special magistrates, holding a hearing or meeting under Chapter 194, Florida Statutes, may utilize communications media technology, such as telephonic and video conferencing, as provided in section 120.54(5)(b)2., Florida Statutes.

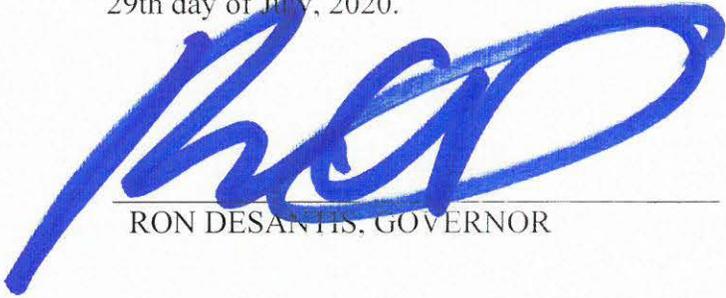
C. This Executive Order does not waive any other requirement under the Florida Constitution and “Florida’s Government in the Sunshine Laws,” including Chapter 286, Florida Statutes.

D. The provisions set forth in this section shall expire at 12:01 a.m. on December 15, 2020.

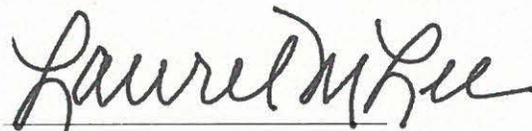
Section 3. Except as amended herein, I hereby extend Executive Order 20-69, as extended by Executive Orders 20-112, 20-123, 20-139 and 20-150, until 12:01 a.m. on September 1, 2020.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of Florida to be affixed, at Tallahassee, this 29th day of July, 2020.

  
\_\_\_\_\_  
RON DESANTIS, GOVERNOR

ATTEST:

  
\_\_\_\_\_  
SECRETARY OF STATE

2020 JUL 29 AM 11:46  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT

**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2020/2021 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; NOTICE OF POSSIBLE REMOTE PROCEDURES DURING PUBLIC HEALTH EMERGENCY DUE TO COVID-19; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**

**Upcoming Public Hearings, and Regular Meeting**

The Board of Supervisors ("**Board**") for the Lakeside Landings Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE:	August 19, 2020
TIME:	2:00 p.m.
LOCATION:	43824 US-27 Davenport, Florida 33837

It is anticipated that the public hearing and meeting will take place at the location above. Currently there is in place federal, state, and local emergency declarations ("Declarations") in response to COVID-19. In the event the Declarations remain in effect and/or future orders or declarations so authorize, the District may conduct the public hearing and meeting by telephone or video conferencing communications media technology pursuant to such governmental orders, including but not limited to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and any extensions or supplements thereof, and pursuant to Section 120.54(5)(b)2., *Florida Statutes*.

*While it may be necessary to hold the above referenced public hearing and meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. To that end, anyone wishing to listen to and/or participate in the meeting can do so telephonically at 1-844-621-3956, Participant Code: 796 580 192#. Participants are strongly encouraged to submit questions and comments to Lynne Mullins at [mullinsl@pfm.com](mailto:mullinsl@pfm.com), or to the District Manager's Office at PFM Group Consulting LLC, 12051 Corporate Blvd., Orlando, Florida 32817 or by calling (407) 723-5935 by August 18, 2020 at 5:00 p.m. in advance of the meeting to facilitate the Board's consideration of such questions and comments during the meeting.*

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2020 and ending September 30, 2021 ("**Fiscal Year 2020/2021**"). The second public hearing is being held pursuant to Chapters 170, 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2020/2021; to consider the adoption of an assessment roll; and, to provide for the levy,

collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

**Description of Assessments**

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Chapter 190, *Florida Statutes* and Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

