Lakeside Preserve
Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; 407-723-5900
www.lakesidepreservecdd.org

The following is the proposed agenda for the Board of Supervisors' Rescheduled Meeting of the Lakeside Preserve Community Development District, scheduled to be held **Tuesday, November 17, 2026, at 11:30 a.m. at the Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Kwame Jackson at jacksonk@pfm.com or (407) 723-5900.

To attend the meeting, please use the below conference call information:

Phone: **1-844-621-3956** Access Code: **2533 704 7775**

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. **Administration of Oath of Office to Newly Appointed Board Members**
2. **Consideration of Resolution 2027-01, Election of Officers**
3. **Consideration of Minutes of the August 19, 2026, Board of Supervisors' Meeting**
4. **Review and Acceptance of Fiscal Year 2026 Goals and Objectives Reporting Form**

Business Matters

5. **Consideration of Resolution 2027-02, Adopting a Policy for the Stormwater Management System**
6. **Consideration of Resolution 2027-03, Adopting a Revised Fiscal Year 2026 Budget**
7. **Consideration of Proposals for Stormwater Canal Initial Treatment Options**
    a. **Full Chemical Treatment**
    b. **Full Vegetation Removal**
    c. **Sectioned Chemical Treatment and Vegetation Removal**
8. **Consideration of Amendment to Pond Maintenance Agreement to Include Phase 2C Ponds and Stormwater Canal**
9. **Review of Pond Inspection Report**
10. **Discussion of Aerator for Pond 4**
11. **Discussion of Wildlife Signage**
12. **Ratification of FY 2027 General Insurance and Worker's Compensation Proposals**
13. **Ratification of Prince & Sons Proposal to Flush Cut and Disposal of Oak Tree**
14. **Ratification of Additional Service Order with Prince & Sons for Irrigation Repairs**
15. **Ratification of Requisition Nos. 153 – 159 Paid Through Developer Funds**
16. **Review of Monthly Financials**

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Other Business

17. **Staff Reports**
    - **District Counsel**
        - **Discussion of Acquisition Agreement for Common Area**
    - **District Engineer**
    - **District Manager**
        - **Next meeting: December 16, 2026**
        - **Field Service Report**
18. **Supervisor Requests and Audience Comments**

Adjournment

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Oath of Office

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE

I,_____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

_____
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me by means of □ physical presence or □ online notarization, this _____ day of _____, 2026, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Lakeside Preserve Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

_____
Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2027-01,
Election of Officers

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(6), Florida Statutes, as soon as practicable after each election or appointment to the Board of Supervisors (the "Board"), the Board shall organize by electing one of its members as chair 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 PRESERVE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. _____ is elected Chairperson.

Section 2. _____ is elected Vice Chairperson.

Section 3. Kwame Jackson is elected Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
_____ is elected Assistant Secretary.
Jane Gaarlandt is elected Assistant Secretary.
Ashley Quiros is elected Assistant Secretary.

Section 4. Jennifer Glasgow is elected Treasurer.

Section 5. Amanda Lane is elected Assistant Treasurer.
Rick Montejano is elected Assistant Treasurer.
Verona Griffith is elected Assistant Treasurer.
Amy Champagne is elected Assistant Treasurer.

Section 6. All resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 17th DAY of NOVEMBER 2026.

ATTEST:

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

_____
Secretary/Assistant Secretary

_____
Chair/Vice Chair

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Minutes of
the August 19, 2026,
Board of Supervisors' Meeting

MINUTES OF MEETING

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS' MEETING
Wednesday, August 19, 2026, at 11:30 a.m.
Heritage Baptist Church
4202 Pipkin Creek Rd.
Lakeland, Florida 33811

Board Members present at roll call:

Lee Saunders	Vice Chairman
Brian Walsh	Assistant Secretary
Darrel Rusnell	Assistant Secretary
Jon Ahlschwede	Assistant Secretary

Also Present:

Jane Gaarlandt	PFM Management Services LLC	
Kwame Jackson	PFM Management Services LLC	
Ashley Quiros	PFM Management Services LLC	(via phone)
Verona Griffith	PFM Management Services LLC	(via phone)
Savannah Hancock	KVW Law	
Yaima Rodriguez Morales	TRIAD	

FIRST ORDER OF BUSINESS **Roll Call to Confirm Quorum**

Mr. Jackson called the meeting to order at 11:30 a.m. and roll call was taken.

SECOND ORDER OF BUSINESS **Public Comment Period**

There were no members of the public present.

THIRD ORDER OF BUSINESS **Consideration of Minutes of the May 20, 2026, Board of Supervisors' Meeting**

The Board reviewed the minutes.

> On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved the Minutes of the May 20, 2026, Board of Supervisors' Meeting.

FOURTH ORDER OF BUSINESS **Consideration of Resolution 2026-07, Setting the Regular Meeting Schedule for Fiscal Year 2026-2027**

Mr. Jackson reviewed the meeting schedule and noted the Board meetings would be at 11:30 a.m. at The Heritage Baptist Church, 4202 Pipkin Creek Rd, Lakeland, FL 33811.

On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2026-07, Setting the Regular Meeting Schedule for Fiscal Year 2026-2027.

FIFTH ORDER OF BUSINESS **Consideration of Performance Measures/Standards & Annual Reporting Form for Fiscal Year 2026-2027**

Mr. Jackson noted that approximately two years ago this became an annual statutory requirement. He noted that the goals are items that the District already does.

On MOTION by Mr. Rusnell, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Performance Measures/Standards & Annual Reporting Form for Fiscal Year 2026-2027.

SIXTH ORDER OF BUSINESS **Public Hearing on the Adoption of the District's Fiscal Year 2026-2027 Budget**

- **Public Comments and Testimony**
- **Board Comments**
- **Consideration of Resolution 2026-08, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds**
- **Consideration of Resolution 2026-09, Adopting an Assessment Roll for Fiscal Year 2026-2027 and Certifying Special Assessments for Collection**

Mr. Jackson requested a motion to open the public hearing.

On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District opened the public hearing.

A resident questioned the reason for the budget increases and questioned the amenities.

Mr. Jackson advised the HOA is in charge of the amenities. The resident commented on the increases for District Counsel and District Management expenses.

A resident noted an exhibit A of the management agreement is missing.

It was noted that it is a publicly available document, and a public record request can be made to obtain the exhibit.

A resident questioned when the transition for the general election happens.

A resident asked how the community knows there is an open seat.

Mr. Jackson, Ms. Gaarlandt and District Counsel addressed the questions.

Mr. Jackson requested a motion to close the public hearing.

> On MOTION by Mr. Saunders, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District closed the public hearing.

Mr. Walsh asked for the current assessment amount and the new assessment amount for O&M.

Mr. Jackson asked Ms. Griffith to confirm if there have been any changes to the budget and assessment schedule.

Ms. Griffith confirmed there have been no changes made since the preliminary budget was approved.

> On MOTION by Mr. Walsh, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2026-08, Adopting a Fiscal Year 2026-2027 Budget and Appropriating Funds

Mr. Jackson requested a motion to adopt Resolution 2026-09.

> On MOTION by Mr. Rusnell, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2026-09, Adopting an Assessment Roll for Fiscal Year 2026-2027 and Certifying Special Assessments for Collection.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2026-10, Declaring Vacancies on the Board for Seat 1 & Seat 2**

Mr. Jackson noted that no candidates registered for qualification during the qualification period. The seats will become holdover seats on November 17, 2026.

> On MOTION by Mr. Ahlschwede, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District approved Resolution 2026-10, Declaring Vacancies on the Board for Seat 1 & Seat 2.

EIGHTH ORDER OF BUSINESS **Consideration of Prince & Sons 2026 Hurricane & Storm Response Pricing**

Mr. Jackson noted that if the Board approves, the pricing would be locked in should there be any major storms.

Ms. Hancock noted that this guarantees priority response.

> On MOTION by Mr. Rusnell, seconded by Mr. Ahlschwede, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted Prince and Sons 2026 Hurricane & Storm Response Pricing, not to exceed $4,000.

NINTH ORDER OF BUSINESS **Consideration of Fiscal Year 2026 Auditor Engagement Letter**

Mr. Jackson noted that this has been reviewed by District Counsel

> On MOTION by Mr. Rusnell seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted Fiscal Year 2026 Auditor Engagement Letter.

TENTH ORDER OF BUSINESS **Review and Acceptance of the Fiscal Year 2025 Audit Report**

Mr. Jackson noted that this was a clean audit and was reviewed by District staff.

> On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District accepted Fiscal Year 2025 Audit Report.

ELEVENTH ORDER OF BUSINESS **Ratification of District Management Fee Increase Letter**

Mr. Jackson noted that the increase was proposed to the board and adopted previously and is for ratification.

> On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified District Management Fee Increase Letter.

THIRTEENTH ORDER OF BUSINESS **Ratification of First Amendment to the Amended & Restate Landscape & Irrigation Maintenance Services with Price & Sons**

Mr. Jackson noted that this was previously approved by the Board and is for ratification.

> On MOTION by Mr. Saunders, seconded by Mr. Rusnell, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified First Amendment to the Amended & Restated Landscape & Irrigation Maintenance Services with Prince & Sons.

FORTEENTH ORDER OF BUSINESS **Ratification of Amended and Restate Agreement for Landscape & Irrigation Maintenance Services Additional Service Order for Tree Staking**

Mr. Jackson noted that this had been previously approved and is for ratification .

> On MOTION by Mr. Saunders, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Amended and Restate Agreement for Landscape & Irrigation Maintenance Services Additional Service Order for Tree Staking.

FIFTEENTH ORDER OF BUSINESS **Ratification of Fuel Surcharge Addendum to Agreement for Landscaping Maintenance Services with Prince and Sons**

Mr. Jackson noted that this had been previously before the Board and District Staff was charged with negotiating a better amount. That negotiated amount was approved by the Chair and is for ratification.

> On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Fuel Surcharge Addendum to Agreement for Landscaping Maintenance Services with Prince and Sons.

SIXTEENTH ORDER OF BUSINESS **Ratification of Prince & Sons Proposal for Dead Tree Flush Cut and Removal**

Mr. Jackson noted that this is for the dead trees behind the property located on River Birch Bend that has stalled construction from moving forward.

On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Prince & Sons Proposal for Dead Tree Flush Cut and Removal.

SEVENTEENTH ORDER OF BUSINESS **Ratification of Payment Authorization Nos. 250 – 255.**

Mr. Jackson noted that these are standard district expenses.

On MOTION by Mr. Ahlschwede, seconded by Mr. Walsh, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District ratified Payment Authorization Nos. 250 - 255.

EIGHTEENTH ORDER OF BUSINESS **Ratification of Requisition Nos. 141 – 152 Paid Through Developer Funds**

Mr. Jackson noted that these have been previously approved and payments disbursed, and are for ratification .

On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the Board of Supervisors for the Lakeside Preserve Community Development District Ratified Requisition Nos. 141 – 152 Paid Through Developer Funds.

NINTEENH ORDER OF BUSINESS **Review of Monthly Financials**

The Board reviewed the monthly financials through July 31, 2026. It was noted that just over ¾ the budget has been spent.

No action was required by the Board.

TWENTIETH ORDER OF BUSINESS **Staff Reports**

District Counsel – Ms. Hancock reminded the Board to complete their ethics training.

District Engineer – Not present.

District Manager – Ms. Jackson reminded the Board that the next meeting is scheduled for September 16, 2026. Meetings will be adjusted if needed.

Mr. Jackson mentioned an inspection report completed by the insurance carrier. There were recommendations regarding wildlife signage.

Mr. Jackson gave a brief overview of the process for alligator removal.

Ms. Hancock noted that if insurance suggests signage, then signage should be implemented.

Mr. Jackson will speak with the insurance carrier and get proposals.

Ms. Hancock suggested creating a stormwater management policy.

Mr. Jackson reviewed the field service report with the board.

Ms. Gaarlandt noted that if anyone wants backup material after the meeting, to reach out and it will be provided.

Ms. Gaarlandt announced Mr. Jackson as the official District Manager for the District.

TWENTY-FIRST ORDER OF BUSINESS **Supervisor Requests and Audience Comments**

Mr. Ahlschwede commented on the trash and debris in the new section.

Mr. Ahlschwede and another member commented on the nails and their need to replace tires.

Mr. Ahlschwede commented on a leaning young tree.

Mr. Jackson noted that they are aware of several trees and the district is waiting for a response from the developer to ensure who is responsible.

A resident commented on the trees behind his house.

TWENTY-SECOND ORDER OF BUSINESS **Adjournment**

There was no further business to discuss.

On MOTION by Mr. Walsh, seconded by Mr. Saunders, with all in favor, the August 19, 2026, Meeting of the Board of Supervisors for the Lakeside Preserve Community Development District was adjourned.

