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

Time	Item
7:00 – 7:05	 CALL TO ORDER PLEDGE OF ALLEGIANCE INVOCATION (CHAIR PEACOCK) ACKNOWLEDGMENT OF SUPERVISORS AND STAFF PRESENT INTRODUCTION OF HOMEOWNERS, RESIDENTS AND PUBLIC AND IDENTIFICATION OF PARTIES WISHING TO MAKE PUBLIC COMMENTS
7:05 – 7:15	6. PUBLIC COMMENTS (UP TO 3 MINUTES PER SPEAKER, 10 MINUTES DESIGNATED)
	1. Homeowners Requesting to Speak (Please State Name Prior to Remarks)
7:15 - 7:20	8. CONSENT AGENDA (5 Minutes)
	 Approval of additions to the agenda and removal of additional consent agenda items with questions as requested by board members. Approval of Consent Item Agenda
	 a. May 4, 2021 Meeting Minutes (Separate from packet) b. Committee Meeting Minutes for May 2021 Treasurer's Review Committee Security and Grounds Committee Management Committee Management Committee Strategic Committee April 2021 Financial Statements May 2021 Property Manager Report (Separate from packet) May 2021 Facilities Monitor Report (Separate from packet)

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

Treasurer's Review Committee Meeting Minutes

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

[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:

<u>Section 1</u>. 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.

<u>Section 2</u>. 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 <u>September 14, 2021</u> at <u>7:00 pm</u>, at <u>6801 Colonial Lake Drive</u> <u>Riverview, FL 33578.</u>

<u>Section 3</u>. 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.

<u>Section 5</u>. 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

SABRINA PEACOCK, CHAIR

ATTEST:

DAVID NELSON, SECRETARY/ TREASURER

Exhibit A

Lake St. Charles Community Development District

FY 21-22 Proposed Budget

							11 21-22 Hoposed Badget					
		c	D			•	н		r	۰		
							Actuals Oct '20 - Apr '21	FY 21 Annual Budget	FY 22 Proposed Budget	FY 21 to FY 22 Increase (Decrease)	Comments	
F	Rev	/en	ue/E	Expe	ense	9						
Ť						-						
				3610)0 - I	Interest Earnings						
							1,213	1,450	1,450	0		
				Tota	I 36	100 - Interest Earnings	1,213	1,450	1,450	0		
						General Fund Assessment Gross	945,826	958,146	958,146	0		
						GF Prop Tax Interest	30	0	0	0		
						GF Tax Collector Commissions	(18,181)	(19,163)	(19,163)	0		
						GF Tax Payment Discount	(36,765)	(38,326)	(38,326)	0		
					Tota	al General Fund Assessment-O&M	890,910	900,657	900,657	0		
				Tota	ıl 36	310 - Special Assessment	890,910	900,657	900,657	0		
				3631	1 - I	Excess Fees	7,307	0	0	0		
				3690	00 -	Miscellanous Revenues						
					Oth	er Misc Revenue	7,535	1,200	1,200	0		
					Ren	ital	0	500	500	0		
						_	0		475	0		
				Tota	I 36	900 - Miscellanous Revenues	7,535	2,175	2,175	0		
			Tot	al R	eve	enue	906,965	904,282	904,282	0		
			Bud	gete	d Ca	arryforward		305,051	484,754	179,703	Carryforward balance from FY 20 Audit	
			Tota	l Re	venu	Je		1,209,333	1,389.036	179,703		
								,,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
╈			Exr	bens	se		1					
						egislative						
╈							588	1,460	1,460	0		
				Image: sector	Image: second secon	Image: Second	36100 - Interest Earnings Interest - General Fund General 36100 - Interest Earnings General Fund Assessment-O&M General Fund Assessment-O&M General Fund Assessment Gross GF GF Prop Tax Interest GF GF Tax Collector Commissions GF GF Tax Payment Discount Total 36310 - Special Assessment-O&M GF 36311 - Excess Fees 36900 - Miscellanous Revenues Other Misc Revenue Rental Pool Snack Vending Total 36900 - Miscellanous Revenues Total Revenue Budgeted Carryforward Total Revenue Interest Interest Interest	Image: Constraint of the second se	Revenue/Expense Revenue 36100 - Interest Earnings 1,213 1 36100 - Interest Earnings 1,213 1 Total 36100 - Interest Earnings 1,213 1 Total 36100 - Interest Earnings 1,213 1 General Fund Assessment-O&M General Fund Assessment Gross 945,826 1 General Fund Assessment Gross 945,826 958,146 1 GF Prop Tax Interest 30 0 1 GF Tax Collector Commissions (18,181) (19,163) 1 GF Tax Payment Discount (36,765) (38,326) 1 Total General Fund Assessment-O&M 890,910 900,657 1 S6311 - Excess Fees 7,307 0 36900 - Miscellanous Revenues 7,535 1,200 1 Other Misc Revenue 7,535 2,175 2 Rental 0 500 4 Pool Snack Vending 0 475 5 Total Revenue 906,965 904,282 8 Budgeted Carryforward 305,051 305,051	Actuals Oct '20 - Apr '21FY 21 Annual BudgetProposed BudgetRevenue/ExpenseImage: Second	Actuals Oct 20 - Apr '21 FY 21 Annual Budget Proposed Budget Increase (Decrease) Revenue/Exp Image: State of the	