<u>Phase</u>	<u>Planned</u> <u>Lots</u>	<u>ERU/Lot</u>	<u>Total</u> <u>ERUs</u>	<u>Total Gross</u> <u>O&amp;M</u> <u>Assessment*</u>	<u>Gross Annual</u> <u>O&amp;M per Unit*</u>
I	268	1.0	268	\$323,897.43	\$1,208.57
III Platted	178	1.0	178	\$215,125.90	\$1,208.57
II Undeveloped**	188	0.1	<u>18.8</u>	<u>\$22,721.16</u>	\$120.86
		<b>Totals</b>	<b>464.8</b>	<b>\$561,744.49</b>	

\*Includes an allowance for the fees of county staff and the early-payment discount

\*\*Undeveloped acreage will be assessed at \$284.66 per acre

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Polk County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2020/2021.

For Fiscal Year 2020/2021, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2020. **It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the

District from later electing to collect those or other assessments in a different manner at a future time.

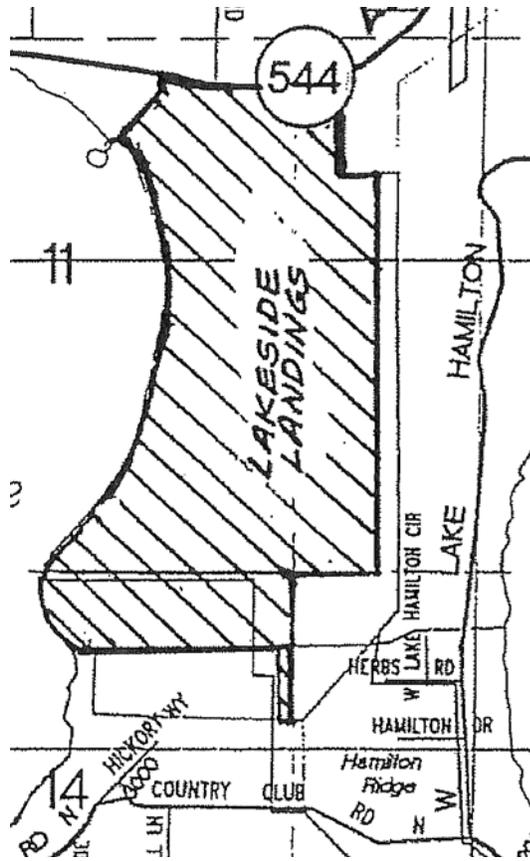
### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at PFM Group Consulting LLC, 12051 Corporate Boulevard, Orlando, Florida 32817 or by calling (407) 723-5935 ("**District Manager's Office**"), during normal business hours, or by accessing the District's website at <http://lakesidelandingscdd.com/>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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



**Lakeside Landings  
Community Development District**

**Minutes of the July 15, 2020  
Board of Supervisors' Meeting**  
*(provided under separate cover)*

**Lakeside Landings  
Community Development District**

**Resolution 2020-10,  
Election of officers**

**RESOLUTION 2020-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Landings Community Development District (“**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 Winter Haven, Florida; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chairperson and by electing a Secretary, and such other officers as the Board may deem necessary.

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

**1. DISTRICT OFFICERS.** The District officers are as follows:

- \_\_\_\_\_ is elected Chair.
- \_\_\_\_\_ is elected Vice Chair.
- \_\_\_\_\_ is elected Secretary.
- \_\_\_\_\_ is elected Assistant Secretary.
- \_\_\_\_\_ is elected Treasurer.
- \_\_\_\_\_ is elected as Assistant Treasurer.

**2. CONFLICTS.** All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

**3. EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED this 19<sup>th</sup> day of August, 2020.**

ATTEST:

**LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT**

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

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

**Lakeside Landings  
Community Development District**

**Resolution 2020-11,  
Approving an Annual Meeting Schedule  
for Fiscal Year 2020-2021**

**RESOLUTION 2020-11**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2020-2021; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board desires to adopt the Fiscal Year 2020-2021 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2020-2021 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.

