

## **Supervisor Packet for June 1, 2021 General Meeting**

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**Lake St. Charles Community Development District  
Board of Supervisors' General Meeting Agenda**

**7:00 p.m., June 1, 2021**

*Lake St. Charles Clubhouse, 6801 Colonial Lake Dr., Riverview, Florida 33578*

**Board of Supervisors**

Sabrina Peacock, Chair 951-8327  
Robb Fannin, Vice Chair, 785-5423  
Dave Nelson, Secretary/Treasurer, 293-7979  
Virginia Gianakos, Supervisor, 293-4728  
Marlon K, Brownlee, Supervisor, 813-485-5685

**LSC CDD Staff**

Adriana Urbina, District Manager,  
741-9768  
Mark Cooper, Property Manager, 990-7555  
Luis Martinez, Facilities Monitor, 990-7250  
Greg Gianakos, Maintenance Staff, 695-1995

| <i><b>Time</b></i> | <i><b>Item</b></i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7:00 – 7:05</b> | <ol style="list-style-type: none"> <li><b>1. CALL TO ORDER</b></li> <li><b>2. PLEDGE OF ALLEGIANCE</b></li> <li><b>3. INVOCATION (CHAIR PEACOCK)</b></li> <li><b>4. ACKNOWLEDGMENT OF SUPERVISORS AND STAFF PRESENT</b></li> <li><b>5. INTRODUCTION OF HOMEOWNERS, RESIDENTS AND PUBLIC AND IDENTIFICATION OF PARTIES WISHING TO MAKE PUBLIC COMMENTS</b></li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>7:05 – 7:15</b> | <b>6. PUBLIC COMMENTS (UP TO 3 MINUTES PER SPEAKER, 10 MINUTES DESIGNATED)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                    | <b>1. Homeowners Requesting to Speak (Please State Name Prior to Remarks)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>7:15 – 7:20</b> | <b>8. CONSENT AGENDA (5 Minutes)</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|                    | <ol style="list-style-type: none"> <li><b>1. Approval of additions to the agenda and removal of additional consent agenda items with questions as requested by board members.</b></li> <li><b>2. Approval of Consent Item Agenda</b> <ol style="list-style-type: none"> <li>a. May 4, 2021 Meeting Minutes (Separate from packet)</li> <li>b. Committee Meeting Minutes for May 2021               <ol style="list-style-type: none"> <li>i. Treasurer's Review Committee</li> <li>ii. Security and Grounds Committee</li> <li>iii. Management Committee</li> <li>iv. Strategic Committee</li> </ol> </li> <li>c. April 2021 Financial Statements</li> <li>d. May 2021 Property Manager Report (Separate from packet)</li> <li>e. May 2021 Facilities Monitor Report (Separate from packet)</li> </ol> </li> </ol> |

|                   |                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7:20-7:35</b>  | <b>9. JIM HAGERMAN VOLLARA PRESENTATION (15 Minutes)</b>                                                                                                                                                                                                                                                                                                                                                        |
| <b>7:35-8:00</b>  | <b>10. COMMITTEE REPORTS (25 Minutes)</b>                                                                                                                                                                                                                                                                                                                                                                       |
|                   | <b>1. Treasurer's Review Committee – Treasurer Nelson</b><br><b>a.</b> The Treasurer's Review Committee recommends a Motion to approve Resolution 2021-02 Lake St. Charles District Proposed Budget FY 21-22.<br><b>2. Grounds/Security Committee – Committee Chair Fannin</b><br><b>3. Management Committee – Committee Chair Peacock</b><br><b>4. Strategic Planning Committee – Committee Chair Brownlee</b> |
| <b>8:00- 8:10</b> | <b>11. MATTERS RELATING TO CDD ADMINISTRATION: CHAIR (10 Minutes)</b>                                                                                                                                                                                                                                                                                                                                           |
|                   | <b>GENERAL REMARKS – Chair of The Board of Supervisors</b>                                                                                                                                                                                                                                                                                                                                                      |
| <b>8:10-8:20</b>  | <b>12. PROPERTY MANAGER (10 Minutes)</b>                                                                                                                                                                                                                                                                                                                                                                        |
|                   | <b>Items for Consideration by Property Manager - Mark Cooper</b><br>1. Property Management Report                                                                                                                                                                                                                                                                                                               |
| <b>8:20–8:25</b>  | <b>13. DISTRICT MANAGER (5 Minutes)</b>                                                                                                                                                                                                                                                                                                                                                                         |
|                   | <b>Items for Consideration by District Manager – Adriana Urbina</b><br>1. District Manager Report                                                                                                                                                                                                                                                                                                               |
| <b>8:25 –8:35</b> | <b>14. REMAINING CONSENT ITEMS REMOVED FOR DISCUSSION (10 Minutes)</b>                                                                                                                                                                                                                                                                                                                                          |
| <b>8:35</b>       | <b>ADJOURN</b>                                                                                                                                                                                                                                                                                                                                                                                                  |
|                   |                                                                                                                                                                                                                                                                                                                                                                                                                 |

# Treasurer's Review Committee Meeting Minutes

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**Date:** *Wednesday, May 19, 2021, 1:00 pm*

**Chair:** *Supervisor Dave Nelson*

**Operations Manager:** *Adriana Urbina*

**Committee Members:** *Supervisor Dave Nelson, Adriana Urbina*

## Notice of Meetings – Treasurer's Review Committee

The Treasurer's Review Committee Meeting was canceled.

# LSC CDD Resolution 2021-02

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[Lake St. Charles District Proposed Budget FY 21-22]

**Adopted by the Lake St. Charles Board of Supervisors per M06-01-2021-XX**

**6/1/2021**

## **RESOLUTION 2021-02**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR THE DISTRICT FOR FISCAL YEAR 2021/2022 AND SCHEDULING A HEARING DATE FOR PUBLIC CONSIDERATION OF THE SAME; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Lake St. Charles Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County Florida; and

WHEREAS, pursuant to Section 190.008(2)(a), Florida Statutes, the District Manager shall prepare a proposed budget for the ensuing fiscal year to be submitted to the Board of Supervisors for board approval; and

WHEREAS, the proposed budget includes at the direction of the Board of Supervisors an estimate of all necessary expenditures of the district for the ensuing fiscal year and an estimated of income to the district from taxes, assessments, and other revenues; and

WHEREAS, the District Manager has prepared and submitted to the District's Treasurer's Committee and to the Board of Supervisors a proposed operating budget for Fiscal Year 2021/2022; and

WHEREAS, the Board has considered the proposed budget and now desires to set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT IN A MEETING ASSEMBLED THIS FIRST DAY OF JUNE, 2021 THAT:**

Section 1. The proposed budget for the District for the 2021/2022 fiscal year attached as Exhibit "A" is hereby approved as the basis for conducting a public hearing to adopt the same.

Section 2. A Public Hearing on the proposed budget as approved by the District's Board of Supervisors is hereby declared and set for a Special Meeting on September 14, 2021 at 7:00 pm, at 6801 Colonial Lake Drive Riverview, FL 33578.

Section 3. In accordance with Section 189.016, Florida Statutes, the District Manager is directed to post the tentatively approved budget on the District's website at least two (2) days before the budget hearing date provided for in Section 2.