_____ _____

Secretary/Assistant Secretary **Chairman/Vice Chairman**

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Review and Acceptance of the Fiscal Year 2026 Goals and Objectives Reporting Form

Lakeside Preserve Community Development District
Performance Measures/Standards & Annual Reporting Form
October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year or more as may be necessary or required by local ordinance and establishment requirements.

Achieved: Yes ✓ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes, on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes✓ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ✓ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement.

Achieved: Yes ✓ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by District Engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the District Engineer.

Achieved: Yes ✓ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ✓No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ✓ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ✓ No ☐

Chair/Vice Chair: _____ Date: 10/27/26

Print Name: Milton Andrade

Lakeside Preserve Community Development District

District Manager: Kwame Jackson Date: 10/27/2026

Print Name: Kwame Jackson

Lakeside Preserve Community Development District

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2027-02, Adopting a Policy for the Stormwater Management System

RESOLUTION 2027-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY RELATING TO THE STORMWATER MANAGEMENT SYSTEM; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Act authorizes the District to adopt policies and procedures to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, to provide for efficient and effective District operations and to maintain compliance with Florida law, the Board of Supervisors finds that it is in the best interests of the District to adopt by resolution the *Stormwater Management System Policy* ("**Policy**"), attached here as **Exhibit A**, for immediate use and application; and

WHEREAS, the Board has complied with applicable Florida law concerning adoption of the Policy.

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

SECTION 1. The Policy is hereby adopted pursuant to this Resolution as necessary for the efficient operations of the District's stormwater management system. The Policy shall remain in full force and effect until such time as the Board of Supervisors amends or repeals the Policy in accordance with the Act.

SECTION 2. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21st day of October 2026.

ATTEST:	**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: *Stormwater Management System Policy*

Exhibit A

STORMWATER MANAGEMENT SYSTEM POLICY

This Stormwater Management System Policy (the "Policy") is intended to govern the use of the stormwater management system, including but not limited to, ponds, lakes, or other drainage features located within the Lakeside Preserve Community Development District. The lakes and ponds that comprise the District's stormwater management system (the "System") primarily function as retention ponds to help facilitate the District's stormwater management system for runoff and overflow in accordance with requirements of the Southwest Florida Water Management District. As a result, contaminants may be present within the stormwater management system. This Policy is intended to limit the System's contact with such contaminants, ensure continued operations of the System, and prevent inappropriate use of the System.

(1) The recreational use of watercraft, including but not limited to boats, canoes, and kayaks in the District's System is strictly prohibited. Wading, swimming, and fishing in District's System is strictly prohibited.

(2) District vendors may, when approved by the District, utilize watercraft to complete maintenance activities that are necessary for the upkeep of the System under the permits issued by the Southwest Florida Water Management District.

(3) Pets are not allowed in the District's System.

(4) No pipes, pumps or other devices used for irrigation, or the withdrawal of water shall be placed in or around the District's System, except as permitted by the permits issued by the Southwest Florida Water Management System or by District vendors if expressly authorized by the District.

(5) No foreign materials may be disposed of in the District's System, including, but not limited to tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, landscaping debris, wastewater, pool water or any other material that is not naturally occurring or which may be detrimental to the System and surrounding environment.

(6) Easements through residential property along the District's System are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited, except for use by District staff and District vendors for use of the easement for its legal purpose. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.

(7) The Florida Fish and Wildlife Commission ("**FWC**") regulates the capture and harvest of alligators in Florida. **The FWC defines "nuisance" alligators as those over four (4) feet in length that pose a threat to people, pets or property, with special consideration given to the proximity of children and pedestrian traffic.** An aggressive alligator of any length will be deemed a nuisance.

The Statewide Nuisance Alligator Program ("**SNAP**") exists to address complaints regarding alligators. If you see an alligator on your property that meets the criteria above, you can call at the Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286). If the complaint meets criteria, the FWC will send out a permitted nuisance alligator trapper to capture and destroy the alligator, often in less than a few hours. The trapper must confirm legal right/permission to access property to capture an alligator. Additionally, the trapper may capture any alligators in the area over 4 feet

to ensure likelihood of obtaining the complained of alligator (i.e., "unlimited response"). Alligators are euthanized and not relocated.

If you see an alligator on District property (ex. on the pond banks, in a pond) that meets the criteria above, please contact the District Manager's office. If appropriate, the District Manager, Vice Chairman, or Chairman of the Board of Supervisors shall contact the FWC to report a nuisance alligator found on District property.

For more information regarding the SNAP program, please visit:
https://myfwc.com/wildlifehabitats/wildlife/alligator/snap/

(8) Any hazardous conditions concerning the District's System must immediately be reported to the District Manager and the proper authorities.

(9) Violation of this Policy shall result in the appropriate law enforcement agency being notified to take appropriate action.

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Resolution 2027-03,
Adopting a Revised Fiscal Year 2026 Budget

RESOLUTION 2027-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN AMENDED GENERAL FUND BUDGET FOR FISCAL YEAR 2025/2026, PROVIDING FOR APPROPRIATIONS; ADDRESSING CONFLICTS AND SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on August 19, 2026 the Board of Supervisors of the Lakeside Preserve Community Development District ("**Board**"), adopted Resolution 2026-08 providing for the adoption of the District's Fiscal Year 2025/2026 annual budget ("**Budget**"); and

WHEREAS, the District Manager, at the direction of the Board, has prepared an amended Budget, to reflect changes in the actual appropriations of the Budget; and

WHEREAS, Chapters 189 and 190, *Florida Statutes*, and Section 3 of Resolution 2026-08 authorize the Board to amend the Budget within sixty (60) days following the end of the Fiscal Year 2025/2026; and

WHEREAS, the Board finds that it is in the best interest of the District and its landowners to amend the Budget to reflect the actual appropriations; and

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

1. BUDGET AMENDMENT.

a. The Board has reviewed the District Manager's proposed amended Budget, copies of which are on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The amended Budget attached hereto as **Exhibit A** and incorporated herein by reference as further amended by the Board is hereby adopted in accordance with the provisions of sections 190.008(2)(a) and 189.016(6), *Florida Statutes*; provided, however, that the comparative figures contained in the amended Budget as adopted by the Board (together, "**Adopted Annual Budget**") may be further revised as deemed necessary by the District Manager to further reflect actual revenues and expenditures for Fiscal Year 2025/2026.

c. The Adopted Annual Budget shall be maintained in the office of the District Manager and the District Records Office and identified as "The Adopted Budget for the Lakeside Preserve Community Development District for the fiscal year ending September 30, 2026, as amended and adopted by the Board of Supervisors effective November 17, 2026."

2. APPROPRIATIONS. There is hereby appropriated out of the revenues of the Lakeside Preserve Community Development District, the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sums set forth below, raised by special assessments, which sums are deemed by the Board of Supervisors 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 – SERIES 2019	$_____
DEBT SERVICE FUND – SERIES 2023	$_____
TOTAL ALL FUNDS	$_____

3. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2026-08, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2026-08 that are not amended by this Resolution apply to the Adopted Annual Budget as if those terms were fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

4. 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.

5. EFFECTIVE DATE. This Resolution shall take effect as of November 17, 2026.

[CONTINUED ON FOLLOWING PAGE]

PASSED AND ADOPTED on this 17th day of November 2026.

ATTEST:	**LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Amended Fiscal Year 2025/2026 Budget

Exhibit A
Amended Fiscal Year 2025/2026 Budget

Lakeside Preserve CDD

FY2026 Revised Adopted Budget

September 30, 2026

PFM Management Service LLC
3501 Quadrangle Blvd.,
Suite 270
Orlando, Florida 32817
Tel: 407-723-5900

Lakeside Preserve CDD

FY 2026 Revised Adopted Budget

	YTD Actual	FY 2026 Adopted Budget	FY 2026 Revised Adopted Budget
Revenues			
On-Roll Assessments	$ 244,013.64	$ 242,319.88	$ 244,013.64
Off-Roll Assessments	85,997.24	85,997.24	85,997.24
Carry Forward Revenue	61,526.14	61,526.14	61,526.14
Net Revenues	**$ 391,537.02**	**$ 389,843.26**	**$ 391,537.02**
General & Administrative Expenses			
Supervisor Fees	$ 4,800.00	$ 5,000.00	$ 5,000.00
POL Insurance	3,162.00	3,356.00	3,162.00
Trustee Services	8,512.26	8,512.26	8,512.26
Management	30,000.00	30,000.00	30,000.00
Field Management	2,400.00	2,400.00	2,400.00
Engineering	5,513.75	10,000.00	10,000.00
Disclosure	4,000.00	6,500.00	4,000.00
Property Appraiser	12,267.19	10,000.00	12,267.19
District Counsel	19,032.47	16,000.00	25,000.00
Assessment Administration	15,000.00	15,000.00	15,000.00
Reamortization Schedules	500.00	1,000.00	500.00
Audit	6,500.00	6,000.00	6,500.00
Arbitrage Calculation	-	500.00	500.00
Tax Preparation	29.34	50.00	30.00
Travel and Per Diem	-	250.00	250.00
Postage & Shipping	497.47	300.00	500.00
Legal Advertising	1,520.32	2,000.00	1,520.32
Meeting Room	490.00	700.00	500.00
Web Site Maintenance	2,940.00	2,940.00	2,940.00
Dues, Licenses, and Fees	175.00	175.00	175.00
Total General & Administrative Expenses	**$ 117,339.80**	**$ 120,683.26**	**$ 128,756.77**
Field Expenses			
Electric	$ 1,378.35	$ 6,500.00	$ 2,000.00
Amenity - Pool Furniture/ Repair/Replace	-	2,000.00	-
Amenity - Pool Maintenance	-	4,800.00	-
Amenity - Access Control	-	5,000.00	-
Amenity - Janitorial	-	2,250.00	-
Amenity - Pest Control	-	800.00	-
General Insurance	3,867.00	4,104.00	3,867.00
Property & Casualty	1,617.00	18,356.00	1,617.00
Other Insurance	1,350.00	1,350.00	1,350.00

Lakeside Preserve CDD
FY 2026 Revised Adopted Budget

	YTD Actual	FY 2026 Adopted Budget	FY 2026 Revised Adopted Budget
Irrigation	14,451.83	14,000.00	16,000.00
Lake Maintenance	16,958.36	35,000.00	17,000.00
Lake/Pond Repair	24,500.00	-	24,500.00
Landscaping Maintenance & Material	165,304.50	135,000.00	175,000.00
Landscape Improvements	4,700.00	10,000.00	4,700.00
Contingency / Miscellaneous	4,466.62	25,000.00	4,466.62
Signage & Amenities Repair	925.00	-	925.00
Reserve Account	-	5,000.00	22,864.00
Total Field Expenses	**$ 239,518.66**	**$ 269,160.00**	**$ 274,289.62**
Total Expenses	**$ 356,858.46**	**$ 389,843.26**	**$ 403,046.39**
Income (Loss) from Operations	**$ 34,678.56**	**$ -**	$ (11,509.37)
Other Income (Expense)			
Interest Income	$ 11,509.53	$ -	$ 11,509.53
Total Other Income (Expense)	**$ 11,509.53**	**$ -**	$ 11,509.53
Net Income (Loss)	**$ 46,188.09**	**$ -**	**$ -**

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Proposals for Stormwater Canal Initial Treatment Options

a. **Full Chemical Treatment**
b. **Full Vegetation Removal**
c. **Sectioned Chemical Treatment and Vegetation Removal**

888.480.5253
solitudelakemanagement.com

SERVICES AGREEMENT

PROPERTY NAME: **Lakeside Preserve CDD**
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: **One Time Initial Treatment of the Canal (approx. 3,279 ft.)**
EFFECTIVE DATE: **October 19th, 2026**
SUBMITTED TO: **Kwame Jackson - Associate District Manager**
SUBMITTED BY: **Rae King - WFL Account Manager**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to,

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court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

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10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.
Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues

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that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Lakeside Preserve CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

LAKE/POND TREATMENT SERVICES

PROJECT SUMMARY: SOLitude will perform an initial treatment of the canal for nuisance and non-native vegetation. The canal measures approximately 3,279 ft., within Lakeside Preserve CDD, located at 1491 Cypress View Lane, Lakeland, FL 33811.

Shoreline Weed Control:

1. Any growth of **unwanted and nuisance shoreline vegetation** found within the lake area shall be treated through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Company shall not be responsible for any growth that is not visible at the time of application.
3. Company shall not be responsible for cutting down or removing any of the dead plants resulting from this application.