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Lake St. Charles Community Development District

5/31/2021

FY 21-22 Proposed Budget

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			+	+							
a							Actuals Oct '20 - Apr '21	FY 21 Annual Budget	FY 22 Proposed Budget	FY 21 to FY 22 Increase (Decrease)	Comments
41				s	pecial District Fees		175	175	175	0	
42				s	upervisor Fees		7,000	12,000	12,000	0	
43				S	upervisor Payroll Ser	vice	482	900	900	0	
44			То	otal	5110 - Legislative		8,245	14,535	14,535	0	
45			51	300	- Financial & Admin						
46				Α	ccounting Services		0	500	500	0	
47				Α	uditing Services		13,500	13,500	13,500	0	
48				В	anking & Investment	Mgmt Fees	0	200	200	0	
49				D	istrict F&A Employee	S					
50					District Manager		30,804	53,394	54,462	1,068	2% pay increase effective Oct' 21
51					Medical Stipend		1,400	2,400	2,400	0	
52					Payroll Service Ch	narge	265	465	465	0	
53					Payroll Taxes - En	nployer Taxes	2,513	4,400	4,400	0	
54					Performance Stipe	end	0	1,000	1,000	0	
55				Т	otal District F&A Emp	oloyees	34,982	61,659	62,727	1,068	Increase due to pay increase
56				D	ues, Licenses & Fees	5	88	500	500	0	
57				G	eneral Insurance						
58					Crime		565	600	600	0	
59					General Liability		3,785	3,868	3,868	0	
60					Public Officials Li	ability & EP	3,110	3,179	3,179	0	
61				Т	otal General Insurance	e	7,460	7,647	7,647	0	
62				L	egal Advertising		223	2,600	2,600	0	
63				L	ocal/Other Taxes		3,229	3,396	3,396	0	
64				0	ffice Supplies		193	1,000	1,000	0	
65				Ρ	ostage		16	250	250	0	
66				Ρ	rinter Supplies		551	2,000	2,000	0	
67				Ρ	rofessional Developr	nent	79	1,000	1,000	0	
68				Т	echnology Services/U	Jpgrades	1,076	2,000	2,000	0	
69				Т	elephone		1,445	3,100	3,600	500	Increase due to required internet service for park.