Section 4. Notice of the public hearing provided for in Section 2 shall be published in

accordance with Section 190.008(2)(a), Florida Statutes, and other applicable law.

Section 5. The District's District Manager is directed to submit the proposed budget to Hillsborough County not less than sixty (60) days prior to its adoption.

Section 6. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1ST DAY OF JUNE, 2021.**

**LAKE ST. CHARLES COMMUNITY  
DEVELOPMENT DISTRICT**

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**SABRINA PEACOCK, CHAIR**

**ATTEST:**

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**DAVID NELSON, SECRETARY/ TREASURER**

# **Exhibit A**



Page 1 of 5

5/31/2021

## FY 21-22 Proposed Budget

[illegible]

5/31/2021

## FY 21-22 Proposed Budget

[illegible]

5/31/2021

## FY 21-22 Proposed Budget

[illegible]

## FY 21-22 Proposed Budget

[illegible]

# Security - Grounds Committee Meeting Minutes

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**Date:** *Wednesday, May 19, 2021 at 12:30 PM.*

**Operations Manager:** *Property Manager, Mark Cooper*

**Committee Members:** *Supervisor Rob Fannin & Property Manager Mark Cooper*

The Grounds and Security Committee meeting was canceled.

However, the committee did meet with representatives from Securitas to review the property security needs and requested they provide a proposal of services offered with their associated costs.

Attached is what has been received this far.

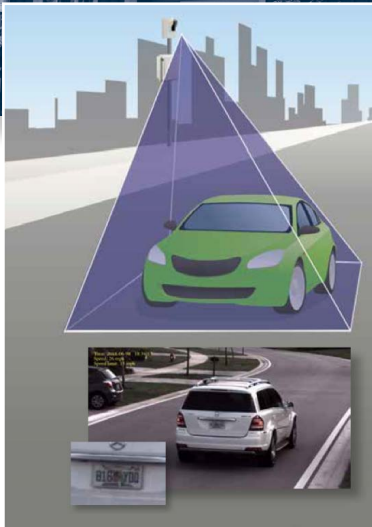
Preliminary info on the speed reduction options. The budgetary prices are amortized monthly costs for 36 month plan. If you all would like some combination of these added to our overall proposal please let me know.

EV 11 sign \$227 per month

EV 12 FM sign \$253 per month

SP 100 sign \$190 per month

Guardian Pro \$977 per month



## Guardian Pro Speed Reduction Camera

Securitas has partnered with TrafficLogix® to offer the Guardian Pro Speed camera system. This system is a fully integrated multi-beam infrared speed enforcement camera. This system tracks vehicles in multiple lanes with highly accurate LEDDAR technology and is invisible to radar detectors.

### Features and Benefits:

- Violators can be photographed across multiple lanes simultaneously, making this an ideal solution for single or multi-lane roadways.
- On-camera interface allows you to set local speed limit, violations speed limit and how many images to capture per violator.
- Technology fully operational in all weather conditions including fog, rain, snow or intense heat or cold.
- Powered by AC power supply with option to use solar power when connected to trailer.
- Zero software footprint with no required software installation.
- Warnings can be customized and automated to warn violators.
- Data is accessible from anywhere with an internet connection.

See a different world

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SUPERVISOR PACKET 14







EV 11

This compact radar speed sign offers exceptional visibility and power efficiency in a lightweight and portable solution.

EV 12 FM

This compact yet robust variable message sign offers the flexible, customizable messaging options you'd expect from a larger sign.

SP100

This lightweight driver feedback sign features the options you need at remarkably affordable pricing.



## Speed Reduction Signs

Radar speed signs are designed to slow vehicles down and promote safer driving habits. Speed signs have been proven to be effective, particularly with today's highly visual, often distracted drivers. Securitas has partnered with TrafficLogix® to offer you access to three different speed reduction signs.

Radar speed signs are usually installed in areas where speeding is a concern or where vehicles come in close proximity to pedestrians such as school zones, construction zones, residential areas, and college campuses.

If you would like further information, contact Securitas at [contact@securitasinc.com](mailto:contact@securitasinc.com).

### Features and Benefits:

- Web-enabled and offer wireless communication
- Access to speed data & detailed reports on driver behavior from anywhere
- Energy efficient power options
- Lightweight with multiple stationary and portable mounting options
- Variable message signs allow for animated text or graphics
- User-Friendly: Easy-to-use management software lets you set sign parameters quickly and easily
- Stealth Mode: Baseline traffic data collected while speed display appears blank to motorists.

See a different world

Securitas Security Services USA, Inc | © 2021 | [securitasinc.com](http://securitasinc.com)

SUPERVISOR PACKET 15





# Management Committee Meeting Minutes

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**Date:** *Thursday, May 20, 2021 @ 1:00 pm*

**Chairperson:** *Chairman Sabrina Peacock*

**Operations Manager:** *District Manager, Adriana Urbina*

**In Attendance:** *Chairman Sabrina Peacock, District Manager, Adriana Urbina, Property Manager, Mark Cooper*

## Notice of Meetings – Management Committee

The Management Committee Meeting was canceled.

# Strategic Planning Committee Meeting Minutes

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**Date:** *Tuesday, May 18, 2021 @ 10:00 am.*

**Chairperson:** *Supervisor Marlon K Brownlee*

**Operations Manager:** *Property Manager, Mark Cooper*

The May Strategic Planning Committee meeting was canceled.