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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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SCHEDULE B – PRICING SCHEDULE

Total Price: **$1,150.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

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SERVICES AGREEMENT

PROPERTY NAME: **Lakeside Preserve CDD**
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: **One Time Vegetation Removal within Approx. (3,279 ft.) of the Canal**
EFFECTIVE DATE: **October 20th, 2026**
SUBMITTED TO: **Kwame Jackson - Associate District Manager**
SUBMITTED BY: **Rae King - WFL Account Manager**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to

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SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

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Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues

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that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Lakeside Preserve CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

PROJECT SUMMARY: SOLitude will remove nuisance and invasive vegetative species of approximately (3,279 ft.) of the canal. The vegetation removal is to take place within the entire length of the canal. This section is indicated in red on the provided map. Lakeside Preserve CDD is located at 1491 Cypress View Lane, Lakeland, FL 33811.

Specifications:

1. Company will mobilize equipment and crews to site.
2. Flush cut as low to the ground as possible of the vegetation within the canal and both of the side slopes.
    a. This will include cattails, primrose, and various grass species.
3. Haul the cut material to the landfill for disposal.

Assumptions:

1. Company will have free and unimpeded access to the work location.
2. Price is based on a reasonable plan / field design of the specified work.
3. Should any additional issues be identified during work activity, Company will notify Customer immediately to discuss modified scope, related additional costs, and confirm project path forward.



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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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SCHEDULE B – PRICING SCHEDULE

Total Price: **$41,750.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

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888.480.5253
solitudelakemanagement.com

SERVICES AGREEMENT

PROPERTY NAME: **Lakeside Preserve CDD**
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: **One Time Vegetation Removal within Approx. (1,120ft) of the Canal**
EFFECTIVE DATE: **October 20th, 2026**
SUBMITTED TO: **Kwame Jackson - Associate District Manager**
SUBMITTED BY: **Rae King - WFL Account Manager**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to

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SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing,

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23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Lakeside Preserve CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

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1253 Jensen Drive, Suite 103
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SCHEDULE A – SCOPE OF SERVICES

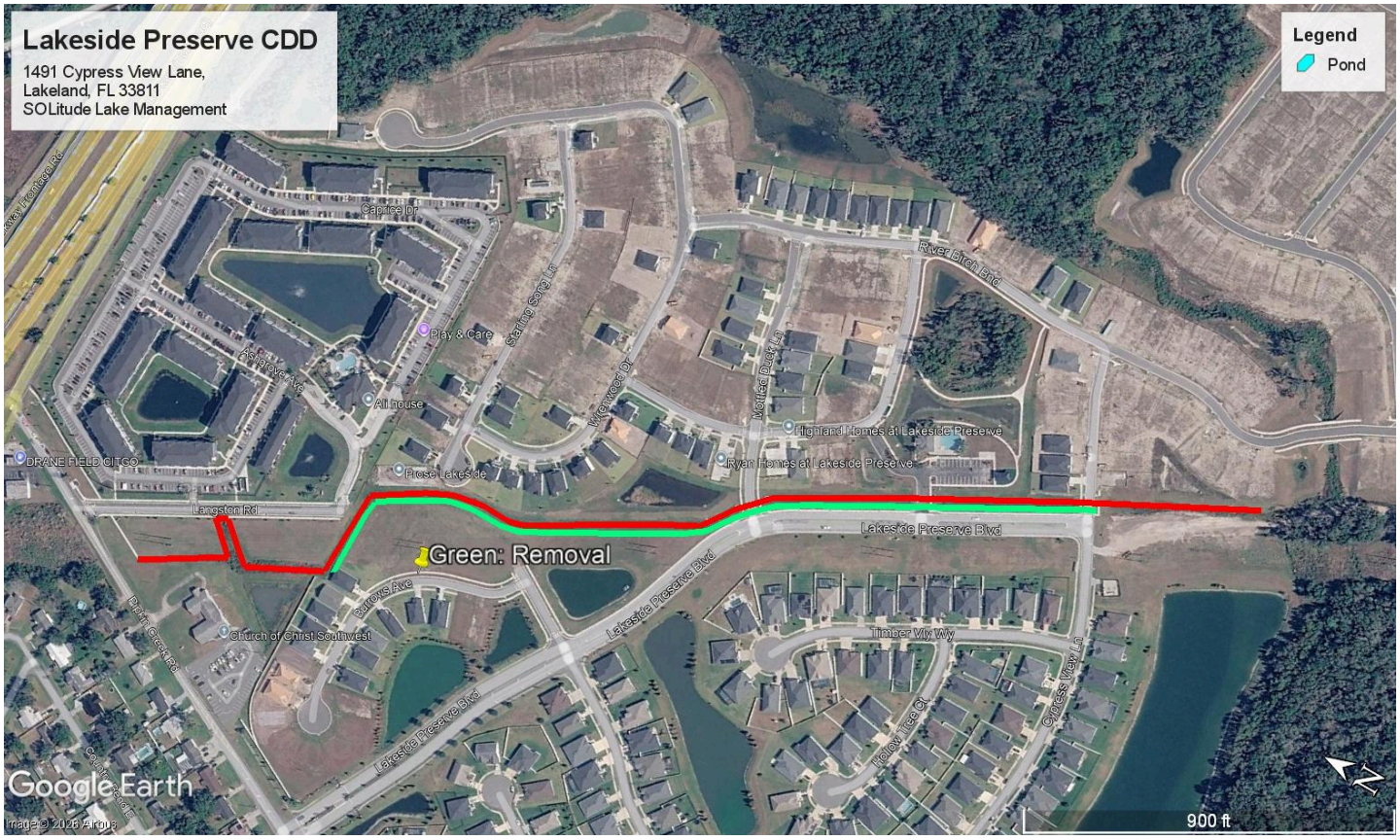
PROJECT SUMMARY: SOLitude will remove nuisance and invasive vegetative species within approximately (1,120 ft.) of the canal. The vegetation removal is to take place in the highly visible area of the community, adjacent to Lakeside Preserve Blvd, as well as the bordering homes. This section is indicated in green on the provided map. Lakeside Preserve CDD is located at 1491 Cypress View Lane, Lakeland, FL 33811.

Specifications:

1. Company will mobilize equipment and crews to site.
2. Flush cut as low to the ground as possible of the vegetation within the canal and both of the side slopes.
    a. This will include cattails, primrose, and various grass species.
3. Haul the cut material to the landfill for disposal.

Assumptions:

1. Company will have free and unimpeded access to the work location.
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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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SCHEDULE B – PRICING SCHEDULE

Total Price: **$16,850.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

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888.480.5253
solitudelakemanagement.com

SERVICES AGREEMENT

PROPERTY NAME: **Lakeside Preserve CDD**
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: **One Time Initial Treatment in Two (2) Areas of Canal (approx. 1,120 ft.)**
EFFECTIVE DATE: **October 19th, 2026**
SUBMITTED TO: **Kwame Jackson - Associate District Manager**
SUBMITTED BY: **Rae King - WFL Account Manager**

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to,

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court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

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10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.
Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues

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that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[*SIGNATURES FOLLOW ON THE NEXT PAGE*]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Lakeside Preserve CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

LAKE/POND TREATMENT SERVICES

PROJECT SUMMARY: SOLitude will perform an initial treatment in two sections of the canal for nuisance and non-native vegetation. The canal measures approximately (1,120 ft.), within Lakeside Preserve CDD, located at 1491 Cypress View Lane, Lakeland, FL 33811.

Shoreline Weed Control:

1. Any growth of **unwanted and nuisance shoreline vegetation** found within the lake area shall be treated through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Company shall not be responsible for any growth that is not visible at the time of application.
3. Company shall not be responsible for cutting down or removing any of the dead plants resulting from this application.



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General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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SCHEDULE B – PRICING SCHEDULE

Total Price: **$850.00** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

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LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Consideration of Amendment to
Pond Maintenance Agreement to Include
Phase 2C Ponds and Stormwater Canal

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AMENDMENT TO ANNUAL SERVICES AGREEMENT

PROPERTY NAME: **Lakeside Preserve CDD**
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: **Annual Maintenance Services will add (Phase 2C - four (4) ponds and one (1) canal)**
EFFECTIVE DATE: **The 1st of the month following acceptance by the Customer**
SUBMITTED TO: **Kwame Jackson - Associate District Manager**
SUBMITTED BY: **Rae King - WFL Account Manager**

This Amendment to the Annual Services Agreement (the "Amendment") is dated as of this 19th of October, 2026, by and between the Customer identified above ("Customer"), and SOLitude Lake Management, LLC ("SOLitude" or "Company"). By executing this Amendment, Customer and SOLitude agree to make certain amendments to the Annual Services Agreement executed between the parties on June 11th, 2026 (the "Services Agreement") as further described herein.

1. SERVICES. SOLitude will provide the Services at the Customer's property as described in Schedule A attached hereto.

2. PAYMENT TERMS. The Amendment Price is **(Phase 2C - $4,276.32).** SOLitude shall invoice Customer **$356.36 per month** for the Services to be provided under this Amendment. The price indicated in this Amendment shall be billed in addition to the regular monthly contract invoice amount.

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By signing below, the Parties agree to be bound by the terms and conditions of this Amendment and any accompanying exhibits as of the Amendment Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Lakeside Preserve CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A - SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the four (4) Ponds and one (1) canal one time per month.

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
    - Water levels
    - Water clarity or quality
    - Turbidity
    - Beneficial Aquatic Vegetation
    - Nuisance, Invasive, or Exotic Aquatic Vegetation
    - Algae
    - Erosion
    - Vegetated buffers
    - Sedimentation
    - Nuisance animal activity
    - Fish habitat
    - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.

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Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

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Water Quality Monitoring:

1. Pond water samples will be taken and tested for the following parameters:
   Temperature Dissolved Oxygen
   pH

2. The results of the tests along with recommendations and analysis of the results will be provided to the Customer in a written report following each testing period.
3. Any data collected that needs immediate action to resolve an issue will be brought to the Customer's attention at once.

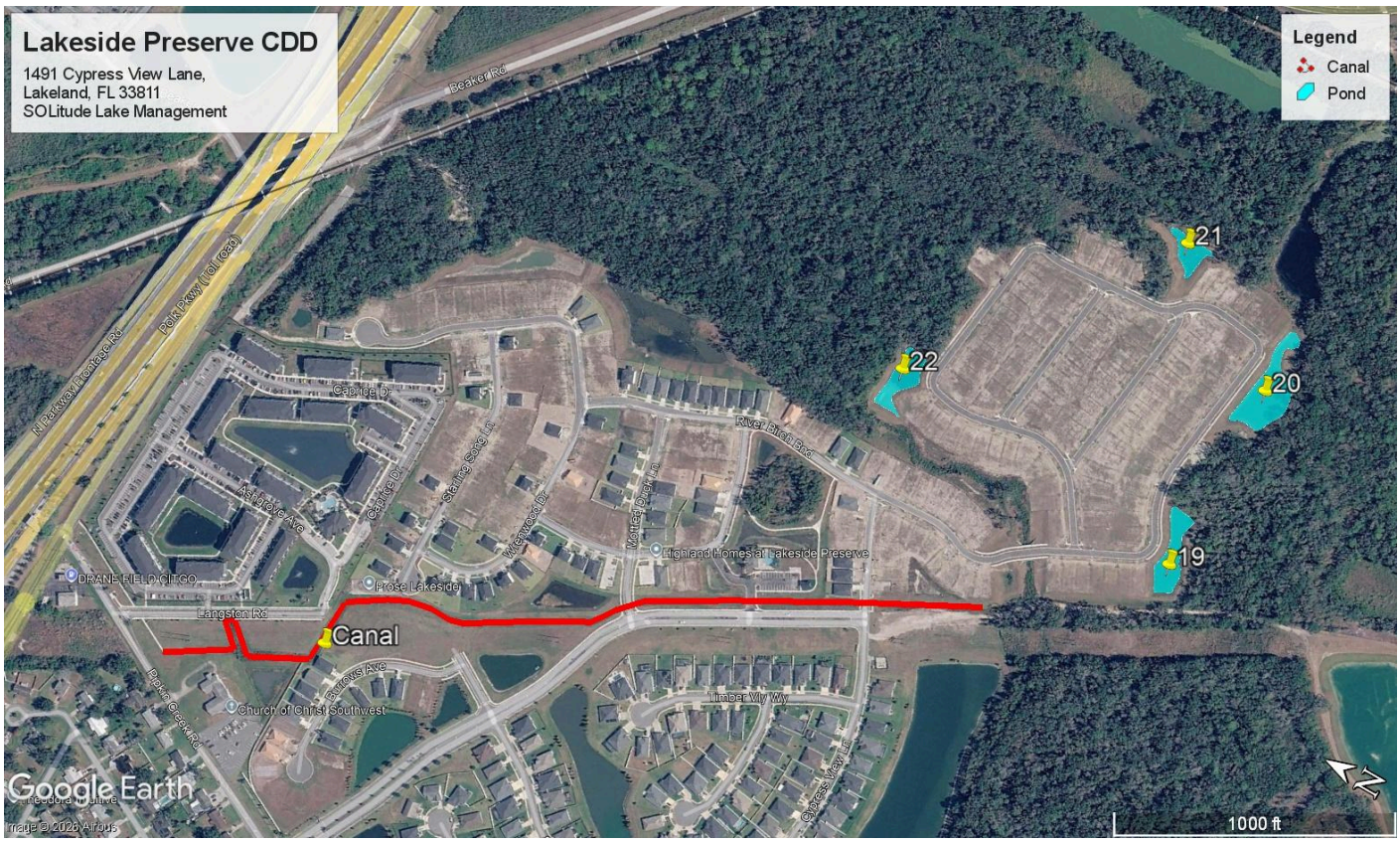
Service Reporting:

1. Customer will be provided with a service report detailing all of the work performed as part of this Agreement after each visit.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.