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

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2020.

ATTEST:

**LAKESIDE LANDINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

**Exhibit A:** Fiscal Year 2020-2021 Annual Meeting Schedule

## Exhibit A

### BOARD OF SUPERVISORS MEETING DATES LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2020-2021

The Board of Supervisors of the Lakeside Landings Community Development District will hold their regular meetings for Fiscal Year 2020-2021 at 43824 Highway 27, Davenport, Florida 33837, at 2:00 p.m., unless otherwise indicated as follows:

**November 18, 2020**  
**January 20, 2021**  
**March 17, 2021**  
**May 19, 2021**  
**July 21, 2021**  
**September 15, 2021**

*Please note that due to the ongoing nature of the COVID-19 public health emergency, it may be necessary to hold the above referenced meetings utilizing communications media technology in order to protect the health and safety of the public or held at an alternative physical location other than the location indicated above. To that end, anyone wishing to participate in such meetings should contact the District Manager's Office prior to each meeting to confirm the applicable meeting access and/or location information. Additionally, interested parties may refer to the District's website for the latest information: <http://lakesidelandingscdd.com/>.*

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 PFM Group Consulting LLC at 12051 Corporate Blvd., Orlando, Florida 32817, or by calling (407) 723-5900.

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) 723-5900 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 Landings  
Community Development District**

- District Engineer's Resignation**
- **Landmark Engineering & Surveying Corporation**

July 23, 2020

Ms. Jennifer Walden, Senior District Manager  
Lakeside Landings Community Development District  
c/o PFM Group Consulting, LLC  
12051 Corporate Boulevard  
Orlando, FL 32817

Re: **LAKESIDE LANDINGS CDD**  
JN: 2190024

Dear Ms. Walden:

Please accept this letter as notification that I am resigning my position as District Engineer, effective August 31, 2020.

I am happy to provide assistance in selecting a replacement and providing information that we have in our files.

Respectfully,  
LANDMARK ENGINEERING &  
SURVEYING CORPORATION



Todd C. Amaden, P.E.  
President

TCA/jn

**Lakeside Landings  
Community Development District**

**RFQ for District Engineering Services  
under the CCNA**

## **REQUEST FOR QUALIFICATIONS (“RFQ”) FOR ENGINEERING SERVICES FOR THE LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT**

The Lakeside Landings Community Development District (“**District**”), located in the City of Winter Haven, Florida, announces that professional engineering services will be required on a continuing basis for the District. The engineering firm selected will act in the general capacity of District Engineer and, if so authorized, may provide general engineering services as well as engineering services on an ongoing basis and for the design and construction administration associated with the District’s capital improvement plan. The District may select one or more engineering firms to provide engineering services on an ongoing basis.

Any firm or individual (“**Applicant**”) desiring to provide professional services to the District must: 1) hold applicable federal, state and local licenses; 2) be authorized to do business in Florida in accordance with Florida law; and 3) furnish a statement (“**Qualification Statement**”) of its qualifications and past experience on U.S. General Service Administration’s “Architect-Engineer Qualifications, Standard Form No. 330,” with pertinent supporting data. Among other things, Applicants must submit information relating to: a) the ability and adequacy of the Applicant’s professional personnel; b) whether the Applicant is a certified minority business enterprise; c) the Applicant’s willingness to meet time and budget requirements; d) the Applicant’s past experience and performance, including but not limited to past experience as a District Engineer for any community development districts and past experience with the City of Winter Haven and Polk County; e) the geographic location of the Applicant’s headquarters and offices; f) the current and projected workloads of the Applicant; and g) the volume of work previously awarded to the Applicant by the District. Further, each Applicant must identify the specific individual affiliated with the Applicant who would be handling District meetings, construction services, and other engineering tasks.