Lake St. Charles CDD

Funds Statement

Feb '21 - Apr '21

|                                          | Feb '21        | Mar '21        | Apr '21        | Category           |
|------------------------------------------|----------------|----------------|----------------|--------------------|
| <b>Bank/Current Asset Accounts</b>       |                |                |                |                    |
| CenterState Bank Checking                | 716,747        | 622,573        | 574,393        | Cash               |
| CenterState Bank Money Market            | 254,588        | 254,620        | 254,651        | Committed/Assigned |
| Operating Acct                           | 0              | 0              | 0              | Cash               |
| Prepay                                   | 0              | 0              | 0              | Non-Spendable      |
| Petty Cash                               | 1,533          | 1,533          | 1,533          | Assigned           |
| SunTrust Money Market                    | 0              | 0              | 0              | Committed/Assigned |
| Suncoast FCU                             | 0              | 0              | 0              | Restricted         |
| Investment Cost of Issuance              | 0              | 0              | 0              | Restricted         |
| Investment Reserve                       | 0              | 0              | 0              | Restricted         |
| Investment Revenue                       | 0              | 0              | 0              | Restricted         |
| Investment Redemption                    | 0              | 0              | 0              | Restricted         |
| Investment Prepayment                    | 0              | 0              | 0              | Restricted         |
| Investment Interest                      | 0              | 0              | 0              | Restricted         |
| Investment SBA                           | 0              | 0              | 0              | Committed/Assigned |
| <b>Total Bank/Current Asset Accounts</b> | <b>972,868</b> | <b>878,726</b> | <b>830,577</b> |                    |
| <b>Cash (Checking/Savings)</b>           |                |                |                |                    |
| CenterState Bank Checking                | 716,747        | 622,573        | 574,393        |                    |
| CenterState Bank Money Market            | 254,588        | 254,620        | 254,651        |                    |
| Operating Acct                           | 0              | 0              | 0              |                    |
| Prepay                                   | 0              | 0              | 0              |                    |
| Petty Cash                               | 1,533          | 1,533          | 1,533          |                    |
| SunTrust Money Market                    | 0              | 0              | 0              |                    |
| Suncoast FCU                             | 0              | 0              | 0              |                    |
| Investments SBA                          | 0              | 0              | 0              |                    |
| <b>Total Cash Accounts</b>               | <b>972,868</b> | <b>878,726</b> | <b>830,577</b> |                    |
| <b>Debt Service</b>                      |                |                |                |                    |
| Investment Cost of Issuance              | 0              | 0              | 0              |                    |
| Investment Reserve                       | 0              | 0              | 0              |                    |
| Investment Revenue                       | 0              | 0              | 0              |                    |
| Investment Redemption                    | 0              | 0              | 0              |                    |
| Investment Interest                      | 0              | 0              | 0              |                    |
| Investment Prepayment                    | 0              | 0              | 0              |                    |
| <b>Total Debt Service Fund Balances</b>  | <b>0</b>       | <b>0</b>       | <b>0</b>       |                    |
| <b>TOTAL FUND BALANCES</b>               | <b>972,868</b> | <b>878,726</b> | <b>830,577</b> |                    |
| <b>District Reserve Fund</b>             |                |                |                |                    |
| SunTrust Money Market                    | 0              | 0              | 0              | Committed/Assigned |
| CenterState Bank Money Market            | 254,588        | 254,620        | 254,651        | Committed/Assigned |
| Total Investments SBA                    | 0              | 0              | 0              | Unassigned         |
|                                          | 254,588        | 254,620        | 254,651        |                    |

# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

|       | Type            | Num                  | Date       | Name                      | Account                         | Original Amount |
|-------|-----------------|----------------------|------------|---------------------------|---------------------------------|-----------------|
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Ameriscape Services       | 10000-CenterState Bank Checking | -442.00         |
|       | Bill            | Irrigation Repairs   | 03/23/2021 |                           | Irrigation Maintenance          | 442.00          |
| TOTAL |                 |                      |            |                           |                                 | 442.00          |
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Centra Care               | 10000-CenterState Bank Checking | -58.00          |
|       | Bill            | Physical & Drug test | 03/01/2021 |                           | Dues, Licenses & Fees           | 58.00           |
| TOTAL |                 |                      |            |                           |                                 | 58.00           |
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Chris's Portable Toilets  | 10000-CenterState Bank Checking | -75.00          |
|       | Bill            | 1805-138408 Inv #    | 03/08/2021 |                           | Park Facility Maintenance       | 75.00           |
| TOTAL |                 |                      |            |                           |                                 | 75.00           |
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Zebra Cleaning Team, Inc. | 10000-CenterState Bank Checking | -181.10         |
|       | Bill            | Skimmer pipe repair  | 03/11/2021 |                           | Pool Maintenance Repairs        | 181.10          |
| TOTAL |                 |                      |            |                           |                                 | 181.10          |
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Zebra Cleaning Team, Inc. | 10000-CenterState Bank Checking | -1,600.00       |
|       | Bill            | Mar Pool Cleaning    | 03/11/2021 |                           | Pool Maintenance Contract       | 1,600.00        |
| TOTAL |                 |                      |            |                           |                                 | 1,600.00        |
|       | Bill Pmt -Check | EFT/Auto             | 04/02/2021 | Zebra Cleaning Team, Inc. | 10000-CenterState Bank Checking | -41.76          |
|       | Bill            | Spa & kid pool air r | 03/15/2021 |                           | Pool Maintenance Repairs        | 41.76           |
| TOTAL |                 |                      |            |                           |                                 | 41.76           |
|       | Check           | EFT/Auto             | 04/06/2021 | TECO Electric             | 10000-CenterState Bank Checking | -2,755.93       |
|       |                 |                      |            |                           | 53100 - Electric Utility Svs    | 47.18           |

# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

| Type  | Num      | Date       | Name             | Account                         | Original Amount |
|-------|----------|------------|------------------|---------------------------------|-----------------|
|       |          |            |                  | 53100 - Electric Utility Svs    | 52.64           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 168.79          |
|       |          |            |                  | 53100 - Electric Utility Svs    | 832.50          |
|       |          |            |                  | 53100 - Electric Utility Svs    | 65.68           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 1,070.92        |
|       |          |            |                  | 53100 - Electric Utility Svs    | 230.55          |
|       |          |            |                  | 53100 - Electric Utility Svs    | 46.89           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 24.09           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 21.59           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.97           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.49           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.28           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.28           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.28           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.58           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.97           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.49           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.38           |
|       |          |            |                  | 53100 - Electric Utility Svs    | 19.38           |
| TOTAL |          |            |                  |                                 | 2,755.93        |
| Check | EFT/Auto | 04/07/2021 | TECO Electric    | 10000-CenterState Bank Checking | -81.88          |
|       |          |            |                  | 53100 - Electric Utility Svs    | 81.88           |
| TOTAL |          |            |                  |                                 | 81.88           |
| Check | EFT/Auto | 04/07/2021 | TECO Gas Company | 10000-CenterState Bank Checking | -191.71         |
|       |          |            |                  | 53200 - Gas Utility Services    | 191.71          |
| TOTAL |          |            |                  |                                 | 191.71          |
| Check | EFT/Auto | 04/09/2021 | ADP              | 10000-CenterState Bank Checking | -128.70         |
|       |          |            |                  | Payroll Service Charge          | 21.45           |

# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

| Type            | Num                  | Date       | Name                 | Account                         | Original Amount |
|-----------------|----------------------|------------|----------------------|---------------------------------|-----------------|
|                 |                      |            |                      | Payroll Service Charge          | 107.25          |
| TOTAL           |                      |            |                      |                                 | 128.70          |
| Bill Pmt -Check | EFT/Auto             | 04/12/2021 | Verizon Wireless     | 10000-CenterState Bank Checking | -44.44          |
| Bill            | 02-24-21 to 03-23-21 | 03/23/2021 |                      | Telephone                       | 44.44           |
| TOTAL           |                      |            |                      |                                 | 44.44           |
| Check           | EFT/Auto             | 04/13/2021 | ADP                  | 10000-CenterState Bank Checking | -10,669.24      |
|                 |                      |            |                      | District Manager                | 2,053.60        |
|                 |                      |            |                      | Payroll Taxes - Employer Taxes  | 172.40          |
|                 |                      |            |                      | Facilities Monitor              | 1,383.20        |
|                 |                      |            |                      | Property Maintenance Team Lead  | 1,280.00        |
|                 |                      |            |                      | Property Manager                | 2,472.00        |
|                 |                      |            |                      | Payroll Taxes - Employer Taxes  | 517.79          |
|                 |                      |            |                      | Supervisor Fees                 | 1,000.00        |
|                 |                      |            |                      | Employer Taxes                  | 85.40           |
|                 |                      |            |                      | Full Time Hybrid Employee       | 960.00          |
|                 |                      |            |                      | Property Maintenance Part-Time  | 42.27           |
|                 |                      |            |                      | Medical Stipend                 | 200.00          |
|                 |                      |            |                      | Medical Stipends                | 500.00          |
|                 |                      |            |                      | Property Maintenance Team Lead  | 2.58            |
| TOTAL           |                      |            |                      |                                 | 10,669.24       |
| Bill Pmt -Check | EFT/Auto             | 04/14/2021 | Circle A Enterprises | 10000-CenterState Bank Checking | -5,620.14       |
| Bill            | 1st Restroom change  | 04/05/2021 |                      | 58003-Future CIP Projects & Res | 5,620.14        |
| TOTAL           |                      |            |                      |                                 | 5,620.14        |
| Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Ameriscape Services  | 10000-CenterState Bank Checking | -7,467.50       |
| Bill            | Monthly Maintenance  | 04/01/2021 |                      | Landscape Maintenance Contract  | 7,467.50        |
| TOTAL           |                      |            |                      |                                 | 7,467.50        |

# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

|       | Type            | Num                  | Date       | Name                      | Account                         | Original Amount |
|-------|-----------------|----------------------|------------|---------------------------|---------------------------------|-----------------|
|       | Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Solitude Lake Management  | 10000-CenterState Bank Checking | -225.00         |
|       | Bill            | 3rd Quater Mitigatio | 04/01/2021 |                           | Mitigation Maint Contract       | 225.00          |
| TOTAL |                 |                      |            |                           |                                 | 225.00          |
|       | Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Staples                   | 10000-CenterState Bank Checking | -97.05          |
|       | Bill            | Trash Bags           | 03/15/2021 |                           | Club Facility Maintenance       | 97.05           |
| TOTAL |                 |                      |            |                           |                                 | 97.05           |
|       | Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Tuscan & Company, PA      | 10000-CenterState Bank Checking | -500.00         |
|       | Bill            | 116822 Inv #         | 03/25/2021 |                           | Auditing Services               | 500.00          |
| TOTAL |                 |                      |            |                           |                                 | 500.00          |
|       | Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Zebra Cleaning Team, Inc. | 10000-CenterState Bank Checking | -290.09         |
|       | Bill            | Spa filter repair    | 03/22/2021 |                           | Pool Maintenance Repairs        | 290.09          |
| TOTAL |                 |                      |            |                           |                                 | 290.09          |
|       | Bill Pmt -Check | EFT/Auto             | 04/16/2021 | Solitude Lake Management  | 10000-CenterState Bank Checking | -1,575.00       |
|       | Bill            | Apr Pond Mainten     | 04/01/2021 |                           | Pond & Stormwater Maint         | 1,110.00        |
|       |                 |                      |            |                           | Pond & Stormwater Maint         | 465.00          |
| TOTAL |                 |                      |            |                           |                                 | 1,575.00        |
|       | Check           | EFT/Auto             | 04/23/2021 | ADP                       | 10000-CenterState Bank Checking | -141.62         |
|       |                 |                      |            |                           | Payroll Service Charge          | 11.80           |
|       |                 |                      |            |                           | Payroll Service Charge          | 70.82           |
|       |                 |                      |            |                           | Supervisor Payroll Service      | 59.00           |
| TOTAL |                 |                      |            |                           |                                 | 141.62          |

# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

| Type            | Num                  | Date       | Name                     | Account                         | Original Amount |
|-----------------|----------------------|------------|--------------------------|---------------------------------|-----------------|
| Bill Pmt -Check | EFT/Auto             | 04/24/2021 | SunTrust Credit Card     | 10000-CenterState Bank Checking | -16,507.93      |
| Bill            | April CC Statement   | 04/24/2021 |                          | 13500 - SunTrust Visa Card      | 16,507.93       |
| TOTAL           |                      |            |                          |                                 | 16,507.93       |
| Check           | EFT/Auto             | 04/27/2021 | ADP                      | 10000-CenterState Bank Checking | -8,791.77       |
|                 |                      |            |                          | District Manager                | 2,053.60        |
|                 |                      |            |                          | Payroll Taxes - Employer Taxes  | 157.10          |
|                 |                      |            |                          | Facilities Monitor              | 1,383.20        |
|                 |                      |            |                          | Property Maintenance Team Lead  | 1,280.00        |
|                 |                      |            |                          | Property Manager                | 2,472.00        |
|                 |                      |            |                          | Payroll Taxes - Employer Taxes  | 475.69          |
|                 |                      |            |                          | Full Time Hybrid Employee       | 942.00          |
|                 |                      |            |                          | Property Maintenance Part-Time  | 28.18           |
| TOTAL           |                      |            |                          |                                 | 8,791.77        |
| Bill Pmt -Check | EFT/Auto             | 04/29/2021 | Alley Cat Pest Control   | 10000-CenterState Bank Checking | -85.00          |
| Bill            | pest control         | 04/13/2021 |                          | Club Facility Maintenance       | 85.00           |
| TOTAL           |                      |            |                          |                                 | 85.00           |
| Bill Pmt -Check | EFT/Auto             | 04/29/2021 | Ameriscape Services      | 10000-CenterState Bank Checking | -1,300.00       |
| Bill            | Emergency Tree Remov | 04/21/2021 |                          | 58003-Future CIP Projects & Res | 1,300.00        |
| TOTAL           |                      |            |                          |                                 | 1,300.00        |
| Bill Pmt -Check | EFT/Auto             | 04/29/2021 | Chris's Portable Toilets | 10000-CenterState Bank Checking | -75.00          |
| Bill            | 1805-139851 Inv #    | 04/08/2021 |                          | Park Facility Maintenance       | 75.00           |
| TOTAL           |                      |            |                          |                                 | 75.00           |
| Bill Pmt -Check | EFT/Auto             | 04/29/2021 | Ameriscape Services      | 10000-CenterState Bank Checking | -1,193.16       |



# Lake St. Charles CDD Disbursement Authorization Report

## April 2021

| Type                   | Num                  | Date              | Name                        | Account                                | Original Amount  |
|------------------------|----------------------|-------------------|-----------------------------|----------------------------------------|------------------|
| Bill                   | Palm installation    | 04/21/2021        |                             | 58003-Future CIP Projects & Res        | 1,193.16         |
| TOTAL                  |                      |                   |                             |                                        | 1,193.16         |
| <b>Bill Pmt -Check</b> | <b>8520</b>          | <b>04/22/2021</b> | <b>Circle A Enterprises</b> | <b>10000-CenterState Bank Checking</b> | <b>-5,212.50</b> |
| Bill                   | 2nd drawings for par | 04/15/2021        |                             | 58003-Future CIP Projects & Res        | 5,212.50         |
| TOTAL                  |                      |                   |                             |                                        | 5,212.50         |