FY 21-22 Proposed Budget

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	*	c	D		r	e			r	e	5
a							Actuals Oct '20 - Apr '21	FY 21 Annual Budget	FY 22 Proposed Budget	FY 21 to FY 22 Increase (Decrease)	Comments
70					Tra	vel Per Diem	0	200	200	0	
71					Web	osite Development & Monitor	2,023	2,650	2,650	0	
72						300 - Financial & Admin	64,866	102,202	103,770	1,568	Increase due to required internet in park and pay increase for DM
73 74		 				Legal Counsel	4 000	0.000	0.000		
74 75						trict Counsel	1,326	8,000	8,000	0	
75						400 - Legal Counsel	1,326	8,000	8,000	0	
70						Law Enforcement	70	1 000	1 000	0	
77		 				Maintenance & Repairs Gas	79 266	1,000 1,500	1,000 1,500	0	
78						100 - Law Enforcement	344	2,500	2,500	0	
80				5310	0 - E	Electric Utility Svs	19,493	39,500	46,500	7,000	Increase due to aeration system
81						Gas Utility Services	2,995	4,000	4,000	0	
82				5340	0 - 0	Garbage/Solid Waste Svc	836	2,880	2,880	0	
83						Water/Sewer Services	3,291	9,800	9,800	0	
84				5390	0 - F	Physical Environment					
85					Entr	ry & Walls Maintenance	0	2,000	2,000	0	
86					For	d F250 Maintenance & Repair	1,074	2,000	2,000	0	
87					Fou	ntain in Lake	1,350	3,000	3,000	0	
88					Gas	- Equipment	86	400	400	0	
89					Gas	- Truck	385	1,800	1,800	0	
90					Irrig	ation Maintenance	2,725	10,000	10,000	0	
91					Lan	dscape Maintenance Contract	52,273	89,610	92,299	2,689	3% increase per contract
92					Mis	c. Landscape -Temporary Staff	0	3,000	3,000	0	
93					Mis	c. Landscape - Maintenance	5,324	10,500	10,500	0	
94					Mul	ch	0	10,500	10,500	0	
95					New	v Plantings	1,199	8,000	8,000	0	
96					Pon	d & Stormawater Maint Contract	11,025	18,900	18,900	0	

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FY 21-22 Proposed Budget

SUPERVISOR PACKET 11

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a								Actuals Oct '20 - Apr '21	FY 21 Annual Budget	FY 22 Proposed Budget	FY 21 to FY 22 Increase (Decrease)	Comments
97								0.10	500	0.040	4 7 4 0	Increase due to pond aeration maintenance
97 98							ed Aeration Maintenance	243 13,672	500 12,000	2,248 12,000	1,748 0	maintenance
99							l Replacement	33	4,000	4,000	0	
100							gation Maint Contract	675	900	900	0	
101							ge Treatment Contract	0	0	0	0	
						!	-					
102							900 - Physical Environment	90,063	177,110	181,547	4,437	
103					572	1	Parks & Recreation					
104 105							o Liability	733	755	755	0	
105						Ciu	b Facility Maintenance	2,645	5 000	5,000	0	
100							Club Facility Maintenance Clubhouse Supplies	1,089	5,000 2,300	2,300	0	
107							Locks/Keys	1,009	2,300	2,300	0	
109							Pool Snack Vending Items	0	300	300	0	
110						Tota	al Club Facility Maintenance	3,734	7,700	7,700	0	
111							trict Employees Payroll Exp	0,704	1,100	1,100		
112							Employer Workman Comp	5,221	9,000	9,000	0	
113							Facilities Monitor	20,748	35,963	36,682	719	2% pay increase effective Oct '21
114							Medical Stipends	3,500	6,000	6,000	0	
115							Payroll Service Charge	1,425	2,500	2,500	0	
116							Payroll Taxes - Employer Taxes	7,356	13,500	13,500	0	
117							Performance Stipend	0	2,600	2,600	0	
									_,	_,		
118							Full-time Maintenance Employee	14,861	28,122	28,122	0	
119							Property Maintenance Part-Time	662	1,480	1,510	-	2% pay increase effective Oct '21
120							Property Maintenance Team Lead	21,153	30,651	30,651	0	• • • • • • • • • • • •
121							Property Manager	37,080	64,272	65,558	1,286	2% pay increase effective Oct '21
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Lake St. Charles Community Development District FY 21-22 Proposed Budget