The District will review all Applicants and will comply with Florida law, including the Consultant’s Competitive Negotiations Act, Chapter 287, *Florida Statutes* (“**CCNA**”). All Applicants must submit eight (8) copies of Standard Form No. 330 and Qualification Statement by \_\_\_\_: \_\_\_\_ a/p.m. on \_\_\_\_\_ and to the attention of PFM Group Consulting LLC, c/o Jennifer Walden, 12051 Corporate Boulevard, Orlando, Florida ; Ph: (407) 723-5900 (“**District Manager’s Office**”).

The Board of Supervisors shall select and rank the Applicants using the requirements set forth in the CCNA and the evaluation criteria on file with the District Manager’s Office, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant. The District reserves the right to reject any and all Qualification Statements. Additionally, there is no express or implied obligation for the District to reimburse Applicants for any expenses associated with the preparation and submittal of the Qualification Statements in response to this request.

Any protest regarding the terms of this Notice, or the evaluation criteria on file with the District Manager’s Office, must be filed in writing with the District Manager’s Office, within seventy-two (72) hours after the publication of this Notice. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid Notice or evaluation criteria provisions. Any person who files a

notice of protest shall provide to the District, simultaneous with the filing of the notice, a protest bond with a responsible surety to be approved by the District and in the amount of Ten Thousand Dollars (\$10,000.00).

Any and all questions relative to this RFQ shall be directed in writing by e-mail only to Jennifer Walden at waldenj@pfm.com with e-mail copy to Roy Van Wyk at royv@hgslaw.com.

District Manager

Publish on \_\_\_\_\_ (must be published at least 14 days prior to submittal deadline)

**LAKESIDE LANDINGS  
COMMUNITY DEVELOPMENT DISTRICT**

**DISTRICT ENGINEER REQUEST FOR QUALIFICATIONS**

**COMPETITIVE SELECTION CRITERIA**

- 1) Ability and Adequacy of Professional Personnel** (Weight: 25 Points)

Consider the capabilities and experience of key personnel within the firm including certification, training, and education; affiliations and memberships with professional organizations; etc.
- 2) Consultant's Past Performance** (Weight: 25 Points)

Past performance for other Community Development Districts in other contracts; amount of experience on similar projects; character, integrity, reputation of respondent; etc.
- 3) Geographic Location** (Weight: 20 Points)

Consider the geographic location of the firm's headquarters, offices and personnel in relation to the project.
- 4) Willingness to Meet Time and Budget Requirements** (Weight: 15 Points)

Consider the consultant's ability and desire to meet time and budget requirements including rates, staffing levels and past performance on previous projects; etc.
- 5) Certified Minority Business Enterprise** (Weight: 5 Points)

Consider whether the firm is a Certified Minority Business Enterprise. Award either all eligible points or none.
- 6) Recent, Current and Projected Workloads** (Weight: 5 Points)

Consider the recent, current and projected workloads of the firm.
- 7) Volume of Work Previously Awarded to Consultant by District** (Weight: 5 Points)

Consider the desire to diversify the firms that receive work from the District; etc.

**Lakeside Landings  
Community Development District**

**Resolution 2020-12,  
Adopting the Fiscal year 2021 Budget and  
Appropriating Funds**

## RESOLUTION 2020-12

### THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2020, AND ENDING SEPTEMBER 30, 2021; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2020, submitted to the Board of Supervisors (“**Board**”) of the Lakeside Landings Community Development District (“**District**”) proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”) 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 LANDINGS 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 Landings Community Development District for the Fiscal Year Ending September 30, 2021."
- 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 2020/2021, the sum of \$522,422.38 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	\$522,422.38
TOTAL ALL FUNDS	\$522,422.38

**SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2020/2021 or within 60 days following the end of the Fiscal Year 2020/2021 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 19<sup>TH</sup> DAY OF AUGUST, 2020.**

ATTEST:

