

Lake St. Charles CDD Profit & Loss Budget Performance October 2018 through November 2018

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '18 Nov '18	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
117							Security Repairs	4,570	5,000	(430)		896
118							Total 57200 - Parks & Recreation	40,607	247,146	(206,539)		44,381
119							58003- Future CIP Projects and Reserves	126,183	325,299	(199,116)		38,016
120							Total Expense	233,842	905,682	(671,840)		151,868
121							Revenue Less Expenses	(135,249)	0	(135,249)		41,528
122							Other Revenue/Expense					
123							Other Revenue					
124							SunTrust Credit Card Rewards	501		0		
125							FY 17-18 Carryover	184,037		184,037		
126							Total Other Revenue	184,538	0	184,037		
127												
128							Other Expense					
129							Unassigned CIP Projects	0	179,037	(179,037)		
130							Funding for District's Reserve Acct	0	5,000	(5,000)		
131							Total Other Expense	0	184,037	(184,037)		
132							Net Other Income	184,037	(184,037)	184,037		
133							Net Income	48,788	(184,037)	48,788		

Lake St. Charles CDD Property Manager Expense Report

November 2018

	Type	Date	Num	Memo	Amount
Amplex	Credit Card Charge	11/19/2018	Plants	Plants	415.09
Brandon Lock & Safe, Inc.	Credit Card Charge	11/08/2018	Houdini	Houdini	23.85
Burnett's Rock & Landscape	Credit Card Charge	11/08/2018	Mulch	Mulch	40.00
	Credit Card Charge	11/15/2018	Soil	Soil	75.00
Chris's Portable Toilets	Bill	11/08/2018	1805-101750 Inv #	1805-101750 Inv #	75.00
Firestone Complete Auto Care	Credit Card Charge	11/16/2018	2 tire repl	2 tire replacement	408.78
George's Mower Service Inc.	Credit Card Charge	11/05/2018	chain saw s	chain saw supplies	53.95
	Credit Card Charge	11/13/2018	air filter	air filter	8.99
Harrell's Nursery Inc.	Credit Card Charge	11/14/2018	new plantin	new plantings	247.50
	Credit Card Charge	11/15/2018	new plantin	new plantings	335.00
Hawkins Service Company	Bill	11/30/2018	Replaced GFI at entr	Replaced GFI at entrance for christmas lights	200.00
Home Depot	Credit Card Charge	11/08/2018	mulch	mulch	60.00
	Credit Card Charge	11/08/2018	mulch	mulch	60.00
	Credit Card Charge	11/20/2018	mulch	mulch	15.00
	Credit Card Charge	11/20/2018	mulch	mulch	91.38
John Martini	Bill	11/08/2018	JM purchased irrigat	JM purchased irrigation materials with personal credit card	18.17
O'Reilly Auto Parts	Credit Card Charge	11/13/2018	carbon clea	carbon cleaner	5.69
Signs Now	Credit Card Charge	11/09/2018	Board Meeti	Board Meeting Signs Replacement	195.29
Winn Dixie	Credit Card Charge	11/13/2018	Water	Water	17.96
TOTAL					2,347

January 2019 Property Manager's report

As of December 21st 2018 there were 250 android and 254 apple downloads (**554 total**) of our community App.

The dredging contract has been executed and all landowners affected were notified by letter sent regular mail of the activities soon to take place. The contractor is currently expected to commence before February 1st weather permitting.

The \$5,000 Neighborhood grant has been processed. The shade structure deposit has been paid and the order placed before year end price increases. Permit / structural drawings have been submitted to Hillsborough County for permitting. I am in the process of making final arrangements for the grant required swim lessons at our pool through the YMCA tentatively scheduled for the first week in June 2019.

The aeration system for pond #9 behind Bucks Ford Drive – Remington neighborhood is scheduled to be installed the first week of January 2019. 2-3 weeks later the fish will be stocked in that pond estimated by the end of January.

The post fall treatment midge larvae sampling report should be due by the January BOS meeting.

The revised building permit for the villas sign wall was obtained and construction has started. It is estimated at this time that the new brick wall and sign at the villas should be completed by the end of January.

2018 Clubhouse Monthly Status Report

	January	February	March	April	May	June	July	August	September	October	November	December	Yearly Total	2017 Total
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Scheduled Clubhouse Rentals	4	3	1	7	4	2	4	1	2	2	1	1	32	27
Completed Clubhouse Rentals	2	4	2	4	4	4	4	3	5	2	2	2	38	36
Guest Passes Issued	0	0	0	0	8	3	0	1	0	0	0	0	12	14
Replacement Cards	0	1	2	1	1	1	1	0	0	0	0	0	7	11
Resident Access Cards	4	1	9	12	6	21	17	10	4	8	5	3	100	71
Renters Access Cards	1	0	7	14	7	18	12	4	3	2	2	1	71	45
Parking Stickers	4	4	10	9	12	29	18	10	8	8	5	5	122	142
Online Purchases	2	1	2	2	2	2	2	1	2	1	2	2	21	28
Monthly Total	17	14	33	49	44	80	58	30	24	23	17	14	403	374

I have received 8 voicemails, with 5 that required a call back.

Mark & Adriana notarized 3 documents.