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							Actuals Oct '20 - Apr '21	FY 21 Annual Budget	FY 22 Proposed Budget	FY 21 to FY 22 Increase (Decrease)	Comments
122						Recreational Assistants	0	8,500	8,500	0	
123					Tota	al District Employees Payroll Exp	112,006	202,588	204,623	2,035	increase due to 2% pay increases
124					Doc	k Maintenance	185	400	400	0	
125					Nat	ure Path/Trail Maintenance/Drainage	0	1,800	1,800	0	
126					Parl	k Facility Maintenance	1,329	6,000	7,000	1,000	Increase due to restroom supplies for park.
127					Par	ks & Rec Cell Phones	906	1,700	1,700	0	
128					Play	ground Maintenance	333	2,000	2,000	0	
129					Poo	I Maintenance Contract	9,600	19,600	21,100	1,500	Increase due to contract
130					Poo	ol Maintenance Repairs	7,656	12,000	12,000	0	
131					Sec	System Monitoring Contract	195	240	240	0	
132					Sec	urity Repairs	100	5,000	5,000	0	
133				Tota	al 57:	200 - Parks & Recreation	136,778	259,783	264,318	4,535	
134				580	03-Fi	uture CIP Projects & Reserves	260,032	283,972	266,432	(17,540)	FY21-22 CIP Project
135			Tota	ıl Ex	pens	5e	588,269	904,282	904,282	0	
136			Bud	gete	ed Ca	arryforward		305,051	484,754	179,703	Carryforward balance from FY 20 Audit
137			Tota	l Re	evenu	le		1,209,333	1,389,036	179,703	
138			Rev	enue	e Les	ss Expenses		0	0		

Security - Grounds Committee Meeting Minutes

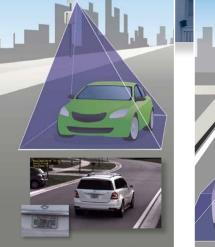
Date: Wednesday, May 19, 2021 at 12:30 PM. Operations Manager: Property Manager, Mark Cooper Committee Members: Supervisor Rob Fannin & Property Manager Mark Cooper

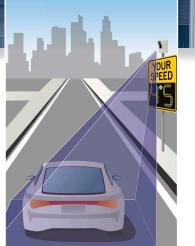
The Grounds and Security Committee meeting was canceled.

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







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.

Guardian Pro Speed Reduction Camera

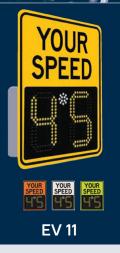
Securitas has partnered with TrafficLogix[®] to offer the Guardian Pro Speed camera system. This system is a fully integrated multi-beam infrared speed enforcement camera. This system tracks vehicles in multiple lanes with highly accurate LEDDAR technology and is invisible to radar detectors.

- 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.

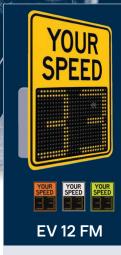


See a different world

Securitas Security Services USA, Inc | © 2021 | securitasinc.com



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



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

YOUR SPEED

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

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.

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.



See a different world

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Management Committee Meeting Minutes

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

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.