**LAKESIDE LANDINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**EXHIBIT A**

**Lakeside Landing CDD**  
**FY 2021 Proposed O&M Budget**

	Actual Through 07/30/2020	Anticipated Aug - Sep.	Anticipated FY 2020	FY 2020 Adopted Budget	FY 2021 Proposed Budget
<b>Revenues</b>					
On-Roll Assessments	\$ 418,619.32	\$ -	\$ 418,619.32	\$ 413,255.00	\$ 522,422.38
<b>Net Revenues</b>	<b>\$ 418,619.32</b>	<b>\$ -</b>	<b>\$ 418,619.32</b>	<b>\$ 413,255.00</b>	<b>\$ 522,422.38</b>
<b>General &amp; Administrative Expenses</b>					
POL Insurance	\$ 2,030.00	\$ -	\$ 2,030.00	\$ 2,250.00	\$ 2,300.00
Management	20,833.30	4,166.70	25,000.00	25,000.00	35,000.00
Supervisor Fees	-	-	-	-	6,000.00
Field Management	302.38	2,197.62	2,500.00	2,500.00	2,500.00
Engineering	2,892.50	(392.50)	2,500.00	2,500.00	10,000.00
Property Appraiser	4,443.58	-	4,443.58	4,450.00	6,268.38
District Counsel	8,415.34	6,584.66	15,000.00	15,000.00	20,000.00
Assessment Administration	5,000.00	-	5,000.00	5,000.00	5,000.00
Audit	3,200.00	-	3,200.00	4,500.00	3,300.00
Travel and Per Diem	80.44	2,419.56	2,500.00	2,500.00	2,500.00
Telephone	-	16.67	16.67	100.00	25.00
Postage & Shipping	557.77	442.23	1,000.00	1,000.00	700.00
Copies	-	166.67	166.67	1,000.00	500.00
Legal Advertising	2,538.74	2,961.26	5,500.00	5,500.00	5,500.00
Miscellaneous	1,022.58	204.52	1,227.10	1,500.00	3,000.00
Meeting Room	225.00	825.00	1,050.00	1,050.00	1,500.00
Property Taxes	95.57	-	95.57	-	150.00
Web Site Maintenance	1,600.00	800.00	2,400.00	2,400.00	2,400.00
Dues, Licenses, and Fees	175.00	-	175.00	175.00	175.00
Security	4,133.75	2,766.67	6,900.42	16,600.00	22,000.00
Irrigation	5,125.55	9,874.45	15,000.00	15,000.00	10,000.00
Amenity - Landscape Maintenance	7,840.00	1,568.00	9,408.00	8,000.00	8,500.00
Amenity - Pool Maintenance	25,856.66	5,171.33	31,027.99	23,000.00	25,000.00
Amenity - Access Control	-	41.67	41.67	250.00	-
Amenity - Janitorial	8,695.00	5,305.00	14,000.00	14,000.00	19,500.00
Amenity - Pest Control	613.00	267.00	880.00	880.00	880.00
Amenity - R&M Grounds	-	83.33	83.33	500.00	500.00
Amenity - Security Cameras (Wifi)	936.73	1,563.27	2,500.00	2,500.00	1,000.00
Amenity - Miscellaneous	175.00	166.67	341.67	1,000.00	1,000.00
Amenity - Pool Furniture	-	-	-	-	17,000.00
Hog Capture	770.00	416.67	1,186.67	2,500.00	15,000.00
General Insurance	2,481.00	-	2,481.00	2,700.00	2,800.00
Property & Casualty	4,798.00	-	4,798.00	4,250.00	5,500.00
Common Area Maintenance	3,200.00	1,666.67	4,866.67	10,000.00	7,500.00
Lake Maintenance	17,369.00	6,031.00	23,400.00	23,400.00	24,424.00
Landscaping Maintenance & Material	61,773.72	13,226.28	75,000.00	75,000.00	85,000.00
Landscape Improvements	8,844.00	11,156.00	20,000.00	20,000.00	15,000.00
Signage & Amenities Repair	4,143.10	2,000.00	6,143.10	12,000.00	6,000.00
Hurricane Clean-Up	-	32,000.75	32,000.75	10,250.00	10,000.00
Roadway Repair	-	-	-	-	25,000.00
Reserves	-	-	-	-	10,000.00
Streetlights	64,264.43	30,735.57	95,000.00	95,000.00	105,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$ 274,431.14</b>	<b>\$ 144,432.70</b>	<b>\$ 418,863.84</b>	<b>\$ 413,255.00</b>	<b>\$ 523,422.38</b>
<b>Total Expenses</b>	<b>\$ 274,431.14</b>	<b>\$ 144,432.70</b>	<b>\$ 418,863.84</b>	<b>\$ 413,255.00</b>	<b>\$ 523,422.38</b>
<b>Income (Loss) from Operations</b>	<b>\$ 144,188.18</b>	<b>\$ (144,432.70)</b>	<b>\$ (244.52)</b>	<b>\$ -</b>	<b>\$ (1,000.00)</b>
<b>Other Income (Expense)</b>					
Interest Income	\$ 244.52	\$ -	\$ 244.52	\$ -	\$ 1,000.00
<b>Total Other Income (Expense)</b>	<b>\$ 244.52</b>	<b>\$ -</b>	<b>\$ 244.52</b>	<b>\$ -</b>	<b>\$ 1,000.00</b>
<b>Net Income (Loss)</b>	<b>\$ 144,432.70</b>	<b>\$ (144,432.70)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Lakeside Landings  
Community Development District**