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Phase 2C Map

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LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Review of Pond Inspection Report

Lakeside Preserve
Ponds Inspection 10/19/2026



CS-90 in Pond 90 (#1)

There is a lot of vegetation growing around the weir wall that needs to be removed. Also, the orifice in the weir wall needs to be cleaned out to ensure proper flow.

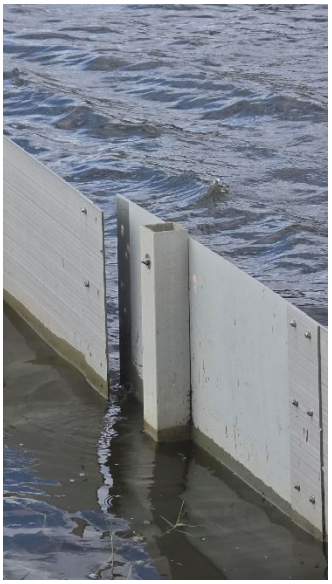




Pond-90 (#2 & #3)

Large patches of grass are starting to grow in the pond. The vegetation in the pond needs to be maintained before it takes over the pond and causes the pond not to function as designed.

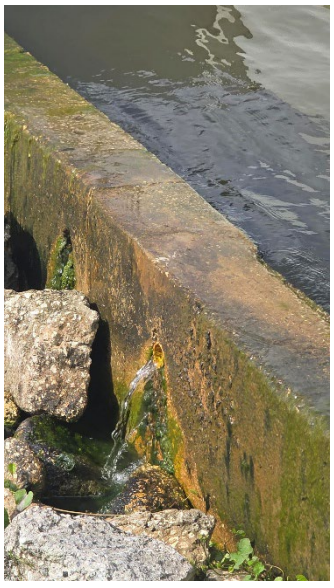


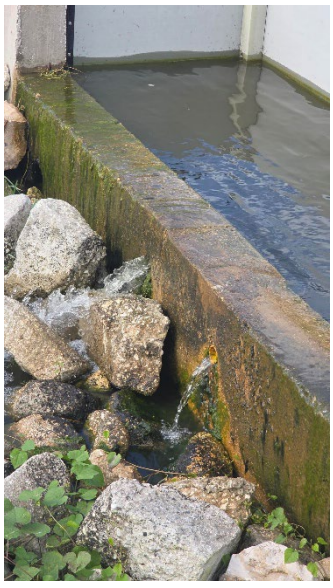


CS- 50 in 50 Pond (#4 & #5)

Remove the rock behind the weir wall that is blocking the flow of the orifice holes in the weir wall. The skimmer is broken and needs to be repaired







CS-40 in Pond 40 (#6 & #7 & #8)

The orifice hole in the pond was blocked by a trash bag and algae. I removed both and now the orifice holes are flowing properly. The holes need to be regularly maintained to allow for the pond the drain per design.



Pond 40 (#9)

A tree has fallen down on the bank and needs to be removed so that it does not eventually go into the pond.



CS-60 in Pond 60 (#10)

Clear vegetation out of the weir wall and orifice hole in weir wall.



CS-80 in Pond 80 (#11)

Clear vegetation out of the weir wall, pond and orifice in weir wall



Pond 1 (#12)

Clear trash and vegetation out of the control structure.

GRAPHIC SCALE
300 0 300
1 inch = 300 feet

#12) Clear trash and vegetation out of the control structure

#9) Tree fallen and needs to be removed

#6, #7, & #8) Eroded soil needs to be removed to not block flow into the pond

#4 & #5) Rock is blocking the orifice hole in weir wall from flowing freely

#10) Clear vegetation and trash out of orfice in weir wall

#11) Clear vegetation round the weir wall and pond

#2 & #3) Clear grass out of ponds

#1) around the weir wall. the grass is growing around is blocking flow and clear orifice

LAKESIDE PRESERVE BOULEVARD
SHEARWATER STREET
PINE FOREST PLACE
HOLLOW TREE COURT
TIMBER VALLEY WAY
CYPRESS VIEW LANE
PARKA CREEK ROAD
25' DRAINAGE EASEMENT
CS-20

REVISIONS:

DATE : 5/2/19
DRAWN BY: TCA
CHECKED BY: TCA
JOB NO.: 2170075

LAKESIDE PRESERVE
HILLSBOROUGH COUNTY, FLORIDA
CDD OWNED PROPERTY
05-02-2019

LAKESIDE PRESERVE CDD
12051 CORPORATE BLVD.
ORLADNO, FLORIDA 32817
Phone (407) 382-3256

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road
(813) 621-7841
Tampa, Florida 33619
(813) 664-1632 (fax)
www.lesc.com
C.A. # 28014

1 1

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Aerator for Pond 4

SERVICES AGREEMENT

PROPERTY NAME: Lakeside Preserve CDD
CUSTOMER NAME: **Lakeside Preserve CDD**
SERVICE DESCRIPTION: 2026 Vertex Aeration Installation at Pond 4
EFFECTIVE DATE: **October 22, 2026**
SUBMITTED TO: Kwame Jackson
SUBMITTED BY: Eric Carnall, Operation Manager; LisaMarie Strawser, Contract and Service Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. SERVICES. SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A. The services provided by Solitude under this Agreement are not intended to, and shall not be construed as, constituting a survey or the practice of surveying. Solitude does not perform professional surveying services.

2. MODIFICATIONS. Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. PRICING. The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.

4. PAYMENT. SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable

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for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.

6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.

7. RESERVED.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

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10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.
Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

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15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues

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that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

LAKESIDE PRESERVE CDD

Signature: _____

Printed Name: _____

Title: _____

Date: _____

Please Remit All Payments to:

SOLitude Lake Management, LLC
PO Box 85529
Chicago, IL 60689-5529

Please Mail All Notices and Agreements to:

SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451

Customer's Address for Notice Purposes:

_____

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SCHEDULE A – SCOPE OF SERVICES

Aeration System Install:

1. Company will install the following submersed air diffused aeration system(s):

1 **Vertex Air 4 Aeration System**

Includes:
Safestart Compressors (115V)
Pressure Relief Valve
Pressure Gauge
Air Filter / Muffler Assembly
GFCI protection breaker
Lockable / Weatherproof / Sound Reducing Cabinet
Large Sound Kit Sub Assembly
Cabinet mounting pad
Cabinet Exhaust Fan
Four (4) Air Station Bottom Diffusers
(Dual Membrane / Self Cleaning)
Check Valves
Adjustable air distribution manifolds
1,800 ft. underwater self-weighted air delivery tubing
(5/8" ID / 1 ¼" OD)
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units** customer must provide suitable 120V or 208/240V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SŌLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SŌLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees). If power is not ready after 60 days following the execution of this agreement, SOLitude will install the unit and invoice the remaining 50% of the total price.

Manufacturer Warranty:

1. Manufacturer warrants the complete cabinet system for **three (3) years** from the date of installation against any defects in materials and workmanship. Excludes wearable parts: air filters & compressor maintenance kits, cabinet itself carries lifetime warranty against rust.

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2. Manufacturer warrants Air Station Membrane Diffusers for **five (5) years** and bottom line tubing for **fifteen (15) years** from the date of installation against any defects in materials and workmanship.
3. The manufacturer's warranty will be voided if:
    a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the fountain/aeration system during the warranty period.
    b. The fountain/aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SŌLitude Lake Management Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:
    a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
    b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SŌLitude Lake Management.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet

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or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.

6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



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SCHEDULE B – PRICING SCHEDULE

Total Price: **$12,118.30** Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price
Due upon completion of the services: remaining 50% of the Total Price

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LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Discussion of Wildlife Signage

FLORIDA INSURANCE ALLIANCE



Lakeside Preserve Community Development District

Date of Visit: Tuesday ,May 12, 2026, at 12:00 PM

District Manager: Kwame Jackson jacksonk@pfm.com

Address: 4249 Cattail Marsh Dr, Lakeland, FL 33811

FIA Attendees: Dennis Thomas, FIA Risk Services Consultant

Visit Overview

The purpose of the visit conducted on Tuesday, May 12th, at 12:00 PM was to allow our team to review the Lakeside Preserve Community Development District from a risk-management perspective.

The visit provided an opportunity for us to support the District's ongoing loss-control efforts by identifying conditions that may contribute to accidents or claims and by discussing recommendations to help address potential loss-producing hazards. The observations and recommendations resulting from this review are included in this letter.

District Summary

Lakeside Preserve in Lakeland, Florida is a 389.39-acre master-planned community located in Polk County, positioned off Pipkin Creek Road, just south of Drane Field Road and near the Polk Parkway, providing convenient access to Lakeland, Winter Haven, Tampa, and surrounding areas. The community features a gated entrance, peaceful nature views, and a landscape defined by ponds, open space, and wetlands that contribute to its park-like setting.

Ownership & Maintenance Responsibilities

The District owns and maintains the full stormwater management system, including the network of interconnected retention lakes, outfall structures, drainage pipes, and the surrounding maintenance easements that ensure proper water quality and flood control throughout the property. These lakes form a central visual and environmental feature of the community, and the District is responsible for their upkeep, shoreline stabilization, aquatic vegetation management, and long-term structural integrity.

In addition to stormwater assets, the District owns the primary landscaped entry features, including monument signage, irrigation systems, perimeter buffers, and the extensive internal landscaping that frames the roadways and common areas. The District also maintains designated open-space tracts and preserved natural areas that protect wetlands and wildlife habitat while contributing to the community's overall aesthetic and environmental character. These preserved areas include wooded buffers, conservation tracts, and passive green spaces that provide visual separation between neighborhoods and support the natural drainage patterns of the site.

Although a pool, cabana, playground, and mailbox areas are located within the District's boundaries, these amenities are owned and managed by the HOA, not the District. The District's responsibilities remain focused on the stormwater system, common-area landscaping, conservation lands, and other infrastructure specifically conveyed to it for long-term stewardship.

Strengths

Strengths highlight some of the existing risk mitigation strategies in place. Consistent application is important to the District's overall risk management program.

- District overall is very well maintained.

Critical Recommendations

Critical recommendations are associated with exposures and hazards that represent a significant danger or risk warranting immediate attention. While follow-up for all recommendations is encouraged, items in the critical category may require documented resolution and review by FIA's Risk Services team as indicated in the recommendation description.

- None at this time

Important Recommendations

Important recommendations are provided to address exposures that if not corrected, have the potential to result in moderate injury or property/liability losses. Some of these recommendations have been proposed from prior visits.

- Wildlife Signage
- Pond Wildlife Signage

Wildlife Signage- The presence of dense vegetation and natural wildlife activity near the walkway increases the likelihood of unexpected encounters with animals such as snakes, raccoons, or insects, which can cause injuries or fear-based incidents.	**Recommendation-** Because the sidewalk runs directly alongside the District-owned wooded habitat, installing a clearly visible warning sign is the most practical and effective way to address the natural risks in this area. The sign should inform pedestrians about the presence of wildlife, uneven natural terrain, and other environmental conditions they may encounter near the conservation area. Please see attached Published Resource on Wildlife Safety & Risk Management Strategies.
	