5:00 PM	Lake St. Char	rles CDD		
5/30/2021	Funds Stat Feb '21 - A			
	Feb '21	Mar '21	Apr '21	Category
Bank/Current Asset Accounts				
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
Total Bank/Current Asset Accounts	972,868	878,726	830,577	
Cash (Checking/Savings)				
CenterState Bank Checking	716,747	622,573	574,393	
CenterState Bank Oney Market	254,588	254,620	254,651	
-	234,388	234,020	234,031	
Operating Acct	0	0	0	
Prepay Botty Cash	1,533	1,533	1,533	
Petty Cash	1,555	1,555	1,555	
SunTrust Money Market Suncoast FCU	-	0	0	
Investments SBA	0 0	0	0	
Total Cash Accounts	972,868	878,726	830,577	
Debt Service				
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	
Total Debt Service Fund Balances	0	0	0	
TOTAL FUND BALANCES	972,868	878,726	830,577	
District Reserve Fund				
SunTrust Money Market	0	0	0	Committed/Assigned
-	254,588	254,620	0 254,651	Committed/Assigned
CenterState Bank Money Market Total Investments SBA	254,588 0	254,620 0	254,651 0	Unassgined
	_	-		บาลรองและน
	254,588	254,620	254,651	

05/22/2021

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

05/22/2021

	Туре	Num	Date	April 2021	- 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
Cł	heck	EFT/Auto	04/07/2021 TECO Electr	ic	10000-CenterState Bank Checking	-81.88
					53100 - Electric Utility Svs	81.88
TOTAL						81.88
Cł	heck	EFT/Auto	04/07/2021 TECO Gas (Company	10000-CenterState Bank Checking	-191.71
					53200 - Gas Utility Services	191.71
TOTAL						191.71
Cł	heck	EFT/Auto	04/09/2021 ADP		10000-CenterState Bank Checking	-128.70
					Payroll Service Charge	21.45

	Туре	Num	Date	April 2021 Name	Account	Original Amount
					Payroll Service Charge	107.25
TOTAL						128.70
	Bill Pmt -Check	EFT/Auto	04/12/2021 Verizon Wi	reless	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 E	nterprises	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 Ameriscap	e Services	10000-CenterState Bank Checking	-7,467.50
	Bill	Monthly Maintenance	04/01/2021		Landscape Maintenance Contract	7,467.50
TOTAL						7,467.50

05/22/2021

	Туре	Num	Date	April 2021 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
			0.4/4.0/0004 T			500.00
	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 Cl	eaning 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

05/22/2021

	Туре	Num	Date	April 2021 Name	Account	Original Amount
	Bill Pmt -Check	EFT/Auto	04/24/2021 Su	nTrust 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 AD	Р	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 All	ey 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 Am	eriscape 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 Ch	ris'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 Am	eriscape Services	10000-CenterState Bank Checking	-1,193.16

