

Supervisor Packet for August 3, 2021 General Meeting

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

7:00 p.m., August 3, 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>Time</i>	<i>Item</i>
7:00 – 7:05	<ol style="list-style-type: none"> 1. CALL TO ORDER 2. PLEDGE OF ALLEGIANCE 3. INVOCATION (CHAIR PEACOCK) 4. ACKNOWLEDGMENT OF SUPERVISORS AND STAFF PRESENT 5. 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)
	<ol style="list-style-type: none"> 1. Approval of additions to the agenda and removal of additional consent agenda items with questions as requested by board members. 2. Approval of Consent Item Agenda <ol style="list-style-type: none"> a. July 13, 2021 Meeting Minutes b. Committee Meeting Minutes for July 2021 <ol style="list-style-type: none"> i. Treasurer's Review Committee ii. Security and Grounds Committee iii. Management Committee iv. Strategic Committee c. June 2021 Financial Statements d. July 2021 Property Manager Report e. July 2021 Facilities Monitor Report (Separate from packet)

7:20-7:35	9. COMMITTEE REPORTS (15 Minutes)
	<ol style="list-style-type: none"> 1. Treasurer's Review Committee – Treasurer Nelson <ol style="list-style-type: none"> a. The Treasure's Committee recommends a Motion to approve Resolution 2021-03 Lake St. Charles District FY20-21 Budget Amendment. 2. Grounds/Security Committee – Committee Chair Fannin 3. Management Committee – Committee Chair Peacock 4. Strategic Planning Committee – Committee Chair Brownlee
7:35- 7:45	11. MATTERS RELATING TO CDD ADMINISTRATION: CHAIR (10 Minutes)
	GENERAL REMARKS – Chair of The Board of Supervisors
7:45-7:55	12. PROPERTY MANAGER (10 Minutes)
	Items for Consideration by Property Manager - Mark Cooper <ol style="list-style-type: none"> 1. Property Management Report
7:55–8:00	13. DISTRICT MANAGER (5 Minutes)
	Items for Consideration by District Manager – Adriana Urbina <ol style="list-style-type: none"> 1. District Manager Report
8:00 –8:10	14. REMAINING CONSENT ITEMS REMOVED FOR DISCUSSION (10 Minutes)
8:10	ADJOURN



Date: July 13, 2021

Time: 7:00 p.m.

Minutes of the Board of Supervisors
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, FL 33578
813-741-9768

Supervisors:

Chair, Sabrina Peacock
Vice Chair, Robb Fannin (Absent)
Secretary/Treasurer, Dave Nelson
Supervisor, Virginia Gianakos
Supervisor, Marlon K. Brownlee

Staff:

Adriana Urbina, District Manager
Mark Cooper, Property Manager

In attendance:

Lake St. Charles Residents

Meeting was called to order at 7:00 p.m. by Chair, Sabrina Peacock

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson the Board approved the, July 13, 2021 Consent Agenda consisting of the: June 1, 2021 General Meeting Minutes, the June Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the May 2021 Financial Reports, the Property Manager Report, the Clubhouse Report and the Facility Monitor June 2021 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 4 to 0
2. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board discussed Remson Aquatic's quote to dredge ponds 4, 5 & 11 in the amount of \$9,875.00. The Board will review this at a later time. Motion was rescinded

3. On **MOTION** by Supervisor Peacock and second by Supervisor Nelson, the Board approved to retroactively reinstate Bryant Urbina as Property Team Lead & Edwardo Vargas as Property Maintenance staff. Motion passed 4 to 0

Supervisor Peacock discussed with the Board the current request made by 3 residents to purchase land adjoined to their property. Per Supervisor Peacock's research with the County's Property Appraiser the land's estimated value is \$1.42 per square foot. The residents interested in purchasing the land would be responsible for paying the value of the land, surveys, re-platting and closing cost.