**Resolution 2020-13,**

**Adopting an Assessment Roll for Fiscal Year 2021  
and Certifying Special Assessments for Collection**  
*(exhibits provided under separate cover)*

## RESOLUTION 2020-13

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE LANDINGS COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2020/2021; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Lakeside Landings Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2020 and ending September 30, 2021 (“**Fiscal Year 2020/2021**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2020/2021; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Lakeside Landings Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2020.

ATTEST:

**LAKESIDE LANDINGS COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

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

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

**Lakeside Landings  
Community Development District**

**Payment Authorization  
Nos. 117 – 120**  
*(provided under separate cover)*

**Lakeside Landings  
Community Development District**

**District Financial Statements**

**Lakeside Landing CDD**  
Statement of Financial Position  
As of 7/31/2020

	<b>General Fund</b>	<b>General Fixed Asset Group</b>	<b>Total</b>
<b><u>Assets</u></b>			
<b><u>Current Assets</u></b>			
General Checking Account	\$ 316,614.97		\$ 316,614.97
Prepaid Expenses	373.34		373.34
Deposits	13,402.65		13,402.65
Total Current Assets	\$ 330,390.96	\$ -	\$ 330,390.96
 <b><u>Property, Plant &amp; Equipment</u></b>			
Other Fixed Assets (2007)		\$7,652,859.49	\$ 7,652,859.49
Other Fixed Assets (2008)		923,482.00	923,482.00
Total Property, Plant & Equipment	\$ -	\$8,576,341.49	\$ 8,576,341.49
 <b>Total Assets</b>	<b>\$ 330,390.96</b>	<b>\$8,576,341.49</b>	<b>\$ 8,906,732.45</b>
<b><u>Liabilities and Net Assets</u></b>			
<b><u>Current Liabilities</u></b>			
Accounts Payable	\$ 12,126.99		\$ 12,126.99
Total Current Liabilities	\$ 12,126.99	\$ -	\$ 12,126.99
 <b>Total Liabilities</b>	<b>\$ 12,126.99</b>	<b>\$ -</b>	<b>\$ 12,126.99</b>
 <b><u>Net Assets</u></b>			
Net Assets, Unrestricted	\$ 69,458.89		\$ 69,458.89
Net Assets - General Government	104,372.38		104,372.38
Current Year Net Assets - General Government	144,432.70		144,432.70
Net Assets, Invd in Capital, Net of Debt		\$8,576,341.49	8,576,341.49
<b>Total Net Assets</b>	<b>\$ 318,263.97</b>	<b>\$8,576,341.49</b>	<b>\$ 8,894,605.46</b>
 <b>Total Liabilities and Net Assets</b>	<b>\$ 330,390.96</b>	<b>\$8,576,341.49</b>	<b>\$ 8,906,732.45</b>