# Treasurer's Report - CenterState Account

## April 2021

### 04/1/21 - 04/30/21

| <u>Date</u> | <u>Number</u> | <u>Payee</u>              | <u>Memo</u>                              | <u>Payment</u> | <u>Deposit</u> | <u>Balance</u>    |
|-------------|---------------|---------------------------|------------------------------------------|----------------|----------------|-------------------|
|             |               |                           |                                          |                |                | <b>622,572.71</b> |
| 04/02/2021  | EFT/Auto      | Ameriscape Services       | INV# 142449                              | 442.00         |                | 622,130.71        |
| 04/02/2021  | EFT/Auto      | Centra Care               | 24489445 Acct# 2448944501-20210301 Inv # | 58.00          |                | 622,072.71        |
| 04/02/2021  | EFT/Auto      | Chris's Portable Toilets  | 1805-138408 Inv #                        | 75.00          |                | 621,997.71        |
| 04/02/2021  | EFT/Auto      | Zebra Cleaning Team, Inc. | INV# 4323                                | 181.10         |                | 621,816.61        |
| 04/02/2021  | EFT/Auto      | Zebra Cleaning Team, Inc. | INV# 4322                                | 1,600.00       |                | 620,216.61        |
| 04/02/2021  | EFT/Auto      | Zebra Cleaning Team, Inc. | INV# 4345                                | 41.76          |                | 620,174.85        |
| 04/02/2021  |               |                           | Deposit                                  |                | 14.51          | 620,189.36        |
| 04/05/2021  |               |                           | Deposit                                  |                | 16,892.07      | 637,081.43        |
| 04/06/2021  | EFT/Auto      | TECO Electric             | 06980007400 Acct #                       | 2,755.93       |                | 634,325.50        |
| 04/07/2021  | EFT/Auto      | TECO Electric             | 221005960721 Acct #                      | 81.88          |                | 634,243.62        |
| 04/07/2021  | EFT/Auto      | TECO Gas Company          | 221003603224 Acct #                      | 191.71         |                | 634,051.91        |
| 04/08/2021  |               |                           | Deposit                                  |                | 29.12          | 634,081.03        |
| 04/09/2021  | EFT/Auto      | ADP                       | 577387055 Inv #                          | 128.70         |                | 633,952.33        |
| 04/12/2021  | EFT/Auto      | Verizon Wireless          | Acct# 842082173-00001                    | 44.44          |                | 633,907.89        |
| 04/13/2021  | EFT/Auto      | ADP                       | P.E. 04-10-21                            | 10,669.24      |                | 623,238.65        |
| 04/13/2021  |               |                           | Deposit                                  |                | 43.73          | 623,282.38        |
| 04/14/2021  | EFT/Auto      | Circle A Enterprises      | 1st Restroom change order                | 5,620.14       |                | 617,662.24        |
| 04/14/2021  |               |                           | Deposit                                  |                | 14.51          | 617,676.75        |
| 04/16/2021  | EFT/Auto      | Ameriscape Services       | INV# 142605                              | 7,467.50       |                | 610,209.25        |
| 04/16/2021  | EFT/Auto      | Solitude Lake Management  | INV# PI-A00578059                        | 225.00         |                | 609,984.25        |
| 04/16/2021  | EFT/Auto      | Staples                   | 6011 1000 4086 310                       | 97.05          |                | 609,887.20        |
| 04/16/2021  | EFT/Auto      | Tuscan & Company, PA      | 116822 Inv #                             | 500.00         |                | 609,387.20        |
| 04/16/2021  | EFT/Auto      | Zebra Cleaning Team, Inc. | INV# 4353                                | 290.09         |                | 609,097.11        |
| 04/16/2021  | EFT/Auto      | Solitude Lake Management  | INV# PI-A00578058                        | 1,575.00       |                | 607,522.11        |
| 04/17/2021  |               |                           | Deposit                                  |                | 14.51          | 607,536.62        |
| 04/22/2021  | 8520          | Circle A Enterprises      | 2nd drawings for park restrooms          | 5,212.50       |                | 602,324.12        |
| 04/23/2021  | EFT/Auto      | ADP                       | 578251039 Inv #                          | 141.62         |                | 602,182.50        |
| 04/24/2021  | EFT/Auto      | SunTrust Credit Card      | 4223071100091531 Acct #                  | 16,507.93      |                | 585,674.57        |
| 04/27/2021  | EFT/Auto      | ADP                       | P.E. 4-24-21                             | 8,791.77       |                | 576,882.80        |
| 04/27/2021  |               |                           | Deposit                                  |                | 14.51          | 576,897.31        |
| 04/29/2021  | EFT/Auto      | Alley Cat Pest Control    | 1075 Acct # INV# 34827                   | 85.00          |                | 576,812.31        |
| 04/29/2021  | EFT/Auto      | Ameriscape Services       | INV# 142833                              | 1,300.00       |                | 575,512.31        |

5/30/2021

| <u>Date</u> | <u>Number</u> | <u>Payee</u>             | <u>Memo</u>       | <u>Payment</u>   | <u>Deposit</u>   | <u>Balance</u>    |
|-------------|---------------|--------------------------|-------------------|------------------|------------------|-------------------|
| 04/29/2021  | EFT/Auto      | Chris's Portable Toilets | 1805-139851 Inv # | 75.00            |                  | 575,437.31        |
| 04/29/2021  | EFT/Auto      | Ameriscape Services      | INV# 142834       | 1,193.16         |                  | 574,244.15        |
| 04/30/2021  |               |                          | Interest          |                  | 148.56           | 574,392.71        |
|             |               |                          |                   | <b>65,351.52</b> | <b>17,171.52</b> | <b>574,392.71</b> |