4. On **MOTION** by Supervisor Peacock and Second by Supervisor Gianakos, the Board approved to continue researching the additional cost to sell District Property and to also request neighboring resident's input on this matter. Motion passed 4 to 0

Action Item: Property Manager, Mark Cooper to request a quote for the proposed security fencing that will surround the community park.

5. On **MOTION** by Supervisor Gianakos and Second by Supervisor Nelson, the Board approved to purchase touch up spray paint for the playground, not to exceed \$500. Motion passed 4 to 0

6. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board approved Egis Insurance volunteer coverage in the amount of \$200 for this fiscal year. Motion passed 4 to 0

7. On **MOTION** by Supervisor Nelson and Second by Supervisor Gianakos, the Board discussed installing a camera in the clubhouse. This camera is to be used to broadcast the Board Meetings via Zoom to residents that are unable to attend. Motion failed 2 to 2 This request will be brought up at a future date

Action Item: District Manager, Adriana Urbina to research any costs associated with storing recorded meeting videos.

Action Item: District Manager, Adriana Urbina to discuss with Management Committee a future Rule Amendment workshop.

Meeting adjourned at 8:27PM

Respectfully submitted,

Dave Nelson, Treasurer/Secretary

Sabrina Peacock, Chair

Treasurer's Review Committee Meeting Minutes

Date: *Wednesday, July 21, 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 Committee reviewed and discussed the Grant expense timeline and how it will affect the District's cash flow. The Committee recommends that Property Manager, Mark Cooper and District Manager, Adriana Urbina stay proactive in the process of paying invoices and requesting reimbursements as soon as possible

-The Committee reviewed and discussed the budget amendments that will need to be made in order to fund the grant project without affecting the District's operational cash flow.

The Treasurer's Committee recommends a Motion to approve Resolution 2021-03 Lake St. Charles District FY20-21 Budget Amendment.

LSC CDD Resolution 2021-03

[Lake St. Charles District FY 20-21 Budget
Amendment]

Approved by the Lake St. Charles BOS of Supervisors per M08-03-2021-xx
08/03/2021

**RESOLUTION No. 2021-03
OF THE
LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

WHEREAS, the Lake St. Charles Community Development District (the “District;”) is a local unit of special-purpose government of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the “Act”); and

WHEREAS, pursuant to 189.016(6)(c), Florida Statutes, a budget amendment is required if total appropriations increase; and

WHEREAS, the District approved FY 20 General Fund Carryforward amount of \$484,754, per the final FY 20 District Audit; and

WHEREAS, the District approved an increase to Excess Fees Revenue in the amount of \$7,300 received from Hillsborough County Community Tax Collector.

WHEREAS, the District approved an increase to Miscellaneous Revenue in the amount of \$5,000 received from Hillsborough County Community Grant.

WHEREAS, the District approved an increase to Miscellaneous Revenue in the amount of \$1,474 received from Suntrust Credit Card Rewards.

WHEREAS, the District approved a decrease to Miscellaneous Revenue in the amount of \$475 due to no snack sales during the summer.

WHEREAS, the District approved an increase to Other Revenue in the amount of \$157,981 received from Florida Department of Environmental Protection

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT IN A GENERAL MEETING THIS AUGUST 3, 2021 AMENDS THE FY 20-21 ADOPTED BUDGET PER THE DESCRIPTIONS BELOW AND REFLECTED IN EXHIBIT A, FY 20-21 AMENDED ADOPTED BUDGET

A. Budget Amendment Revenue:

1. The Budget is amended to reflect a carryforward amount of \$484,754.
2. The Budget is amended to reflect an increase of \$7,300 Excess Fees.
3. The Budget is amended to reflect an increase of \$5,000 Miscellaneous Revenue.
4. The Budget is amended to reflect an increase of \$1,474 Miscellaneous Revenue.
5. The Budget is amended to reflect a decrease of \$475 Miscellaneous Revenue.
6. The Budget is amended to reflect an increase of \$157,981 Other Revenue.

