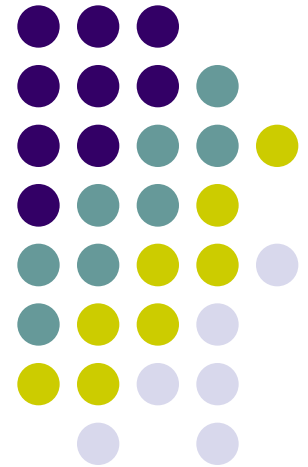


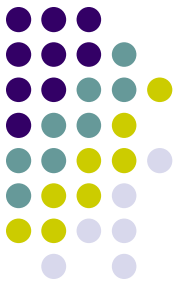
Given the success of the Lake St. Charles Board of Supervisors in self-management and fiscal conservatism, it is advisable that the Board adopt a Strategic Business Plan for planning and prioritization of current and future goals.

Strategic Business Plan for Lake St. Charles

Community Development District

July 2011



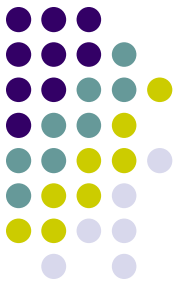


Lake St. Charles Community Development District is a local, special district government created for the following purpose:

“It is in the public interest that long-range planning, management, and financing and long-term maintenance, upkeep and operation of basic services for community development districts be under one coordinating entity.”

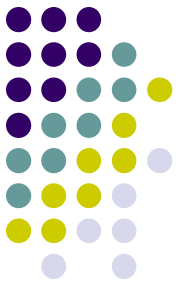
F.S. 190.002(c)

Elements of the Strategic Plan for the Lake St. Charles Community Development District

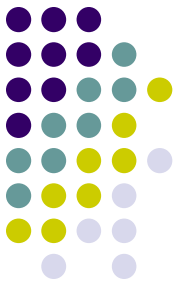


- **Vision**
- **Mission**
- **Values and Objectives**
- **Business Goals and Objectives**
- **Action plans & Initiatives Programs**

Review and Evaluation of Lake St. Charles Community Development District

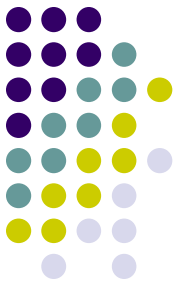


- Strengths
- Opportunities
- Weaknesses
- Threats



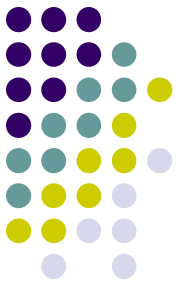
Strengths

- **Qualified District staff**
- **Current Fiscal Stability**
- **Environment and amenities**
- **Geographic location**
- **Low and stable CDD fees**
- **Security programs**
- **Dedicated staff and Board of Supervisors**



Weaknesses and Threats

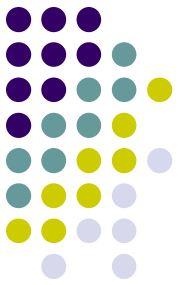
- Micro-management of staff
- Lack of an overall comprehensive set of CDD Rules for Procedure
- Inherent slowness of government entities in conducting business
- Reaction to special interests
- Organizational structure and management philosophies
- Absence of a dynamic strategic plan
- Rising cost of energy
- Absence of sense of community
- Security -- use of facilities by non-residents and changes in the economy.
- Housing owners vs. renters
- Regulatory changes
- Lack of fiscal planning and forecasting



Opportunities

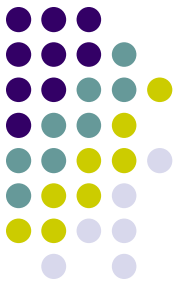
- To maintain low CDD fees
- To develop a fiscally sound post bond plan
- To create a dynamic strategic plan.
- To create an organizational redesign and operating philosophy
- To adopt an all-encompassing CDD Policies and Procedures Document
- To create District Board and employee development plans.
- To create an environment to encourage community interest and involvement in District and Board participation

Vision



To make Lake St. Charles Community Development District a preferred and fiscally viable residential community