**Lake St. Charles CDD**  
**Profit & Loss Budget Performance**  
 October 2020 through April 2021

|    | A | B | C | D | E | F | G                                            | H                          | K                        | L                                    | M               | N                    |
|----|---|---|---|---|---|---|----------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------|----------------------|
| 1  |   |   |   |   |   |   |                                              |                            |                          |                                      |                 |                      |
| 2  |   |   |   |   |   |   |                                              | <b>Oct '20<br/>Apr '21</b> | <b>Annual<br/>Budget</b> | <b>\$ Over<br/>Annual<br/>Budget</b> | <b>Comments</b> | <b>Last Year YTD</b> |
| 3  |   |   |   |   |   |   | <b>Revenue/Expense</b>                       |                            |                          |                                      |                 |                      |
| 4  |   |   |   |   |   |   | <b>Revenue</b>                               |                            |                          |                                      |                 |                      |
| 5  |   |   |   |   |   |   | <b>36100 - Interest Earnings</b>             |                            |                          |                                      |                 |                      |
| 6  |   |   |   |   |   |   | Interest - General Fund                      | 1,213                      | 1,450                    | (237)                                |                 | 995                  |
| 7  |   |   |   |   |   |   | <b>Total 36100 - Interest Earnings</b>       | 1,213                      | 1,450                    | (237)                                |                 | 995                  |
| 8  |   |   |   |   |   |   | <b>General Fund Assessment-O&amp;M</b>       |                            |                          |                                      |                 |                      |
| 9  |   |   |   |   |   |   | General Fund Assessment Gross                | 945,826                    | 958,146                  | (12,320)                             |                 | 940,322              |
| 10 |   |   |   |   |   |   | GF Prop Tax Interest                         | 30                         | 0                        | 30                                   |                 | 196                  |
| 11 |   |   |   |   |   |   | GF Tax Collector Commissions                 | (18,181)                   | (19,163)                 | 982                                  |                 | (18,080)             |
| 12 |   |   |   |   |   |   | GF Tax Payment Discount                      | (36,765)                   | (38,326)                 | 1,561                                |                 | (36,337)             |
| 13 |   |   |   |   |   |   | <b>Total General Fund Assessment-O&amp;M</b> | 890,910                    | 900,657                  | (9,747)                              |                 | 886,101              |
| 14 |   |   |   |   |   |   |                                              |                            |                          |                                      |                 |                      |
| 15 |   |   |   |   |   |   | <b>Total 36310 - Special Assessment</b>      | 890,910                    | 900,657                  | (9,747)                              |                 | 886,101              |
| 16 |   |   |   |   |   |   | <b>36311 - Excess Fees</b>                   | 7,307                      | 0                        | 7,307                                |                 | 7,460                |
| 17 |   |   |   |   |   |   | <b>36900 - Miscellaneous Revenues</b>        |                            |                          | 0                                    |                 |                      |
| 18 |   |   |   |   |   |   | Other Misc Revenue                           | 7,535                      | 1,200                    | 6,335                                |                 | 948                  |
| 19 |   |   |   |   |   |   | Rental                                       | 0                          | 500                      | (500)                                |                 | 1,058                |
| 20 |   |   |   |   |   |   | Pool Snack Vending                           | 0                          | 475                      | (475)                                |                 | 0                    |
| 21 |   |   |   |   |   |   | <b>Total 36900 - Miscellaneous Revenues</b>  | 7,535                      | 2,175                    | 5,360                                |                 | 2,006                |
| 22 |   |   |   |   |   |   | <b>Total Revenue</b>                         | 906,965                    | 904,282                  | 2,683                                |                 | 896,563              |
| 23 |   |   |   |   |   |   |                                              |                            |                          |                                      |                 |                      |
| 25 |   |   |   |   |   |   | <b>Expense</b>                               |                            |                          |                                      |                 |                      |
| 26 |   |   |   |   |   |   | <b>5110 - Legislative</b>                    |                            |                          |                                      |                 |                      |
| 27 |   |   |   |   |   |   | Employer Taxes                               | 588                        | 1,460                    | (872)                                |                 | 585                  |
| 28 |   |   |   |   |   |   | Special District Fees                        | 175                        | 175                      | 0                                    |                 | 175                  |
| 29 |   |   |   |   |   |   | Supervisor Fees                              | 7,000                      | 12,000                   | (5,000)                              |                 | 7,000                |
| 30 |   |   |   |   |   |   | Supervisor Payroll Service                   | 482                        | 900                      | (418)                                |                 | 416                  |
| 31 |   |   |   |   |   |   | <b>Total 5110 - Legislative</b>              | 8,245                      | 14,535                   | (6,290)                              |                 | 8,176                |

|    | A | B | C | D | E | F | G                                          | H                          | K                        | L                                    | M               | N                    |
|----|---|---|---|---|---|---|--------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------|----------------------|
| 1  |   |   |   |   |   |   |                                            |                            |                          |                                      |                 |                      |
| 2  |   |   |   |   |   |   |                                            | <b>Oct '20<br/>Apr '21</b> | <b>Annual<br/>Budget</b> | <b>\$ Over<br/>Annual<br/>Budget</b> | <b>Comments</b> | <b>Last Year YTD</b> |
| 32 |   |   |   |   |   |   | <b>51300 - Financial &amp; Admin</b>       |                            |                          |                                      |                 |                      |
| 33 |   |   |   |   |   |   | Accounting Services                        | 0                          | 500                      | (500)                                |                 | 0                    |
| 34 |   |   |   |   |   |   | Auditing Services                          | 13,500                     | 13,500                   | 0                                    |                 | 12,000               |
| 35 |   |   |   |   |   |   | Banking & Investment Mgmt Fees             | 0                          | 200                      | (200)                                |                 | 0                    |
| 36 |   |   |   |   |   |   | District F&A Employees                     |                            |                          |                                      |                 |                      |
| 37 |   |   |   |   |   |   | District Manager                           | 30,804                     | 53,394                   | (22,590)                             |                 | 30,204               |
| 38 |   |   |   |   |   |   | Medical Stipend                            | 1,400                      | 2,400                    | (1,000)                              |                 | 1,200                |
| 39 |   |   |   |   |   |   | Payroll Service Charge                     | 265                        | 465                      | (200)                                |                 | 271                  |
| 40 |   |   |   |   |   |   | Payroll Taxes - Employer Taxes             | 2,513                      | 4,400                    | (1,887)                              |                 | 2,451                |
| 41 |   |   |   |   |   |   | Performance Stipend                        | 0                          | 1,000                    | (1,000)                              |                 | 0                    |
| 42 |   |   |   |   |   |   | <b>Total District F&amp;A Employees</b>    | <b>34,982</b>              | <b>61,659</b>            | <b>(26,677)</b>                      |                 | <b>34,126</b>        |
| 43 |   |   |   |   |   |   | Dues, Licenses & Fees                      | 88                         | 500                      | (412)                                |                 | 194                  |
| 44 |   |   |   |   |   |   | General Insurance                          |                            |                          |                                      |                 |                      |
| 45 |   |   |   |   |   |   | Crime                                      | 565                        | 600                      | (35)                                 |                 | 510                  |
| 46 |   |   |   |   |   |   | General Liability                          | 3,785                      | 3,868                    | (83)                                 |                 | 3,605                |
| 47 |   |   |   |   |   |   | Public Officials Liability & EP            | 3,110                      | 3,179                    | (69)                                 |                 | 2,962                |
| 48 |   |   |   |   |   |   | <b>Total General Insurance</b>             | <b>7,460</b>               | <b>7,647</b>             | <b>(187)</b>                         |                 | <b>7,077</b>         |
| 49 |   |   |   |   |   |   | Legal Advertising                          | 223                        | 2,600                    | (2,377)                              |                 | 977                  |
| 50 |   |   |   |   |   |   | Local/Other Taxes                          | 3,229                      | 3,396                    | (167)                                |                 | 3,197                |
| 51 |   |   |   |   |   |   | Office Supplies                            | 193                        | 1,000                    | (807)                                |                 | 379                  |
| 52 |   |   |   |   |   |   | Postage                                    | 16                         | 250                      | (234)                                |                 | 94                   |
| 53 |   |   |   |   |   |   | Printer Supplies                           | 551                        | 2,000                    | (1,449)                              |                 | 2,614                |
| 54 |   |   |   |   |   |   | Professional Development                   | 79                         | 1,000                    | (921)                                |                 | 79                   |
| 55 |   |   |   |   |   |   | Technology Services/Upgrades               | 1,076                      | 2,000                    | (924)                                |                 | 165                  |
| 56 |   |   |   |   |   |   | Telephone                                  | 1,445                      | 3,100                    | (1,655)                              |                 | 1,680                |
| 57 |   |   |   |   |   |   | Travel Per Diem                            | 0                          | 200                      | (200)                                |                 | 0                    |
| 58 |   |   |   |   |   |   | Website Development & Monitor              | 2,023                      | 2,650                    | (627)                                |                 | 1,900                |
| 59 |   |   |   |   |   |   | <b>Total 51300 - Financial &amp; Admin</b> | <b>64,866</b>              | <b>102,202</b>           | <b>(37,336)</b>                      |                 | <b>64,482</b>        |
| 60 |   |   |   |   |   |   | <b>51400 - Legal Counsel</b>               |                            |                          |                                      |                 |                      |