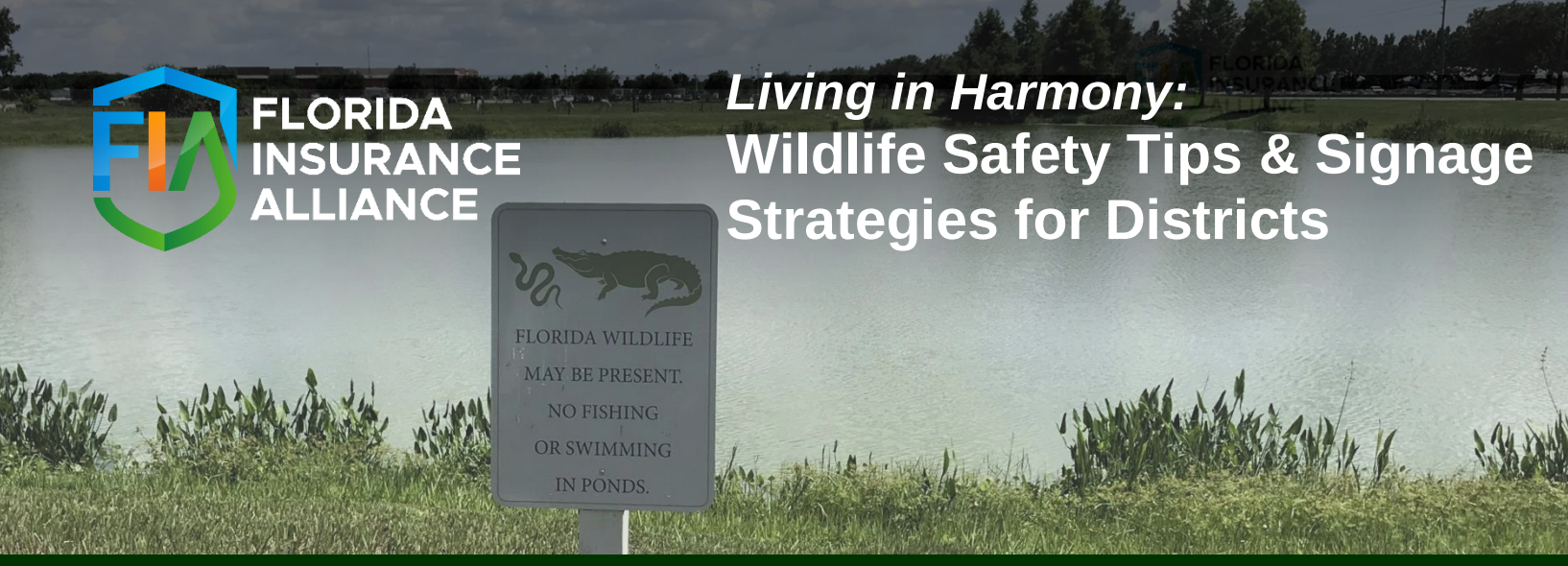
Pond Wildlife Signage- A walkway or sidewalk running directly beside a pond creates several wildlife-related risks that a District must account for, because ponds naturally attract animals that may come into close contact with pedestrians. Ponds in Florida commonly draw snakes, turtles, frogs, wading birds, and in some cases alligators, all of which may cross or linger near the walkway. This increases the likelihood of unexpected encounters that can startle pedestrians or lead to bites, stings, or defensive behavior from wildlife.	**Recommendation-** Consider adding signage to ponds that are adjacent to areas with high pedestrian traffic including sidewalks and trails. Signage should prohibit swimming, boating, fishing (if district policy) and warn of wildlife in the area such as alligators and snakes. Please see attached Published Resource on Wildlife Safety & Risk Management Strategies.
	

Advisory Recommendations

Advisory Recommendation is a suggestion meant to provide information to make an informed decision and is generally not mandatory.

- None at this time

Thank you for including us in your risk management efforts. We appreciate your collaborative approach and are committed to working together to develop and implement effective risk mitigation strategies.



FLORIDA INSURANCE ALLIANCE

Living in Harmony: Wildlife Safety Tips & Signage Strategies for Districts

Florida's abundant wildlife is a treasure, but it also presents unique challenges for special districts, especially CDDs. As districts manage and maintain common areas, including parks, trails, and ponds, ensuring the safety of residents and visitors amidst wildlife encounters is paramount. While striking a balance between preserving natural beauty and mitigating risks can be complex, proactive measures like wildlife warning signage play a crucial role.

Recent Incidents Highlight the Need for Vigilance:

- **Tragic Toll:** In July 2023, an 85-year-old woman was tragically killed by an alligator while walking near her community pond in Sarasota County.
- **Close Call:** A 37-year-old man was bitten by an alligator while cleaning debris near a pond in Sanibel. Thankfully, he suffered only minor injuries.
- **Unfortunate Encounter:** In June 2022, a toddler was found dead in the mouth of an alligator near a retention pond in Orlando.

Signage: Your First Line of Defense

Clear and conspicuous signs are essential for raising awareness and deterring risky behavior. They are helpful in demonstrating that the districts have taken reasonable steps to inform the public of potential hazards. The presence of clear and visible warning signs can serve as evidence that the district fulfilled its duty to warn, potentially reducing liability in the event of an incident. While there's no "magic language" that guarantees safety or absolves the district from liability, clear and concise wording is essential. Signs should:



- **Indicate the Hazards :** Clearly indicate the presence of wildlife, such as "Caution: Alligators May Be Present."
- **Highlight Risks**: Specify potential dangers, like "Do Not Feed or Approach Alligators."
- **Promote Safety:** Encourage responsible behavior, such as "Keep Pets on Leash" and "Supervise Children."
- **Use Visuals:** Incorporate universally recognized symbols, like alligator and snake silhouettes, for quick comprehension.
- **Align With District Policies**: Clearly communicate any district-specific rules or prohibitions, such as "No Swimming," "No Fishing," or "No Boating." Aligning signage with adopted policies reinforces safety measures.

Strategic Sign Placement

As with the absence of specific language requirements for signs, there's also no single, universally applicable placement, distance, or spacing criteria for wildlife warning signs near ponds in Florida. Several factors influence optimal placement, including:

1. Visibility: Signs should be clearly visible from all potential entry points and commonly frequented areas around the pond. This includes where ponds are in close proximity to playgrounds, parks, benches, dog parks, and other amenities. Dense vegetation or obstructions might necessitate closer placement.

2. Terrain: On uneven or winding paths, consider placing signs more frequently to ensure continuous visibility for approaching individuals.

3. Hazard proximity: If specific dangers like steep slopes or alligator habitat are concentrated in certain areas, place signs closer to those locations for immediate attention.

4. Local regulations: Some Florida municipalities might have specific regulations regarding sign spacing for retention ponds. Consult local authorities for any applicable guidelines.

5. Common sense: Ultimately, use your judgment to ensure adequate coverage. If you feel a specific area lacks clear warning due to distance or other factors, add another sign for better protection.

Here are some general recommendations based on pond size and complexity:

- **Small Ponds (<1 acre):** Place signs at least every 50-75 feet around the perimeter, with additional signs at entry points and near any specific hazards.
- **Medium Ponds (1-5 acres):** Consider spacing signs every 75-100 feet, with additional signs at key access points, pathways, and potential danger zones.
- **Large Ponds (>5 acres):** Increase spacing to 100-150 feet along the main perimeter but maintain closer placement (50-75 feet) near high-traffic areas, entry points, and concentrated hazards.

Beyond Signage: A Multi-Layered Approach

While signage is a crucial first step, a comprehensive wildlife safety strategy requires a multi-layered approach. Here are some additional measures districts can implement:

- **Habitat Maintenance:** Regularly maintain landscaping to reduce areas where wildlife might seek shelter or food. This includes keeping trees and shrubs trimmed, removing debris, and securing garbage cans. Balance maintenance with other ecological requirements, including those related to conservation areas and stormwater system design criteria.
- **Physical Barriers:** In areas with high wildlife activity or known risks, districts may need to consider installing physical barriers like fences or natural buffers to deter wildlife from entering populated areas.
- **Educational Outreach:** Distribute informational materials or utilize online platforms like the district's website to educate residents about local wildlife, their behavior, and safety precautions. The Florida Fish and Wildlife Conservation Commission (FWC) offers valuable resources, including the "Living with Alligators" brochure, that can be shared with the community.
- **FWC's Statewide Nuisance Alligator Program (SNAP):** Familiarize residents with the SNAP program and how to report nuisance alligators. The FWC's hotline (866-FWC-GATOR) is available 24/7 for reporting concerns.
- **Clear Policies and Procedures:** Develop and implement clear policies and procedures for handling wildlife encounters, including reporting protocols and emergency response plans.
- **Regular Inspections and Monitoring:** Conduct routine inspections of common areas to identify potential hazards or signs of wildlife activity. Promptly address any issues to maintain a safe environment.

FAQs: Addressing Liability and Signage Concerns

- **Doesn't putting up warning signs increase our liability by acknowledging the danger?**

  Not necessarily. Warning signs demonstrate that the district has taken reasonable steps to inform the public about potential hazards. This proactive approach can help mitigate liability in the event of an incident by showing that the district fulfilled its duty to warn.

- **What if residents complain that the signs are unsightly?**

  Aesthetics are important, but safety should always be the priority. Districts can choose well-designed signs that blend with the environment and use clear, concise language to strike a balance between visual appeal and effective communication. Perceptions that a district valued aesthetics over safety may present challenges when defending related incidents or allegations and are generally disfavored from a public policy perspective.

- **If we post signs, does that mean we're admitting we're responsible if something happens?**

  No. Posting warning signs would not automatically make a district liable for any incidents. However, it demonstrates a responsible approach to safety, which can be helpful in legal proceedings. The key is to combine signage with other safety measures and ensure that the signs are clear, accurate, and strategically placed.

- **Can't we just rely on common sense? People should know there are alligators in Florida.**

  While Florida is known for its wildlife, not everyone is aware of the potential dangers, especially visitors or new residents. Additionally, even those familiar with alligators may underestimate the risks or engage in risky behavior. Signs serve as a constant reminder and encourage responsible actions.

- **Our district owns a golf course with over 40 water bodies, do we need a sign at each one?**

  Strategic placement is still key. For golf courses, signage at entry points serves as an initial warning and sets expectations for golfers about wildlife safety on the course. Signage within the pro-shop, near the clubhouse, halfway houses or restroom buildings can also be considered.



Wildlife warning signs are an important tool for community development districts in managing safety risks associated with local wildlife. However, they should be part of a broader wildlife management strategy that includes education, physical safety measures, and adherence to local regulations. This approach not only helps protect individuals and wildlife, but it also contributes to a safer, more informed, and more harmonious community. After all, understanding and respecting our local wildlife is part of what makes living in Florida so special.

At Florida Insurance Alliance, we understand the risks and hazards found in our member districts. If you have areas of concern or would like one of our knowledgeable loss control consultants to review and assess your district's risk management program, please contact us at riskservices@egisadvisors.com.

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Ratification of FY 2027 General Insurance and Worker's Compensation Proposals

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Lakeside Preserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance ("FIA"), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.
Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage
FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for "alleged" public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?
FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA's primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of $2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?
As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

Lakeside Preserve Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126336

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	$124,448
Loss of Business Income	$1,000,000
Additional Expense	$1,000,000
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	**Coinsurance**
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	3 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of $10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	**Deductibles**	**Limit**
Earth Movement	$2,500	Included
Flood	$2,500 *	Included
Boiler & Machinery	$2,500	Included
TRIA		Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM **$1,244**

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	$500,000 in any one occurrence
X	B	Animals	$1,000 any one Animal $5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to $250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	$1,250,000 in any one occurrrence
X	F	Duty to Defend	$100,000 any one occurrence
X	G	Errors and Omissions	$250,000 in any one occurrence
X	H	Expediting Expenses	$250,000 in any one occurrence
X	I	Fire Department Charges	$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	$50,000 in any one occurrence
X	Q	Professional Fees	$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	$500,000 in any one occurrence
X	T	Transit	$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Glass and Sanitary Fittings Extension	$25,000 in any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Lock and Key Replacement	$2,500 any one occurrence
X	DD	Tracks and fields (except Lawns, Plants, Trees and Srubs covered under code K)	$250,000 any one occurrence and $500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
X	EE	Awnings, Gutters and Downspouts	Included
X	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description	Limit	Deductible
Forgery and Alteration	$100,000	$1,000
Theft, Disappearance or Destruction	$100,000	$1,000
Computer Fraud including Funds Transfer Fraud	$100,000	$1,000
Employee Dishonesty, including faithful performance, per loss	$100,000	$1,000

Deadly Weapon Protection Coverage

Coverage	Limit	Deductible
Third Party Liability	$1,000,000	$0
Property Damage	$1,000,000	$0
Crisis Management Services	$250,000	$0

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	**8,9**	**$1,000,000**	**Included**
Personal Injury Protection	**N/A**		**Not Included**
Auto Medical Payments	**N/A**		**Not Included**
Uninsured Motorists including Underinsured Motorists	**N/A**		**Not Included**
Physical Damage Comprehensive Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Specified Causes of Loss Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Collision Coverage	**N/A**	**Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto** See item Four for Hired or Borrowed Autos.	**Not Included**
Physical Damage Towing And Labor	**N/A**	**$0 For Each Disablement Of A Private Passenger Auto**	**Not Included**

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	$1,000,000
Medical Payments Limit	$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	$25,000/$250,000
General Liability Deductible	$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	$1,000,000
	Aggregate	$2,000,000
Public Officials and Employment Practices Liability Deductible		$0

Retroactive Date:

Supplemental Payments: Pre-termination $2,500 per employee - $5,000 annual aggregate.
Non-Monetary $100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: $100,000 each claim/annual aggregate
Fraudulent Instruction: $25,000