B. Budget Amendment Revenue Allocation:

1. Increase of \$13,299 to Future CIP Projects & Reserves. (Line #125)
2. Decrease of \$300 to Pool Snack Vending Items. (Line #98)
3. Increase of \$157,981 to Other Expenses-Lake Water Quality Project & Pond Fountain Sitting Area Project. (Line #144)

TOTAL NET REVENUE INCREASE OF \$171,280

C. Effective Date. This Resolution shall become effective upon its adoption.

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH COUNTY**

David Nelson, Treasurer

EXHIBIT A

AMENDED ADOPTED FY 20-21 BUDGET

Lake St. Charles CDD Amended Adopted FY 20-21 Budget

	A	B	C	D	E	F	G	M	Q	R
								FY 20-21 Annual Budget	FY 20-21 Monthly Budget	Comments
1										
2							Revenue/Expense			
3							Revenue			
4							36100 - Interest Earnings			
5							Interest - General Fund	1,450	121	
6							Total 36100 - Interest Earnings	1,450	121	
7							General Fund Assessment-O&M			
8							General Fund Assessment Gross	958,146	79,846	
9							GF Prop Tax Interest	0	0	
10							GF Tax Collector Commissions	(19,163)	(1,597)	
11							GF Tax Payment Discount	(38,326)	(3,194)	
12							Total General Fund Assessment-O&M	900,657	75,055	
13							Total 36310 - Special Assessment	900,657	75,055	
14							36311 - Excess Fees	7,300	608	\$7,300 Increase due to excess fees received from County
15							36900 - Miscellaneous Revenues			
16							Other Misc Revenue	6,200	517	\$5,000 increase due to Grant reimbursement from last FY19-20
17							Suntrust Credit Card Rewards	1,474	123	Increase due to rewards received from District Credit Card
18							Rental	500	42	
19							Pool Snack Vending	0	0	\$475 Decrease due to no sale of snacks during the summer
20							Total 36900 - Miscellaneous Revenues	8,174	681	
21							Total Revenue	917,581	76,465	
22							Budgeted Carryforward	484,754		General Fund Balance Carryforward per FY20 Audit
23							Total Revenue	1,402,335		
24							Expense			
25							5110 - Legislative			
26							Employer Taxes	1,460	122	
27							Special District Fees	175	15	
28							Supervisor Fees	12,000	1,000	
29							Supervisor Payroll Service	900	75	
30							Total 5110 - Legislative	14,535	1,211	
31							51300 - Financial & Admin			
32							Accounting Services	500	42	
33							Auditing Services	13,500	1,125	
34							Banking & Investment Mgmt Fees	200	17	
35							District F&A Employees		0	

Lake St. Charles CDD Amended Adopted FY 20-21 Budget

	A	B	C	D	E	F	G	M	Q	R
								FY 20-21 Annual Budget	FY 20-21 Monthly Budget	Comments
1										
36							District Manager	53,394	4,450	
37							Medical Stipend	2,400	200	
38							Payroll Service Charge	465	39	
39							Payroll Taxes - Employer Taxes	4,400	367	
40							Performance Stipend	1,000	83	
41							Total District F&A Employees	61,659	5,138	
42							Dues, Licenses & Fees	500	42	
43							General Insurance			
44							Crime	600	50	
45							General Liability	3,868	322	
46							Public Officials Liability & EP	3,179	265	
47							Total General Insurance	7,647	637	
48							Legal Advertising	2,600	217	
49							Local/Other Taxes	3,396	283	
50							Office Supplies	1,000	83	
51							Postage	250	21	
52							Printer Supplies	2,000	167	
53							Professional Development	1,000	83	
54							Technology Services/Upgrades	2,000	167	
55							Telephone	3,100	258	
56							Travel Per Diem	200	17	
57							Website Development & Monitor	2,650	221	
58							Total 51300 - Financial & Admin	102,202	8,517	
59							51400 - Legal Counsel			
61							Total 51400 - Legal Counsel	8,000	667	
62							52100 - Law Enforcement			
63							Car Maintenance & Repairs	1,000	83	
64							Car Gas	1,500	125	
67							Total 52100 - Law Enforcement	2,500	208	
68							53100 - Electric Utility Svs	39,500	3,292	
69							53200 - Gas Utility Services	4,000	333	
70							53400 - Garbage/Solid Waste Svc	2,880	240	
71							53600 - Water/Sewer Services	9,800	817	
72							53900 - Physical Environment			
73							Entry & Walls Maintenance	2,000	167	
74							Ford F250 Maintenance & Repair	2,000	167	
75							Fountain in Lake	3,000	250	
76							Gas - Equipment	400	33	