**Lake St. Charles CDD**  
**Profit & Loss Budget Performance**  
 October 2020 through April 2021

|    | A | B | C | D | E | F | G                                         | H                          | K                        | L                                    | M               | N                    |
|----|---|---|---|---|---|---|-------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------|----------------------|
| 1  |   |   |   |   |   |   |                                           |                            |                          |                                      |                 |                      |
| 2  |   |   |   |   |   |   |                                           | <b>Oct '20<br/>Apr '21</b> | <b>Annual<br/>Budget</b> | <b>\$ Over<br/>Annual<br/>Budget</b> | <b>Comments</b> | <b>Last Year YTD</b> |
| 61 |   |   |   |   |   |   | District Counsel                          | 1,326                      | 8,000                    | (6,674)                              |                 | 133                  |
| 62 |   |   |   |   |   |   | <b>Total 51400 - Legal Counsel</b>        | 1,326                      | 8,000                    | (6,674)                              |                 | 133                  |
| 63 |   |   |   |   |   |   | <b>52100 - Law Enforcement</b>            |                            |                          |                                      |                 |                      |
| 64 |   |   |   |   |   |   | Car Maintenance & Repairs                 | 79                         | 1,000                    | (921)                                |                 | 311                  |
| 65 |   |   |   |   |   |   | Car Gas                                   | 266                        | 1,500                    | (1,234)                              |                 | 231                  |
| 66 |   |   |   |   |   |   | <b>Total 52100 - Law Enforcement</b>      | 344                        | 2,500                    | (2,156)                              |                 | 542                  |
| 67 |   |   |   |   |   |   | <b>53100 - Electric Utility Svs</b>       | 19,493                     | 39,500                   | (20,007)                             |                 | 19,596               |
| 68 |   |   |   |   |   |   | <b>53200 - Gas Utility Services</b>       | 2,995                      | 4,000                    | (1,005)                              |                 | 2,778                |
| 69 |   |   |   |   |   |   | <b>53400 - Garbage/Solid Waste Svc</b>    | 836                        | 2,880                    | (2,044)                              |                 | 1,222                |
| 70 |   |   |   |   |   |   | <b>53600 - Water/Sewer Services</b>       | 3,291                      | 9,800                    | (6,509)                              |                 | 2,637                |
| 71 |   |   |   |   |   |   | <b>53900 - Physical Environment</b>       |                            |                          |                                      |                 |                      |
| 72 |   |   |   |   |   |   | Entry & Walls Maintenance                 | 0                          | 2,000                    | (2,000)                              |                 | 2,629                |
| 73 |   |   |   |   |   |   | Ford F250 Maintenance & Repair            | 1,074                      | 2,000                    | (926)                                |                 | 480                  |
| 74 |   |   |   |   |   |   | Fountain in Lake                          | 1,350                      | 3,000                    | (1,650)                              |                 | 0                    |
| 75 |   |   |   |   |   |   | Gas - Equipment                           | 86                         | 400                      | (314)                                |                 | 33                   |
| 76 |   |   |   |   |   |   | Gas - Truck                               | 385                        | 1,800                    | (1,415)                              |                 | 509                  |
| 77 |   |   |   |   |   |   | Irrigation Maintenance                    | 2,725                      | 10,000                   | (7,275)                              |                 | 8,384                |
| 78 |   |   |   |   |   |   | Landscape Maintenance Contract            | 52,273                     | 89,610                   | (37,338)                             |                 | 50,750               |
| 79 |   |   |   |   |   |   | Misc. Landscape-Temporary Staff           | 0                          | 3,000                    | (3,000)                              |                 | 0                    |
| 80 |   |   |   |   |   |   | Misc. Landscape Maintenance               | 5,324                      | 10,500                   | (5,176)                              |                 | 7,366                |
| 81 |   |   |   |   |   |   | Mulch                                     | 0                          | 10,500                   | (10,500)                             |                 | 10,500               |
| 82 |   |   |   |   |   |   | New Plantings                             | 1,199                      | 8,000                    | (6,802)                              |                 | 952                  |
| 83 |   |   |   |   |   |   | Pond & Stormwater Maint Contract          | 11,025                     | 18,900                   | (7,875)                              |                 | 11,025               |
| 84 |   |   |   |   |   |   | Pond#9 Aeration Maintenance               | 243                        | 500                      | (257)                                |                 | 243                  |
| 85 |   |   |   |   |   |   | Property Insurance Contract               | 13,672                     | 12,000                   | 1,672                                |                 | 12,430               |
| 86 |   |   |   |   |   |   | Sod Replacement                           | 33                         | 4,000                    | (3,967)                              |                 | 95                   |
| 87 |   |   |   |   |   |   | Mitigation Maint Contract                 | 675                        | 900                      | (225)                                |                 | 675                  |
| 88 |   |   |   |   |   |   | Midge Treatment Contract                  | 0                          | 0                        | 0                                    |                 | 48,840               |
| 89 |   |   |   |   |   |   | <b>Total 53900 - Physical Environment</b> | 90,063                     | 177,110                  | (87,047)                             |                 | 154,911              |