	Туре	Num	Date	April 2021	Account	Original Amount
	Bill	Palm installation	04/21/2021		58003-Future CIP Projects & Res	1,193.16
TOTAL						1,193.16
	Bill Pmt -Check	8520	04/22/2021 Circle A I	Enterprises	10000-CenterState Bank Checking	-5,212.50
	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>
						622,572.71
04/02/202	21 EFT/Auto	Ameriscape Services	INV# 142449	442.00		622,130.71
04/02/202	21 EFT/Auto	Centra Care	24489445 Acct# 2448944501-20210301 Inv #	58.00		622,072.71
04/02/202	21 EFT/Auto	Chris's Portable Toilets	1805-138408 Inv #	75.00		621,997.71
04/02/202	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4323	181.10		621,816.61
04/02/202	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4322	1,600.00		620,216.61
04/02/202	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4345	41.76		620,174.85
04/02/202	21		Deposit		14.51	620,189.36
04/05/202	21		Deposit		16,892.07	637,081.43
04/06/202	21 EFT/Auto	TECO Electric	06980007400 Acct #	2,755.93		634,325.50
04/07/202	21 EFT/Auto	TECO Electric	221005960721 Acct #	81.88		634,243.62
04/07/202	21 EFT/Auto	TECO Gas Company	221003603224 Acct #	191.71		634,051.91
04/08/202	21		Deposit		29.12	634,081.03
04/09/202	21 EFT/Auto	ADP	577387055 Inv #	128.70		633,952.33
04/12/202	21 EFT/Auto	Verizon Wireless	Acct# 842082173-00001	44.44		633,907.89
04/13/202	21 EFT/Auto	ADP	P.E. 04-10-21	10,669.24		623,238.65
04/13/202	21		Deposit		43.73	623,282.38
04/14/202	21 EFT/Auto	Circle A Enterprises	1st Restroom change order	5,620.14		617,662.24
04/14/202	21		Deposit		14.51	617,676.75
04/16/202	21 EFT/Auto	Ameriscape Services	INV# 142605	7,467.50		610,209.25
04/16/202	21 EFT/Auto	Solitude Lake Management	INV# PI-A00578059	225.00		609,984.25
04/16/202	21 EFT/Auto	Staples	6011 1000 4086 310	97.05		609,887.20
04/16/202	21 EFT/Auto	Tuscan & Company, PA	116822 Inv #	500.00		609,387.20
04/16/202	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4353	290.09		609,097.11
04/16/202	21 EFT/Auto	Solitude Lake Management	INV# PI-A00578058	1,575.00		607,522.11
04/17/202	21		Deposit		14.51	607,536.62
04/22/202	21 8520	Circle A Enterprises	2nd drawings for park restrooms	5,212.50		602,324.12
04/23/202	21 EFT/Auto	ADP	578251039 Inv #	141.62		602,182.50
04/24/202	21 EFT/Auto	SunTrust Credit Card	4223071100091531 Acct #	16,507.93		585,674.57
04/27/202	21 EFT/Auto	ADP	P.E. 4-24-21	8,791.77		576,882.80
04/27/202	21		Deposit		14.51	576,897.31
04/29/202	21 EFT/Auto	Alley Cat Pest Control	1075 Acct # INV# 34827	85.00		576,812.31
04/20/201	21 EFT/Auto	Ameriscape Services	INV# 142833	1,300.00		575,512.31

2021-04-30TreasurersReport -CenterState

SUPERVISOR PACKET 25

5/30/2021	
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Date ^M Number	Payee	Memo	<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
			65,351.52	17,171.52	574,392.71

Lake St. Charles CDD Profit & Loss Budget Performance

October 2020 through April 2021

	Α	В	С	DE	F	G	Н	К	L	М	N
1											
									\$ Over		
							Oct '20	Annual	Annual		
2							Apr '21	Budget	Budget	Comments	Last Year YTD
2		_		/-				Duuget	Duuget	comments	
3		Rev		e/Expe							
4				Reven		Internet Fourings					
5 6				30		Interest Earnings rest - General Fund	1.010	4 450	(227)		005
0 7				.			1,213	1,450	(237)		995
/				10	otal 36	100 - Interest Earnings	1,213	1,450	(237)		995
8						eral Fund Assessment-O&M					
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					Tota	I General Fund Assessment-O&M	890,910	900,657	(9,747)		886,101
14											
15				То	otal 36	310 - Special Assessment	890,910	900,657	(9,747)		886,101
16				36	311 -	Excess Fees	7,307	0	7,307		7,460
17				36	900 -	Miscellanous Revenues			0		
18					Oth	er Misc Revenue	7,535	1,200	6,335		948
19					Ren	tal	0	500	(500)		1,058
20					Poo	Snack Vending	0	475	(475)		0
21				То	tal 36	900 - Miscellanous Revenues	7,535	2,175	5,360		2,006
	1			I							
22			.	Total F	Reveni	ue	906,965	904,282	2,683		896,563
23								561,202	2,005		000,000
25		-	+								
25				Expen							
26				51		egislative	_				
27						loyer Taxes	588	1,460	(872)		585
28						cial District Fees	175	175	0		175
29						ervisor Fees	7,000	12,000	(5,000)		7,000
30						ervisor Payroll Service	482	900	(418)		416
31				То	tal 51	10 - Legislative	8,245	14,535	(6,290)		8,176