FLORIDA INSURANCE ALLIANCE

PREMIUM SUMMARY

Lakeside Preserve Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126336

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	$1,244
Crime	$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	$4,157
Public Officials and Employment Practices Liability	$3,399
Deadly Weapon Protection Coverage	Included
TOTAL PREMIUM DUE	**$9,300**

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

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

Additional Notes:

(None)

FLORIDA INSURANCE ALLIANCE

PARTICIPATION AGREEMENT

Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

(a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;

(b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;

(c) To abide by the rules and regulations adopted by the Board of Directors;

(d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;

(e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;

(f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Lakeside Preserve Community Development District

(Name of Local Governmental Entity)

By: _____ Milton Andrade
Signature — Print Name

Witness By: _____ Cheron Crotty
Signature — Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

FLORIDA INSURANCE ALLIANCE

PROPERTY VALUATION AUTHORIZATION

Lakeside Preserve Community Development District
c/o PFM Group Consulting, LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

☑	Building and Content TIV	$124,448	As per schedule attached
☐	Inland Marine	Not Included	
☐	Auto Physical Damage	Not Included	

Signature: _____ Date: 10/5/26

Name: Milton Andrade

Title: CHAIRMAN

FLORIDA INSURANCE ALLIANCE

Schedule Items Effective As of: 10/01/2026

Property Schedule

Lakeside Preserve Community Development District

Policy No.: 100126336
Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description / Address	Roof Shape	Roof Pitch	Year Built / Const Type	Eff. Date / Term Date	Building Value / Contents Value	Roof Covering	Covering Replaced	Roof Yr Blt	Total Insured Value
1	Perimeter Wall Lakeside Preserve Blvd Lakeland FL 33811			2019 Masonry non combustible	10/01/2026 10/01/2027	$54,108				$54,108
2	Entranceway Monument Lakeside Preserve Blvd Lakeland FL 33811			2019 Masonry non combustible	10/01/2026 10/01/2027	$54,108				$54,108
3	Metal Fence w/Masonry Columns Lakeside Preserve Blvd Lakeland FL 33811			2019 Non combustible	10/01/2026 10/01/2027	$16,232				$16,232

Total:	Building Value	Contents Value	Insured Value
	$124,448	$0	$124,448

Sign: _____ Print Name: Milton Andrade Date: 10/5/2026

FLORIDA INSURANCE ALLIANCE

Egis Insurance & Risk Advisors

Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Workers Compensation

Lakeside Preserve Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Quotation being provided for:

Lakeside Preserve Community Development District
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

Term: October 1, 2026 to October 1, 2027
Coverage Provided by: Florida Insurance Alliance
Quote Number: WC100126336

TYPE OF INSURANCE

Part A	**Workers Compensation** • **Benefits: FL Statutory (Medical, Disability, Death)**
Part B	**Employers Liability:** • **$1,000,000- Each Accident** • **$1,000,000- Disease- Policy Limit** • **$1,000,000- Disease- Each Employee**

Class Code	Description	Payroll	Rate	Premium
8810	Clerical Office Employees NOC.	$3,600	0.11	$3.96
Total Manual Premium				$3.96
Increased ELL 1M/1M/1M				$120.00
				$123.96
Workplace Safety Credit – 2%				$0.00
Drug Free Workplace Credit – 5%				$0.00
Experience Modification				1.000000
Standard Premium				$123.96
Expense Constant				$160.00
Terrorism				$0.36
Policy Total				**$850.00**

Additional terms and conditions, including but not limited to:

1. Please review the quote carefully, as coverage terms and conditions may not encompass all requested coverages.
2. The Coverage Agreement premium shall be pro-rated as of the first day of coverage from the minimum policy premium.
3. Down payment is due at inception.
4. The Trust requires that the Member maintains valid and current certificates of workers' compensation insurance on all work performed by persons other than its employees.
5. If NCCI re-promulgates a mod, we will honor the mod as promulgated. If the mod changes during the fund year, we reserve the right to apply a correct mod back to the inception date of the Coverage Agreement.
6. Safety and Drug Free program credits (if applicable) are subject to program requirements.
7. Payrolls are subject to final audit.
8. Deletion of any coverage presented, Package and/or Workers' Compensation, will result in re-pricing of account.



LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Prince & Sons Proposal to Flush Cut and Disposal of Oak Tree

200 S. F. Street
Haines City, Florida 33844
Phone 863-422-5207 | Fax 863-422-1816 Polk County License # 214815

Date: October 2, 2026

SUBMITTED TO:	Job Name / Location:
CDD-PFM Group Quadrangle Boulevard Suite 270 Orlando, FL. 32817 Lisa Dixon Phone: 727-451-7903 Email: Ldixon@triadassocmgmt.com	Lakeside Preserve 4006 Shearwater St. Lakeland, FL. 33811

PROPOSAL TO FLUSH CUT OAK TREE ON CDD POND

	Qty	Unit	Unit Cost	TOTAL
Flush Cut and Disposal	1	ea	$150.00	$150.00
			Total:	**$150.00**

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Cheryl Bachman
Date Submitted: October 2, 2026

Accepted by: Kwame Jackson
Date Accepted: 10/5/2026

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Additional Service Order with Prince & Sons for Irrigation Repairs

AMENDED AND RESTATED AGREEMENT FOR LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES ADDITIONAL SERVICES ORDER

THIS ADDITIONAL SERVICES ORDER (the "**ASO**") is presented according to the requirements established within the executed *Amended and Restated Agreement for Landscape and Irrigation Maintenance Services* dated December 1, 2025, as amended (the "**Agreement**"). This ASO is made and entered into effective this 26th day of August 2026, by and between:

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in the City of Lakeland, Florida, with a mailing address of c/o PFM Group Consulting, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the "**District**"), and

PRICE AND SONS, INC., a Florida corporation, with a mailing address of 200 South F Street, Haines City, Florida 33844 (the "**Contractor**" and, together with the District, the "**Parties**").

1. SCOPE OF WORK. In addition to the services described in the Agreement and any Exhibits thereto, Contractor will provide the additional work described below, in accordance with the unit prices pricing provided herein (the "**Additional Work**"). Contractor shall invoice the District for the Additional Work actually performed, and the District shall remit payment for such Additional Work pursuant to the terms of the Agreement. Such amount includes all materials and labor necessary to complete the Additional Work and all items, labor, materials, or otherwise, to provide the District the maximum benefit of the Additional Work.

Proposal Name	Cost	Notes
Irrigation Repairs (**Exhibit A**)	$776.56	N/A
	Total	$776.56

2. EFFECTIVE DATE. This ASO shall be effective as of the date listed above.

3. ACCEPTANCE. Execution of this ASO will authorize Contractor to complete the Additional Work as outlined above in addition to any other services set forth in the Agreement. Contractor shall commence the aforesaid authorized Additional Work as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this ASO, remain in full force and effect. To the extent that any other terms provided in **Exhibit A** conflict with the terms of the executed Agreement, the terms of the Agreement shall control.

IN WITNESS WHEREOF, the Parties hereto have caused this ASO to be executed the day and year first above written.

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT

Signature

By: Milton Andrade
Print Name

Its: Chairman, Board of Supervisors
Title

PRINCE AND SONS, INC.

Signature

By: Lucas Marion
Print Name

Its: VP
Title

Exhibit A: Irrigation Repairs

Exhibit A
Irrigation Repairs

PRINCE & SONS INC.

200 S. F. Street, Haines City, FL 33844
www.princelandservices.com

Phone 863-422-5207

State of Florida License # CGC1521568
Polk County License # 15453

Date: 8.3.26

SUBMITTED TO:	Job Name / Location:
Triad 4006 Shearwater st Lakeland, FL 33811 CAM: Yalma Morales Phone: 352.602.4803 Email: YRodriguezMorales@triadassocmgmt.com	Lakeside Preserve CDD Lakeland, FL 33811

We hereby submit an proposal to provide the material and labor for the scope of work:
To investigate overcurrent on system to find bad decoder, which is preventing the system from operating. If there is more than 1 bad decoder the second one will need to be proposed.

Wire tracking	7	$75.00	$525.00
Hunter single station decoder	1	$186.56	$186.56
Labor	1	$65.00	$65.00
Total			$776.56

EXCLUSIONS & SUBSTITUTIONS:

MATERIAL & LABOR NOT TO EXCEED

GENERAL TERMS:
1. Payment to be remitted within 30 days upon completion (no exceptions).
2. Prices good for 30 days - P&S reserves the right to re-bid after 30 days.

Prince and Sons, Inc. Authorized Signature:

Approved By: _____

Josh Christian	James Smith	Jason Seiple
Account Manager	*Irrigation Manager*	*Technician*

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Ratification of Requisition Nos. 153 – 159 Paid Through Developer Funds

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE • 3501 QUADRANGLE BLVD STE 270 • ORLANDO, FL 32817
PHONE: (407) 723-5900 • FAX: (407) 723-5901

Requisition Recap
For Board Approval

Attached please find the listing of requisitions approved to be paid from Developer Funding from June 1, 2026 through August 31, 2026. This does not include requisitions previously approved by the Board.

REQUISITION NO.	PAYEE	AMOUNT
153	Hunter Engineering	$2,578.75
154	Koss Fence LLC	$3,500.00
155	Clayton Properties	$6,960.00
156	The Ditch Whisperer	$1,392.50
157	Tiger Contracting	$698,156.32
158	The Ditch Whisperer	$5,242.50
159	Eden Landscape Enterprises	$115,663.69
Total		**$833,493.76**

Approval of Expenditures:

_____ Chairman

- ----------Vice Chairman

- ----------Assistant Secretary

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Review of Monthly Financials

Lakeside Preserve CDD

September 2026 Financial Report

September 30, 2026

PFM Management Service LLC
3501 Quadrangle Blvd.,
Suite 270
Orlando, Florida 32817
Tel: 407-723-5900

Lakeside Preserve CDD
Statement of Financial Position
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Assets					
Current Assets					
General Checking Account	$ 84,960.46				$ 84,960.46
Checking Account - Reserve	119,258.95				119,258.95
Prepaid Expenses	3,192.09				3,192.09
Deposits	305.50				305.50
Interest Receivable		$ 7,496.38			7,496.38
Series 2019 Debt Service Reserve		89,609.37			89,609.37
Series 2023 Debt Service Reserve		733,412.50			733,412.50
Series 2019 Revenue		193,149.98			193,149.98
Series 2023 Revenue		630,673.85			630,673.85
Series 2019 Prepayment		17.97			17.97
Series 2023 Prepayment		1,284,996.43			1,284,996.43
Series 2019 General Fund		2.45			2.45
Series 2019 Sinking Fund		866.18			866.18
Series 2023 Acquisition/Construction			$ 21,067.66		21,067.66
Total Current Assets	$ 207,717.00	$ 2,940,225.11	$ 21,067.66	$ -	$ 3,169,009.77
Investments					
Amount Available in Debt Service Funds				$ 2,932,728.73	$ 2,932,728.73
Amount To Be Provided				7,327,271.27	7,327,271.27
Total Investments	$ -	$ -	$ -	$ 10,260,000.00	$ 10,260,000.00
Total Assets	$ 207,717.00	$ 2,940,225.11	$ 21,067.66	$ 10,260,000.00	$ 13,429,009.77
Liabilities and Net Assets					
Current Liabilities					
Accounts Payable	$ 10,467.39				$ 10,467.39
Accounts Payable			$ 207.59		$ 207.59
Total Current Liabilities	$ 10,467.39	$ -	$ 207.59	$ -	$ 10,674.98
Long Term Liabilities					
Revenue Bonds Payable - Long-Term				$ 10,260,000.00	$ 10,260,000.00
Total Long Term Liabilities	$ -	$ -	$ -	$ 10,260,000.00	$ 10,260,000.00
Total Liabilities	$ 10,467.39	$ -	$ 207.59	$ 10,260,000.00	$ 10,270,674.98
Net Assets					
Net Assets, Unrestricted	$ (4,500.00)				$ (4,500.00)
Net Assets - General Government	217,488.16				217,488.16
Current Year Net Assets - General Government	(15,738.55)				(15,738.55)
Net Assets, Unrestricted		$ 2,619,029.72			2,619,029.72
Current Year Net Assets, Unrestricted		321,195.39			321,195.39
Net Assets, Unrestricted			$ (807,113.50)		(807,113.50)
Current Year Net Assets, Unrestricted			827,973.57		827,973.57
Total Net Assets	$ 197,249.61	$ 2,940,225.11	$ 20,860.07	$ -	$ 3,158,334.79
Total Liabilities and Net Assets	$ 207,717.00	$ 2,940,225.11	$ 21,067.66	$ 10,260,000.00	$ 13,429,009.77