## Lakeside Landing CDD

### Statement of Activities

As of 7/31/2020

	General	General Fixed	Total
<b><u>Revenues</u></b>			
On-Roll Assessments	\$ 418,619.32		\$ 418,619.32
Total Revenues	\$ 418,619.32	\$ -	\$ 418,619.32
<b><u>Expenses</u></b>			
Insurance	\$ 2,030.00		\$ 2,030.00
Management	20,833.30		20,833.30
Field Management	302.38		302.38
Engineering	2,892.50		2,892.50
Property Appraiser	4,443.58		4,443.58
District Counsel	8,415.34		8,415.34
Assessment Administration	5,000.00		5,000.00
Audit	3,200.00		3,200.00
Travel and Per Diem	80.44		80.44
Postage & Shipping	557.77		557.77
Legal Advertising	2,538.74		2,538.74
Miscellaneous	1,022.58		1,022.58
Meeting Room	225.00		225.00
Property Taxes	95.57		95.57
Web Site Maintenance	1,600.00		1,600.00
Dues, Licenses, and Fees	175.00		175.00
Security	4,133.75		4,133.75
Irrigation	5,125.55		5,125.55
Amenity - Landscape Maintenance	7,840.00		7,840.00
Amenity - Pool Maintenance	25,856.66		25,856.66
Amenity - Janitorial	8,695.00		8,695.00
Amenity - Pest Control	613.00		613.00
Amenity - Security	936.73		936.73
Hog Capture	770.00		770.00
Amenity - Miscellaneous	175.00		175.00
General Insurance	2,481.00		2,481.00
Property & Casualty	4,798.00		4,798.00
Common Area Maintenance	3,200.00		3,200.00
Lake Maintenance	17,369.00		17,369.00
Landscaping Maintenance & Material	61,773.72		61,773.72
Landscape Improvements	8,844.00		8,844.00
Signage & Amenities Repair	4,143.10		4,143.10
Streetlights	64,264.43		64,264.43
Total Expenses	\$ 274,431.14	\$ -	\$ 274,431.14
<b><u>Other Revenues (Expenses) &amp; Gains (Losses)</u></b>			
Interest Income	\$ 244.52		\$ 244.52
Total Other Revenues (Expenses) & Gains (Losses)	\$ 244.52	\$ -	\$ 244.52
<b>Change In Net Assets</b>	\$ 144,432.70	\$ -	\$ 144,432.70
<b>Net Assets At Beginning Of Year</b>	\$ 173,831.27	\$ 8,576,341.49	\$ 8,750,172.76
<b>Net Assets At End Of Year</b>	\$ 318,263.97	\$ 8,576,341.49	\$ 8,894,605.46