	Α	В	С	DE	F	G	Н	К	L	М	N
1											
									\$ Over		
							Oct '20	Annual	Annual		
2							Apr '21	Budget	Budget	Comments	Last Year YTD
_							•				
~~											
32 33				513	1	Financial & Admin			(500)		
<u>33</u> 34					-	ounting Services	0	500	(500)		0
34 35						iting Services	13,500	13,500	•		12,000
35 36					-	king & Investment Mgmt Fees rict F&A Employees	0	200	(200)		0
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						I District F&A Employees	34,982	61,659	(26,677)		34,126
12					1000		04,002	01,000	(20,077)		04,120
40					_				(112)		
43 44						s, Licenses & Fees eral Insurance	88	500	(412)		194
44 45						crime	505		(25)		
45 46						General Liability	565 3,785	600 3,868	(35) (83)		510 3,605
40						Public Officials Liability & EP	3,765	3,000	(69)		2,962
47						I General Insurance	,		(187)		
40					1012	ii General Insurance	7,460	7,647	(187)		7,077
49						I Advertising	223	2,600	(2,377)		977
50						I/Other Taxes	3,229	3,396	(167)		3,197
51						ce Supplies	193	1,000	(807)		379
52					Post		16	250	(234)		94
53					-	ter Supplies	551	2,000	(1,449)		2,614
54						essional Development	79	1,000	(921)		79
55						nnology Services/Upgrades	1,076	2,000	(924)		165
56						phone	1,445	3,100	(1,655)		1,680
57 58					-	vel Per Diem	0	200	(200)		0
						osite Development & Monitor	2,023	2,650	(627)		1,900
59				Tot	al 51	300 - Financial & Admin	64,866	102,202	(37,336)		64,482
1											
60				514	- 00	Legal Counsel					

Lake St. Charles CDD Profit & Loss Budget Performance

October 2020 through April 2021

	Α	В	С	D	Ε	F	G	Н	К	L	М	Ν
1												
										\$ Over		
								Oct '20	Annual	Annual		
2								Apr '21	Budget	Budget	Comments	Last Year YTD
61						Dist	rict Counsel	1,326	8,000	(6,674)		133
62					Tota	al 51	400 - Legal Counsel	1,326	8,000	(6,674)		133
63					521	00 -	Law Enforcement					
64						-	Maintenance & Repairs	79	1,000	(921)		311
65							Gas	266	1,500	(1,234)		231
66					Tota		100 - Law Enforcement	344	2,500	(2,156)		542
									,	(, = -)		
67					E 2 1	00	Electric Utility Svs	19,493	39,500	(20,007)		19,596
68							Gas Utility Services	2.995	4,000	(1,005)		2.778
69							Garbage/Solid Waste Svc	836	2,880	(2,044)		1,222
70							Water/Sewer Services	3,291	9,800	(6,509)		2,637
71							Physical Environment	0,201	0,000	(0)000)		
72							ry & Walls Maintenance	0	2,000	(2,000)		2,629
							•					
73						For	d F250 Maintenance & Repair	1.074	2,000	(926)		480
74							ntain 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						Irrig	ation Maintenance	2,725	10,000	(7,275)		8,384
78						Lan	dscape Maintenance Contract	52,273	89,610	(37,338)		50,750
79						Mis	c. Landscape-Temporary Staff	0	3,000	(3,000)		0
80							c. Landscape Maintenance	5,324	10,500	(5,176)		7,366
81						Mu		0	10,500	(10,500)		10,500
82							v Plantings	1,199	8,000	(6,802)		952
83							d & Stormwater Maint Contract	11,025	18,900	(7,875)		11,025
84						-	d#9 Aeration Maintenance	243	500	(257)		243
85							perty Insurance Contract	13,672	12,000	1,672		12,430
86							Replacement	33	4,000	(3,967)		95
87							igation Maint Contract	675	900	(225)		675
88							ge Treatment Contract	0	0	0		48,840
89					Tota	al 53	900 - Physical Environment	90,063	177,110	(87,047)		154,911