Lakeside Preserve CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Revenues					
On-Roll Assessments	$244,013.64				$ 244,013.64
Off-Roll Assessments	$ 85,997.24				85,997.24
Inter-Fund Transfers In	(400.50)				(400.50)
On-Roll Assessments		$ 558,985.41			558,985.41
Off-Roll Assessments		322,602.94			322,602.94
Other Assessments		2,405,356.14			2,405,356.14
Inter-Fund Group Transfers In		(24,637.76)			(24,637.76)
Developer Contributions			$1,470,967.22		1,470,967.22
Inter-Fund Transfers In			25,038.26		25,038.26
Total Revenues	$329,610.38	$3,262,306.73	$1,496,005.48	$ -	$5,087,922.59
Expenses					
Supervisor Fees	$ 4,800.00				$ 4,800.00
POL Insurance	3,162.00				3,162.00
Trustee Services	8,512.26				8,512.26
Management	30,000.00				30,000.00
Field Management	2,400.00				2,400.00
Engineering	5,513.75				5,513.75
Disclosure	4,000.00				4,000.00
Property Appraiser	12,267.19				12,267.19
District Counsel	19,032.47				19,032.47
Assessment Administration	15,000.00				15,000.00
Reamortization Schedules	500.00				500.00
Audit	6,500.00				6,500.00
Tax Preparation	29.34				29.34
Postage & Shipping	497.47				497.47
Legal Advertising	1,520.32				1,520.32
Meeting Room	490.00				490.00
Web Site Maintenance	2,940.00				2,940.00
Dues, Licenses, and Fees	175.00				175.00
Electric	1,378.35				1,378.35
Lake/Pond Repair	24,500.00				24,500.00
General Insurance	3,867.00				3,867.00
Property & Casualty	1,617.00				1,617.00
Other Insurance	1,350.00				1,350.00
Irrigation	14,451.83				14,451.83
Lake Maintenance	16,958.36				16,958.36
Landscaping Maintenance & Material	165,304.50				165,304.50
Landscape Improvements	4,700.00				4,700.00

Lakeside Preserve CDD
Statement of Activities
As of 9/30/2026

	General Fund	Debt Service Fund	Capital Projects Fund	Long-Term Debt Fund	Total
Contingency	3,250.00				3,250.00
Signage & Amenities Repair	925.00				925.00
Miscellaneous	1,216.62				1,216.62
Principal Payments - S2019 Bond		$ 30,000.00			30,000.00
Principal Payments - S2023 Bond		2,250,000.00			2,250,000.00
Interest Payments - S2019 Bond		59,825.00			59,825.00
Interest Payments - S2023 Bond		677,901.57			677,901.57
District Counsel			$ 400.50		400.50
Capital Expenditures			668,827.33		668,827.33
Total Expenses	$356,858.46	$3,017,726.57	$ 669,227.83	$ -	$4,043,812.86
Other Revenues (Expenses) & Gains (Losses)					
Interest Income	$ 11,509.53				$ 11,509.53
Interest Income		$ 76,615.23			76,615.23
Interest Income			$ 1,195.92		1,195.92
Total Other Revenues (Expenses) & Gains (Losses)	$ 11,509.53	$ 76,615.23	$ 1,195.92	$ -	$ 89,320.68
Change In Net Assets	$(15,738.55)	$ 321,195.39	$ 827,973.57	$ -	$1,133,430.41
Net Assets At Beginning Of Year	$212,988.16	$2,619,029.72	$ (807,113.50)	$ -	$2,024,904.38
Net Assets At End Of Year	$197,249.61	$2,940,225.11	$ 20,860.07	$ -	$3,158,334.79

Lakeside Preserve CDD
Budget to Actual
For the Month Ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Revenues					
On-Roll Assessments	$ 244,013.64	$ 242,319.88	$ 1,693.76	$ 242,319.88	100.70%
Off-Roll Assessments	85,997.24	85,997.24	-	85,997.24	100.00%
Carry Forward Revenue	61,526.14	61,526.14	-	61,526.14	100.00%
Net Revenues	**$ 391,537.02**	**$ 389,843.26**	**$ 1,693.76**	**$ 389,843.26**	**100.43%**
General & Administrative Expenses					
Supervisor Fees	$ 4,800.00	$ 5,000.00	$ (200.00)	$ 5,000.00	96.00%
POL Insurance	3,162.00	3,356.00	(194.00)	3,356.00	94.22%
Trustee Services	8,512.26	8,512.26	-	8,512.26	100.00%
Management	30,000.00	30,000.00	-	30,000.00	100.00%
Field Management	2,400.00	2,400.00	-	2,400.00	100.00%
Engineering	5,513.75	10,000.00	(4,486.25)	10,000.00	55.14%
Disclosure	4,000.00	6,500.00	(2,500.00)	6,500.00	61.54%
Property Appraiser	12,267.19	10,000.00	2,267.19	10,000.00	122.67%
District Counsel	19,032.47	16,000.00	3,032.47	16,000.00	118.95%
Assessment Administration	15,000.00	15,000.00	-	15,000.00	100.00%
Reamortization Schedules	500.00	1,000.00	(500.00)	1,000.00	50.00%
Audit	6,500.00	6,000.00	500.00	6,000.00	108.33%
Arbitrage Calculation	-	500.00	(500.00)	500.00	0.00%
Tax Preparation	29.34	50.00	(20.66)	50.00	58.68%
Travel and Per Diem	-	250.00	(250.00)	250.00	0.00%
Postage & Shipping	497.47	300.00	197.47	300.00	165.82%
Legal Advertising	1,520.32	2,000.00	(479.68)	2,000.00	76.02%
Meeting Room	490.00	700.00	(210.00)	700.00	70.00%
Web Site Maintenance	2,940.00	2,940.00	-	2,940.00	100.00%
Dues, Licenses, and Fees	175.00	175.00	-	175.00	100.00%
Total General & Administrative Expenses	**$ 117,339.80**	**$ 120,683.26**	**$ (3,343.46)**	**$ 120,683.26**	**97.23%**
Field Expenses					
Electric	$ 1,378.35	$ 6,500.00	$ (5,121.65)	$ 6,500.00	21.21%
Amenity - Pool Furniture/ Repair/Replace	-	2,000.00	(2,000.00)	2,000.00	0.00%
Amenity - Pool Maintenance	-	4,800.00	(4,800.00)	4,800.00	0.00%
Amenity - Access Control	-	5,000.00	(5,000.00)	5,000.00	0.00%
Amenity - Janitorial	-	2,250.00	(2,250.00)	2,250.00	0.00%
Amenity - Pest Control	-	800.00	(800.00)	800.00	0.00%
General Insurance	3,867.00	4,104.00	(237.00)	4,104.00	94.23%
Property & Casualty	1,617.00	18,356.00	(16,739.00)	18,356.00	8.81%
Other Insurance	1,350.00	1,350.00	-	1,350.00	100.00%

Lakeside Preserve CDD
Budget to Actual
For the Month Ending 09/30/2026

	YTD Actual	YTD Budget	YTD Variance	FY 2026 Adopted Budget	Percentage Spent
Irrigation	14,451.83	14,000.00	451.83	14,000.00	103.23%
Lake Maintenance	16,958.36	35,000.00	(18,041.64)	35,000.00	48.45%
Lake/Pond Repair	24,500.00	-	24,500.00	-	0.00%
Landscaping Maintenance & Material	165,304.50	135,000.00	30,304.50	135,000.00	122.45%
Landscape Improvements	4,700.00	10,000.00	(5,300.00)	10,000.00	47.00%
Contingency / Miscellaneous	4,466.62	25,000.00	(20,533.38)	25,000.00	17.87%
Signage & Amenities Repair	925.00	-	925.00	-	0.00%
Reserve Account	-	5,000.00	(5,000.00)	5,000.00	0.00%
Total Field Expenses	**$ 239,518.66**	**$ 269,160.00**	**$ (29,641.34)**	**$ 269,160.00**	**88.99%**
Total Expenses	**$ 356,858.46**	**$ 389,843.26**	**$ (32,984.80)**	**$ 389,843.26**	**91.54%**
Income (Loss) from Operations	**$ 34,678.56**	**$ -**	**$ 34,678.56**	**$ -**	
Other Income (Expense)					
Interest Income	$ 11,509.53	$ -	$ 11,509.53	$ -	
Total Other Income (Expense)	**$ 11,509.53**	**$ -**	**$ 11,509.53**	**$ -**	
Net Income (Loss)	**$ 46,188.09**	**$ -**	**$ 46,188.09**	**$ -**	

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

Staff Reports

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

District Counsel

ACQUISITION AGREEMENT REGARDING COMMON AREA PROPERTY

THIS AGREEMENT ("**Agreement**") is made effective this _____ day of October 2026, by and between:

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in the City of Lakeland, Florida, and whose mailing address is c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 ("**District**"); and

LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION OF POLK INC., a Florida not-for-profit corporation, whose mailing address is c/o Highland Community Management LLC, 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (together with its permitted successors and assigns, "**HOA**", and together with the District, "**Parties**").

RECITALS

WHEREAS, the District was established by an ordinance adopted by the City Commission of the City of Lakeland, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, as authorized by Chapter 190, *Florida Statutes*; and

WHEREAS, the HOA is a not-for-profit organization serving the same community and the owner of the roadways within the community; and

WHEREAS, the District is the owner of certain common area property within the boundaries of the District known as Tract A as depicted on the plat of *Lakeside Preserve Phase I*, recorded at Plat Book 171, Page 15 et seq., of the Official Records of Polk County, Florida and Tracts A, B, C, E, F, G, H, and I, and that portion of Tract M designated as open space, all as depicted on the plat of *Lakeside Preserve Phases 2A & 2B*, recorded at Plat Book 211, Page 17 et seq., of the Official Records of Polk County, Florida (together, the "**Property**"); and

WHEREAS, during the buildout of the community, the entry and exit gates located on the HOA roadways are open to the general public; and

WHEREAS, upon the full development of the community, the HOA intends to close the gates and restrict access to the community; and

WHEREAS, once access to the community is restricted, the District will be unable to own or maintain general common space areas located behind the gates and must convey ownership and maintenance of the Property to the HOA; and

WHEREAS, at such time that the District is required to convey the Property to the HOA, the HOA agrees to accept the ownership and maintenance responsibility of the same; and

WHEREAS, in anticipation of the conveyances of the Property, the Parties desire to memorialize and set forth clearly their understanding and agreement with respect to the Property as well as certain other matters addressed herein.

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

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

2. CONVEYANCE OF REAL PROPERTY. The Parties agree that, within _____ years from the date of this Agreement, the District, at a date determined by the District in its sole discretion and without further notice to the HOA, may execute and record a deed for all or a portion of the Property substantially in the form attached hereto as **Exhibit A**, and thereby convey to the HOA, and the HOA shall be deemed to have accepted all or a portion of the Property, without further action of the HOA's Board of Directors. Such deed or other instrument shall be subject to a reservation by the Districts of its right and privilege to maintain any portions of the Property that are part of the District's stormwater management system, as required by the applicable permits issued by the Southwest Florida Water Management District. The District shall provide the HOA with a recorded copy of the deed within thirty (30) days of recording.

A. ***Cost.*** The parties agree that the Property shall be provided to the HOA at a cost of Ten Dollars and Zero Cents ($10.00).

B. ***Fees, Taxes, Title Insurance.*** The District shall pay the cost for recording fees and documentary stamps required, if any, for the conveyance of the Property. While the District is the owner of the Property, no taxes or assessments may be levied on the Property. At such time the District conveys the Property to the HOA, the HOA shall be responsible for all taxes and assessments levied on the Property after such conveyance. At the time of conveyance, the HOA may require, at the District's expense, an owner's title insurance policy in a form satisfactory to the District.

C. ***Conveyance As-Is.*** Except as otherwise separately agreed by the Parties with respect to any particular portion of the Property, and without intending to modify any of the other terms of this Agreement, any conveyance of the Property shall be on an "AS-IS" basis, and without any representation or warranty from the District to the Developer in respect thereto.

3. ENFORCEMENT OF AGREEMENT. In the event that any party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the substantially prevailing party shall be entitled to recover from the other(s) all fees and costs incurred, including reasonable attorneys' fees, paralegal fees and expert witness fees, and costs for trial, alternative dispute resolution, or appellate proceedings.

4. DEFAULTS. Failure by either party to perform each and every one of its obligations hereunder shall be a default, entitling either party to pursue whatever remedies are available to it under Florida law. Each of the Parties hereto shall give the other party written notice of any defaults hereunder and shall allow the defaulting party not less than five (5) days from the date of receipt of such notice to cure monetary defaults and fifteen (15) days to cure other defaults.

5. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the District and the HOA relating to the subject matter of this Agreement.

6. AMENDMENTS. Amendments to and waivers of the provisions contained in this Agreement, may be made only by an instrument in writing executed by both of the Parties.