|     | A | B | C | D | E | F | G                                              | H                          | K                        | L                                    | M               | N                    |
|-----|---|---|---|---|---|---|------------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------|----------------------|
| 1   |   |   |   |   |   |   |                                                |                            |                          |                                      |                 |                      |
| 2   |   |   |   |   |   |   |                                                | <b>Oct '20<br/>Apr '21</b> | <b>Annual<br/>Budget</b> | <b>\$ Over<br/>Annual<br/>Budget</b> | <b>Comments</b> | <b>Last Year YTD</b> |
| 90  |   |   |   |   |   |   | <b>57200 - Parks &amp; Recreation</b>          |                            |                          |                                      |                 |                      |
| 91  |   |   |   |   |   |   | <b>Auto Liability</b>                          | 733                        | 755                      | (22)                                 |                 | 715                  |
| 92  |   |   |   |   |   |   | <b>Club Facility Maintenance</b>               |                            |                          |                                      |                 |                      |
| 93  |   |   |   |   |   |   | <b>Club Facility Maintenance</b>               | 2,645                      | 5,000                    | (2,355)                              |                 | 2,062                |
| 94  |   |   |   |   |   |   | <b>Clubhouse Supplies</b>                      | 1,089                      | 2,300                    | (1,211)                              |                 | 1,442                |
| 95  |   |   |   |   |   |   | <b>Locks/Keys</b>                              | 0                          | 100                      | (100)                                |                 | 0                    |
| 96  |   |   |   |   |   |   | <b>Pool Snack Vending Items</b>                | 0                          | 300                      | (300)                                |                 | 0                    |
| 97  |   |   |   |   |   |   | <b>Total Club Facility Maintenance</b>         | 3,734                      | 7,700                    | (3,966)                              |                 | 3,504                |
| 98  |   |   |   |   |   |   | <b>District Employees Payroll Exp</b>          |                            |                          |                                      |                 |                      |
| 99  |   |   |   |   |   |   | <b>Employer Workman Comp</b>                   | 5,221                      | 9,000                    | (3,779)                              |                 | 5,700                |
| 100 |   |   |   |   |   |   | <b>Facilities Monitor</b>                      | 20,748                     | 35,963                   | (15,215)                             |                 | 20,340               |
| 101 |   |   |   |   |   |   | <b>Medical Stipends</b>                        | 3,500                      | 6,000                    | (2,500)                              |                 | 3,000                |
| 102 |   |   |   |   |   |   | <b>Payroll Service Charge</b>                  | 1,425                      | 2,500                    | (1,075)                              |                 | 1,377                |
| 103 |   |   |   |   |   |   | <b>Payroll Taxes - Employer Taxes</b>          | 7,356                      | 13,500                   | (6,144)                              |                 | 7,477                |
| 104 |   |   |   |   |   |   | <b>Performance Stipend</b>                     | 0                          | 2,600                    | (2,600)                              |                 | 0                    |
| 105 |   |   |   |   |   |   | <b>Full-Time Hybrid Employee</b>               | 14,861                     | 28,122                   | (13,261)                             |                 | 15,052               |
| 106 |   |   |   |   |   |   | <b>Property Maintenance Part-Time</b>          | 662                        | 1,480                    | (818)                                |                 | 691                  |
| 107 |   |   |   |   |   |   | <b>Property Maintenance Team Lead</b>          | 21,153                     | 30,651                   | (9,498)                              |                 | 17,333               |
| 108 |   |   |   |   |   |   | <b>Property Manager</b>                        | 37,080                     | 64,272                   | (27,192)                             |                 | 36,348               |
| 109 |   |   |   |   |   |   | <b>Recreational Assistants</b>                 | 0                          | 8,500                    | (8,500)                              |                 | 0                    |
| 110 |   |   |   |   |   |   | <b>Total District Employees Payroll Exp</b>    | 112,006                    | 202,588                  | (90,582)                             |                 | 107,317              |
| 111 |   |   |   |   |   |   | <b>Dock Maintenance</b>                        | 185                        | 400                      | (215)                                |                 | 0                    |
| 112 |   |   |   |   |   |   | <b>Drainage/ Nature Path/Trail Maintenance</b> | 0                          | 1,800                    | (1,800)                              |                 | 100                  |
| 113 |   |   |   |   |   |   | <b>Park Facility Maintenance</b>               | 1,329                      | 6,000                    | (4,671)                              |                 | 3,519                |
| 114 |   |   |   |   |   |   | <b>Parks &amp; Rec Cell Phones</b>             | 906                        | 1,700                    | (794)                                |                 | 684                  |
| 115 |   |   |   |   |   |   | <b>Playground Maintenance</b>                  | 333                        | 2,000                    | (1,667)                              |                 | 0                    |
| 116 |   |   |   |   |   |   | <b>Pool Maintenance Contract</b>               | 9,600                      | 19,600                   | (10,000)                             |                 | 11,200               |
| 117 |   |   |   |   |   |   | <b>Pool Maintenance Repairs</b>                | 7,656                      | 12,000                   | (4,344)                              |                 | 5,587                |
| 118 |   |   |   |   |   |   | <b>Sec System Monitoring Contract</b>          | 195                        | 240                      | (45)                                 |                 | 201                  |
| 119 |   |   |   |   |   |   | <b>Security Repairs</b>                        | 100                        | 5,000                    | (4,900)                              |                 | 5,806                |

**Lake St. Charles CDD**  
**Profit & Loss Budget Performance**  
 October 2020 through April 2021

|     | A | B | C | D | E | F | G                                              | H                          | K                        | L                                    | M               | N                    |
|-----|---|---|---|---|---|---|------------------------------------------------|----------------------------|--------------------------|--------------------------------------|-----------------|----------------------|
| 1   |   |   |   |   |   |   |                                                |                            |                          |                                      |                 |                      |
| 2   |   |   |   |   |   |   |                                                | <b>Oct '20<br/>Apr '21</b> | <b>Annual<br/>Budget</b> | <b>\$ Over<br/>Annual<br/>Budget</b> | <b>Comments</b> | <b>Last Year YTD</b> |
| 120 |   |   |   |   |   |   | <b>Total 57200 - Parks &amp; Recreation</b>    | 136,778                    | 259,783                  | (123,005)                            |                 | 138,634              |
| 121 |   |   |   |   |   |   | <b>58003- Future CIP Projects and Reserves</b> | 260,032                    | 283,972                  | (23,940)                             |                 | 94,229               |
| 122 |   |   |   |   |   |   | <b>Total Expense</b>                           | 588,269                    | 904,282                  | (316,013)                            |                 | 487,339              |
| 123 |   |   |   |   |   |   | <b>Revenue Less Expenses</b>                   | 318,695                    | 0                        | 318,695                              |                 | 409,224              |
| 124 |   |   |   |   |   |   | <b>Other Revenue/Expense</b>                   |                            |                          |                                      |                 |                      |
| 125 |   |   |   |   |   |   | <b>Other Revenue</b>                           |                            |                          |                                      |                 |                      |
| 126 |   |   |   |   |   |   | <b>SunTrust Credit Card Rewards</b>            | 1,474                      |                          |                                      |                 |                      |
| 127 |   |   |   |   |   |   | <b>FY 19-20 Carryover</b>                      | 221,332                    |                          | 221,332                              |                 |                      |
| 128 |   |   |   |   |   |   | <b>Total Other Revenue</b>                     | 222,806                    | 0                        | 221,332                              |                 |                      |
| 129 |   |   |   |   |   |   |                                                |                            |                          |                                      |                 |                      |
| 130 |   |   |   |   |   |   | <b>Other Expense</b>                           |                            |                          |                                      |                 |                      |
| 131 |   |   |   |   |   |   | <b>Unassigned CIP Projects</b>                 | 0                          | 221,332                  | (221,332)                            |                 |                      |
| 132 |   |   |   |   |   |   | <b>Funding for District's Reserve Acct</b>     | 0                          | 0                        | 0                                    |                 |                      |
| 133 |   |   |   |   |   |   | <b>Total Other Expense</b>                     | 0                          | 221,332                  | (221,332)                            |                 |                      |
| 134 |   |   |   |   |   |   | <b>Net Other Income</b>                        | 221,332                    | (221,332)                | 221,332                              |                 |                      |
| 135 |   |   |   |   |   |   | <b>Net Income</b>                              | 540,027                    | (221,332)                | 540,027                              |                 |                      |



**Lake St. Charles CDD**  
**Property Manager Expense Report**

|                        | April 2021 |            |              |                           |
|------------------------|------------|------------|--------------|---------------------------|
|                        | Type       | Date       | Memo         | Account                   |
| Alley Cat Pest Control |            |            |              |                           |
|                        | Bill       | 04/13/2021 | pest control | Club Facility Maintenance |
|                        |            |            |              | 85.00                     |
|                        |            |            |              | <b>Total</b>              |
|                        |            |            |              | <b>85.00</b>              |