	A	В	С	DΕ	F	G	Н	К	L	М	Ν
1				Î							
2							Oct '20 Apr '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
2								Duuget	Duuget	comments	
90				572	00 -	Parks & Recreation					
91						o Liability	733	755	(22)		715
92					Club	o Facility Maintenance					
93						Club Facility Maintenance	2,645	5,000	(2,355)		2,062
94						Clubhouse Supplies	1,089	2,300	(1,211)		1,442
95						Locks/Keys	0	100	(100)		0
96						Pool Snack Vending Items	0	300	(300)		0
97					Tota	al Club Facility Maintenance	3,734	7,700	(3,966)		3,504
98					Dist	rict Employees Payroll Exp					
99						Employer Workman Comp	5,221	9,000	(3,779)		5,700
100						Facilities Monitor	20,748	35,963	(15,215)		20,340
101						Medical Stipends	3,500	6,000	(2,500)		3,000
102						Payroll Service Charge	1,425	2,500	(1,075)		1,377
103						Payroll Taxes - Employer Taxes	7,356	13,500	(6,144)		7,477
104						Performance Stipend	0	2,600	(2,600)		0
105						Full-Time Hybrid Employee	14,861	28,122	(13,261)		15,052
106						Property Maintenance Part-Time	662	1,480	(818)		691
107						Property Maintenance Team Lead	21,153	30,651	(9,498)		17,333
108						Property Manager	37,080	64,272	(27,192)		36,348
109						Recreational Assistants	0	8,500	(8,500)		0
110					Tota	al District Employees Payroll Exp	112,006	202,588	(90,582)		107,317
111					Doc	k Maintenance	185	400	(215)		0
112						inage/ Nature Path/Trail Maintenance	0	1,800	(1,800)		100
113	1					k Facility Maintenance	1,329	6,000	(4,671)		3,519
114	1					ks & Rec Cell Phones	906	1,700	(794)		684
115					Play	ground Maintenance	333	2,000	(1,667)		0
116						I Maintenance Contract	9,600	19,600	(10,000)		11,200
117					Poo	l Maintenance Repairs	7,656	12,000	(4,344)		5,587
118					Sec	System Monitoring Contract	195	240	(45)		201
119						urity Repairs	100	5,000	(4,900)		5,806

Lake St. Charles CDD Profit & Loss Budget Performance

October 2020 through April 2021

	А	В	C)	E F	G	Н	К	L	М	N
1											
									\$ Over		
							Oct '20	Annual	Annual		
2							Apr '21	Budget	Budget	Comments	Last Year YTD
120				٦	otal 5	7200 - Parks & Recreation	136,778	259,783	(123,005)		138,634
121				5	8003-	Future CIP Projects and Reserves	260,032	283,972	(23,940)		94,229
122			Т	ota	Expe	nse	588,269	904,282	(316,013)		487,339
123		Rev	enue l	Less	Expe	nses	318,695	0	318,695		409,224
124		Oth	er Rev	en	ue/Ex	pense					
125			Other								
124 125 126 127			Su	unT	rust C	redit Card Rewards	1,474				
127			F١	Y 19)-20 C	arryover	221,332		221,332		
128 129			Total Other Revenue				222,806	0	221,332		
129											
130			Other	Evr	onco						
130			Other	cył	ense						
131			U	nas	sianed	I CIP Projects	0	221,332	(221,332)		
132			Funding for District's Reserve Acct				0	0	0		
133			Total Other Expense				0	221,332	(221,332)		
134	34 Net Other Income						221,332	(221,332)	221,332		
4.25							F 40 555				
135	135 Net Income						540,027	(221,332)	540,027		

Lake St. Charles CDD Property Manager Expense Report

			April 2021	·	
	Туре	Date	Memo	Account	Amount
Alley Cat Pest Control	D	0.440,000.4			
	Bill	04/13/2021	pest control	Club Facility Maintenance	85.00
				Total	85.00