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

8. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice(s)**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, as follows:

A.	If to the District:	Lakeside Preserve Community Development District c/o PFM Management Services LLC 3501 Quadrangle Boulevard, Suite 270 Orlando, Florida 32817 Attn: District Manager
	With a copy to:	Kilinski | Van Wyk 517 East College Avenue Tallahassee, Florida 32301 Attn: Lakeside Preserve CDD, District Counsel
B.	If to Developer:	Lakeside Preserve Homeowners Association of Polk Inc. 4110 South Florida Avenue, Suite 200 Lakeland, Florida 33813 Attn: _____

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

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

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

11. PUBLIC RECORDS. HOA understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be considered public records in accordance with Florida law.

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

13. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

14. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

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

Signed, sealed and delivered
in the presence of:

Witnesses:

_____

Name: _____
Address:
_____
_____

_____

Name: _____
Address:
_____
_____

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

_____
Chair/Vice Chairman, Board of Supervisors

Address:
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of October 2026, by Milton Andrade, as Chairman of the Board of Supervisors of the Lakeside Preserve Community Development District.

_____
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

Signed, sealed and delivered
in the presence of:

Witnesses:

_____

Name: _____
Address:
_____
_____

_____

Name: _____
Address:
_____
_____

LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION OF POLK INC.,
a Florida not for profit corporation

_____
Lee Saunders, President

Address:
4110 South Florida Avenue, Suite 200
Lakeland, Florida 33813

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of October, by Lee Saunders, as President of the Lakeside Preserve Homeowners Association of Polk Inc.

_____
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

EXHIBIT A: Form of Deed

EXHIBIT A

This instrument was prepared by and
upon recording should be returned to:

Savannah Hancock, Esq.
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

Parcel ID Nos.:
23-29-02-139452-002650; 23-29-02-139453-001830; 23-29-02-139453-001840; 23-29-02-139453-001850; 23-29-02-139453-001870; 23-29-02-139453-001870; 23-29-02-139453-001870; 23-29-02-139453-001870; 23-29-02-139453-001870; and a portion of 23-29-02-139453-001910

QUIT CLAIM DEED WITH RESERVATION OF EASEMENTS

THIS QUIT CLAIM DEED is executed as of this __ day of October 2026, by **LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of c/o PFM Management Services LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817, (hereinafter called the "grantor"), in favor of **LAKESIDE PRESERVE HOMEOWNERS ASSOCIATION OF POLK INC.**, a Florida not for profit corporation, with a mailing address of c/o Highland Community Management LLC, 4110 South Florida Avenue, Suite 200, Lakeland, Florida 33813 (hereinafter called the "grantee").

> [Wherever used herein, the terms "grantor" and "grantee" shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

W I T N E S S E T H:

That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Polk County, Florida, further described at **Exhibit A** attached hereto ("Property").

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey

said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

TO HAVE AND TO HOLD the same forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same. Grantor agrees and covenants that it has not and shall not grant or exercise any rights that are materially inconsistent with, or which materially interfere with, the rights herein granted to the District.

RESERVATION OF EASEMENTS

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, grantee by acceptance hereby gives and grants unto grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, improve and care for all stormwater management ponds, systems, and related features, and the right to maintain, repair and replace and improve any stormwater improvements now or hereafter located on the Property including, but not limited to, stormwater ponds and related features; provided, however, that grantor's reservation of rights hereunder shall not be deemed to impose any obligations on grantor to maintain, repair or replace any part of the Property or improvements located thereon.

IN WITNESS WHEREOF, the Parties have caused this Quit Claim Deed to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

Witnesses:

LAKESIDE PRESERVE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established under Chapter 190 of the Florida Statutes

_____

Name: _____
Address:
_____
_____

_____

Chair/Vice Chairman, Board of Supervisors

Address:
3501 Quadrangle Boulevard, Suite 270
Orlando, Florida 32817

_____

Name: _____
Address:
_____
_____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ___ day of October 2026, by Milton Andrade, as Chairman of the Board of Supervisors of the Lakeside Preserve Community Development District.

_____
(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

[notary seal]

EXHIBIT A

Tract A as depicted on the plat of *Lakeside Preserve Phase I*, recorded at Plat Book 171, Page 15 et seq., of the Official Records of Polk County, Florida.

Tracts A, B, C, E, F, G, H, and I, and that portion of Tract M designated as open space, all as depicted on the plat of *Lakeside Preserve Phases 2A & 2B*, recorded at Plat Book 211, Page 17 et seq., of the Official Records of Polk County, Florida.

LAKESIDE PRESERVE
COMMUNITY DEVELOPMENT DISTRICT

District Manager

Lakeside Preserve Field Service Report

PFM Field Service
Yaima Rodriguez Morales
yrodriguezmorales@triadassocmgmt.com
(352) 602-4803

Created: Wednesday, 8/19/2026

---

(1)



Pond 2

Created: Wed, 8/19/2026

(2)



Pond 2

Created: Wed, 8/19/2026

Green algae and trash

(3)



Pond 3

Created: Wed, 8/19/2026

(4)



Pond 4

Created: Wed, 8/19/2026

(5)



Pond 4

Created: Wed, 8/19/2026

(6)



Between pond 4 & 5

Created: Wed, 8/19/2026

(7)



Pond 5

Created: Wed, 8/19/2026

(8)



Pond 5

Created: Wed, 8/19/2026

(9)



Pond 11

Created: Wed, 8/19/2026

(10)



Between pond 5 & 11

Created: Wed, 8/19/2026

(11)



Pond 6

Created: Wed, 8/19/2026

(12)



Decolored lawn besides pond 6

Created: Wed, 8/19/2026

(13)



Between ponds 6 & 7

Created: Wed, 8/19/2026

(14)



Pond 7

Created: Wed, 8/19/2026

(15) 

Decoloured/dead lawn pond 7

Created: Wed, 8/19/2026

(16) 

Pond 8

Created: Wed, 8/19/2026

(17)



Pond 8

Created: Wed, 8/19/2026

(18)



Pond 10

Created: Wed, 8/19/2026

(19)



Pond 14

Created: Wed, 8/19/2026

(20)



Created: Wed, 8/19/2026

(21)



Created: Wed, 8/19/2026

(22)



Pond 13

Created: Wed, 8/19/2026

(23)



Pond 13

Created: Wed, 8/19/2026

Algae

(24)



Pond 14

Created: Wed, 8/19/2026

(25)

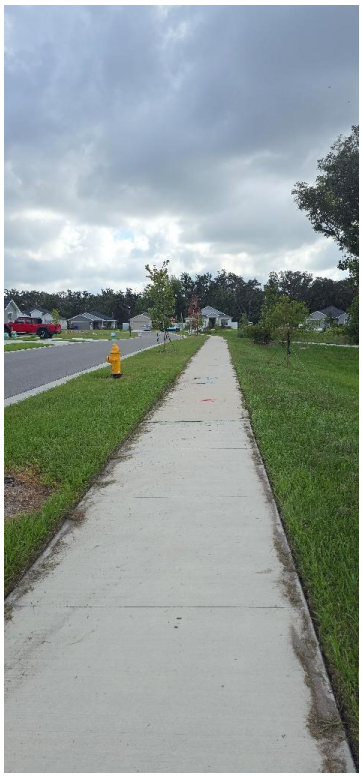


Pond 14

Created: Wed, 8/19/2026

Trash

(26)



Cattail Marsh Dr.

Created: Wed, 8/19/2026

(27) 

Created: Wed, 8/19/2026

(28) 

Pond 14

Created: Wed, 8/19/2026

(29)



Pond 15

Created: Wed, 8/19/2026

(30)



River Birch

Created: Wed, 8/19/2026

(31)



Conservation area

Created: Wed, 8/19/2026

(32)



Conservation area

Created: Wed, 8/19/2026

(33)



Pond 14

Created: Wed, 8/19/2026

Algae

(34)



Pond 1

Created: Wed, 8/19/2026

(35)



Pond 9

Created: Wed, 8/19/2026

(36)



Entrance - left

Created: Wed, 8/19/2026

(37)



Perimeter

Created: Wed, 8/19/2026

(38)



Entrance - right

Created: Wed, 8/19/2026

(39)

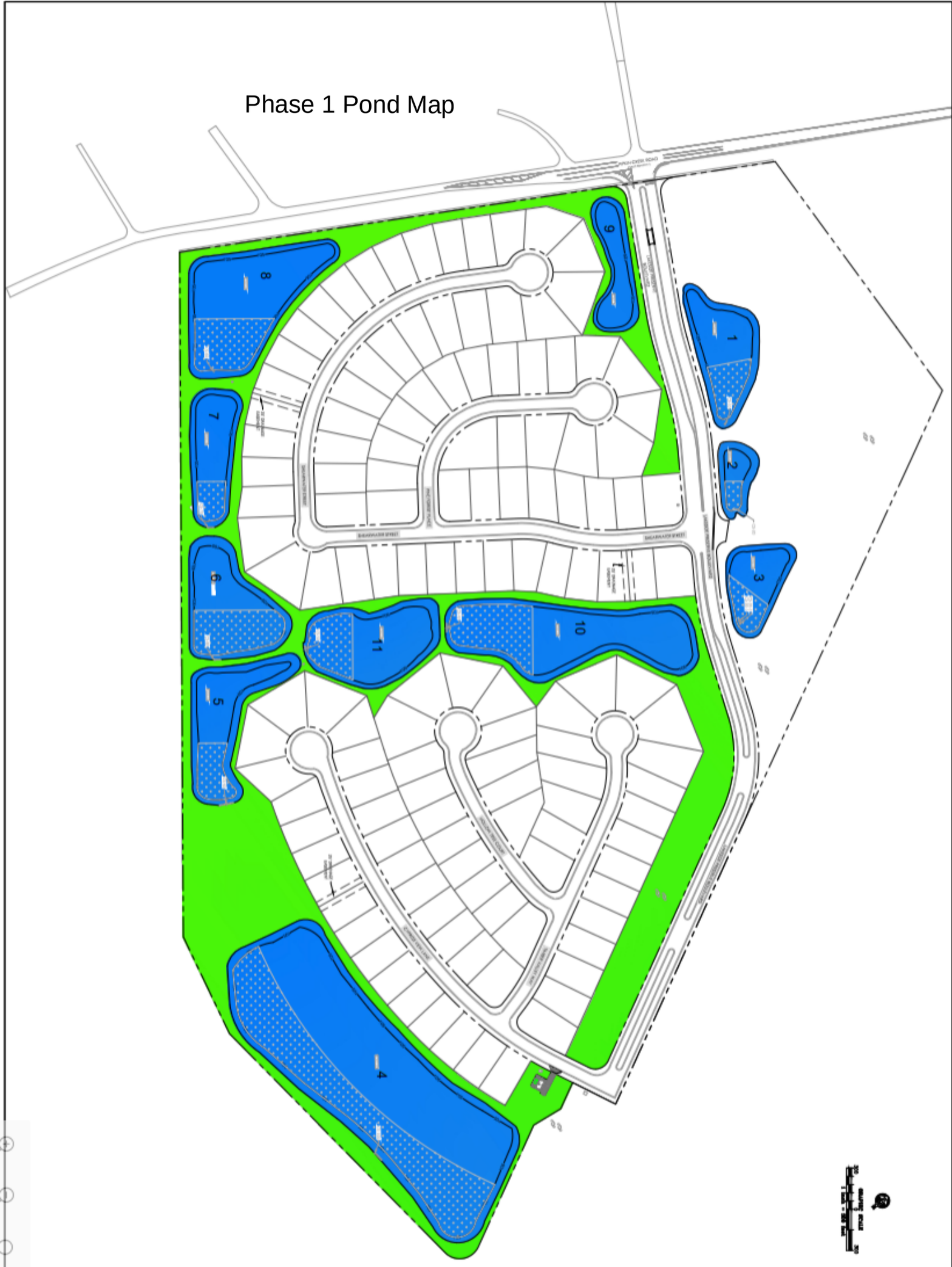


Perimeter

Created: Wed, 8/19/2026


Phase 2 Pond Map
18
17
16
12
15
13
14

Phase 1 Pond Map



1 / 1	LANDMARK Engineering & Surveying Corporation 8515 Palm River Road (813) 621-7841 www.lsac.com Tampa, Florida 33619 (813) 664-1532 (fax) C.A. # 28014	LAKESIDE PRESERVE CDD 12051 CORPORATE BLVD. ORLANDO, FLORIDA 32817 Phone (407) 382-3256	LAKESIDE PRESERVE HILLSBOROUGH COUNTY, FLORIDA CDD OWNED PROPERTY 05-02-2019	DATE: 5/2/19 DRAWN BY: TCA CHECKED BY: TCA JOB NO.: 2170075	REVISIONS