**Lakeside Landing CDD**  
**Budget to Actual**  
**For the Month Ending 7/31/2020**

	Year To Date			FY 2020 Adopted Budget
	Actual	Budget	Variance	
<b><u>Revenues</u></b>				
On-Roll Assessments	\$418,619.32	\$344,379.20	\$ 74,240.12	\$ 413,255.00
<b>Net Revenues</b>	<b>\$418,619.32</b>	<b>\$344,379.20</b>	<b>\$ 74,240.12</b>	<b>\$ 413,255.00</b>
<b><u>General &amp; Administrative Expenses</u></b>				
Insurance	\$ 2,030.00	\$ 1,875.00	\$ 155.00	\$ 2,250.00
Management	20,833.30	20,833.30	-	25,000.00
Field Management	302.38	2,083.30	(1,780.92)	2,500.00
Engineering	2,892.50	2,083.30	809.20	2,500.00
Property Appraiser	4,443.58	3,708.30	735.28	4,450.00
District Counsel	8,415.34	12,500.00	(4,084.66)	15,000.00
Assessment Administration	5,000.00	4,166.70	833.30	5,000.00
Audit	3,200.00	3,750.00	(550.00)	4,500.00
Travel and Per Diem	80.44	2,083.30	(2,002.86)	2,500.00
Telephone	-	83.30	(83.30)	100.00
Postage & Shipping	557.77	833.30	(275.53)	1,000.00
Copies	-	833.30	(833.30)	1,000.00
Legal Advertising	2,538.74	4,583.30	(2,044.56)	5,500.00
Miscellaneous	1,022.58	1,250.30	(227.72)	1,500.00
Meeting Room	225.00	875.00	(650.00)	1,050.00
Property Taxes	95.57	-	95.57	-
Web Site Maintenance	1,600.00	2,000.00	(400.00)	2,400.00
Dues, Licenses, and Fees	175.00	145.80	29.20	175.00
Security	4,133.75	13,833.30	(9,699.55)	16,600.00
Irrigation	5,125.55	12,500.00	(7,374.45)	15,000.00
Amenity - Landscape Maintenance	7,840.00	6,666.70	1,173.30	8,000.00
Amenity - Pool Maintenance	25,856.66	19,166.70	6,689.96	23,000.00
Amenity - Access Control	-	208.30	(208.30)	250.00
Amenity - Janitorial	8,695.00	11,666.70	(2,971.70)	14,000.00
Amenity - Pest Control	613.00	733.30	(120.30)	880.00
Amenity - R&M Grounds	-	416.70	(416.70)	500.00
Amenity - Security	936.73	2,083.30	(1,146.57)	2,500.00
Hog Capture	770.00	2,083.30	(1,313.30)	2,500.00
Amenity - Miscellaneous	175.00	833.30	(658.30)	1,000.00
General Insurance	2,481.00	2,250.00	231.00	2,700.00
Property & Casualty	4,798.00	3,541.70	1,256.30	4,250.00
Common Area Maintenance	3,200.00	8,333.30	(5,133.30)	10,000.00
Lake Maintenance	17,369.00	19,500.00	(2,131.00)	23,400.00
Landscaping Maintenance & Material	61,773.72	62,500.00	(726.28)	75,000.00
Landscape Improvements	8,844.00	16,666.70	(7,822.70)	20,000.00
Signage & Amenities Repair	4,143.10	10,000.00	(5,856.90)	12,000.00
Hurricane Clean-Up	-	8,541.70	(8,541.70)	10,250.00
Streetlights	64,264.43	79,166.70	(14,902.27)	95,000.00
<b>Total General &amp; Administrative Expenses</b>	<b>\$274,431.14</b>	<b>\$344,379.20</b>	<b>\$ (69,948.06)</b>	<b>\$ 413,255.00</b>
<b>Total Expenses</b>	<b>\$274,431.14</b>	<b>\$344,379.20</b>	<b>\$ (69,948.06)</b>	<b>\$ 413,255.00</b>
<b>Income (Loss) from Operations</b>	<b>\$144,188.18</b>	<b>\$ -</b>	<b>\$144,188.18</b>	<b>\$ -</b>
<b><u>Other Income (Expense)</u></b>				
Interest Income	\$ 244.52	\$ -	\$ 244.52	\$ -
<b>Total Other Income (Expense)</b>	<b>\$ 244.52</b>	<b>\$ -</b>	<b>\$ 244.52</b>	<b>\$ -</b>
<b>Net Income (Loss)</b>	<b>\$144,432.70</b>	<b>\$ -</b>	<b>\$144,432.70</b>	<b>\$ -</b>