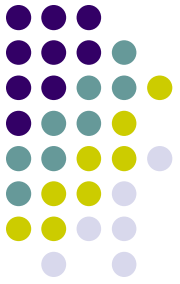
Mission Statement



To offer the best organization possible that will provide for fiscal conservatism and offer a safe and attractive community as sanctioned under F.S. 190.002(c):

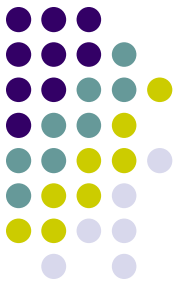
“It is in the public interest that long-range planning, management, and financing and long-term maintenance, upkeep and operation of basic services of community development districts be under one coordinated entity”

Lake St. Charles Community Development District Values



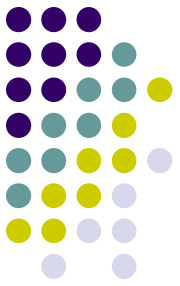
- Integrity
- Fiscal Responsibility
- Teamwork
- Respect
- Service to Residents

Business Goals & Objectives



- Governance that demonstrates fiscal conservatism, guided by prioritized planning, and comprehensive policies, procedures and financial forecasting. Leadership that provides for operational independence with both accountability and responsibility.
- Post Bond Planning
- To maintain current assessment fees.
- Comprehensive planning for the post bond period
- Maintaining or improving real estate values through pro-active responses to community needs as authorized by Chapter 190, Florida Statutes
- Creating an environment for community involvement

ACTION PLANS & INITIATIVES



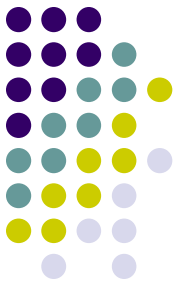
- **Governance**

- Regulatory compliance
- Current and future financial planning and forecasting (1, 3, 5 and 10 year plans)
- Adoption of comprehensive rules and policies related to finance and district operations.
- Approval of an organizational structure based on Delegation :
 - Line authority, accountability and departmental responsibility, not micro managing of district operations

- **Operations & Finance**

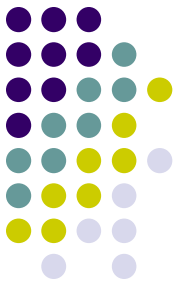
- Fully implement Board approved organizational structure
- Adopt an Employee Development and retention Plans to insure financial administrative and operations skills are adequate to accomplish the LSC CDD business objectives
- Determine capital improvement projects and determine associated costs and anticipated planning time lines (part of current and future planning)

ACTION PLANS AND INITIATIVES

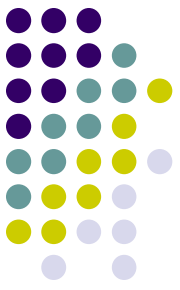


- **Identify key required facility and maintenance costs outside the scope of normal/recurring maintenance costs, and provide financial forecast and anticipated time lines**
- **Continue to build property maintenance reserve fund for projected major maintenance needs**
- **Provide financial formula for contingency funding related to all approved operating or capital projects/contracts.**
- **Develop public records retention schedule for State compliance with Public Records Management**
- **Fully implement all Board approved policies and procedures**
- **Stay within the assessment revenue for all budgetary operational and capital needs**
- **Maintain an active Security Committee. Recommending measured response proposals (action plans & costs) based on security interests**

ACTION PLANS AND INITIATIVES



- In order to streamline Board efficiency and utilize resident talent:
 - Establish Functional Subcommittees and their charter by resolution
 - Assign a Supervisor to each Subcommittee
 - Actively recruit resident members to serve (1 hour maximum monthly or quarterly meetings)
 - Prioritize action plans and initiatives



Action Plans and Initiatives

- Maintain an active Treasurers Review Subcommittee to review all requested Disbursement Requests for prioritization and line item funding identification
- Maintain an active Disaster Recovery Planning Subcommittee to annually review and recommend revisions
- Establish an Environmental Control Subcommittee to evaluate and develop a comprehensive plan for the District
- Appoint a CDD Liaison to the HOA to address issues outside of CDD but impacting residents of the District