Lake St. Charles CDD Amended Adopted FY 20-21 Budget

	A	B	C	D	E	F	G	M	Q	R
								FY 20-21 Annual Budget	FY 20-21 Monthly Budget	Comments
1										
77							Gas - Truck	1,800	150	
78							Irrigation Maintenance	10,000	833	
79							Landscape Maintenance Contract	89,610	7,468	
80							Misc. Landscape -Temporary Staff	3,000	250	
81							Misc. Landscape- Maintenance	10,500	875	
82							Mulch	10,500	875	
83							New Plantings	8,000	667	
84							Pond & Stormwater Maint Contract	18,900	1,575	
85							Pond #9 Aeration Maintenance	500	42	
86							Property Insurance Contract	12,000	1,000	
87							Sod Replacement	4,000	333	
88							Mitigation Maint Contract	900	75	
90							Midge Treatment Contract	0	0	
91							Total 53900 - Physical Environment	177,110	14,759	
92							57200 - Parks & Recreation			
93							Auto Liability	755	63	
94							Club Facility Maintenance			
95							Club Facility Maintenance	5,000	417	
96							Clubhouse Supplies	2,300	192	
97							Locks/Keys	100	8	
98							Pool Snack Vending Items	0	0	\$300 Decrease due to no sale of snacks during the summer
99							Total Club Facility Maintenance	7,400	617	
100							District Employees Payroll Exp			
102							Employer Workman Comp	9,000	750	
103							Facilities Monitor	35,963	2,997	
104							Medical Stipends	6,000	500	
105							Payroll Service Charge	2,500	208	
106							Payroll Taxes - Employer Taxes	13,500	1,125	
107							Performance Stipend	2,600	217	
108							Full Time Hybrid Employee	28,122	2,344	
109							Property Maintenance Part-Time	1,480	123	
110							Property Maintenance Team Lead	30,651	2,554	
111							Property Manager	64,272	5,356	
112							Recreational Assistants	8,500	708	
113							Total District Employees Payroll Exp	202,588	16,882	
114							Dock Maintenance	400	33	
115							Drainage/ Nature Path/Trail Maintenance	1,800	150	

Lake St. Charles CDD Amended Adopted FY 20-21 Budget

	A	B	C	D	E	F	G	M	Q	R
								FY 20-21 Annual Budget	FY 20-21 Monthly Budget	Comments
1										
116							Park Facility Maintenance	6,000	500	
117							Parks & Rec Cell Phones	1,700	142	
118							Playground Maintenance	2,000	167	
119							Pool Maintenance Contract	19,600	1,633	
120							Pool Maintenance Repairs	12,000	1,000	
122							Sec System Monitoring Contract	240	20	
123							Security Repairs	5,000	417	
124							Total 57200 - Parks & Recreation	259,483	21,624	
125							58003- Future CIP Projects & Reserves	297,571	24,798	
126							Total Expense	917,581	76,465	
127							Budgeted Carryforward	484,754		General Fund Balance Carryforward per FY20 Audit
128							Total Revenue	1,402,335		
129							Revenue Less Expenses	0	0	
136										
137										
138										
139							OTHER REVENUE - FY 20-21 CARRYOVER (Oct, 20-Sept, 21)	221,332	18,444	
140							OTHER REVENUE-DEP & Hills County Grant Reimbursements	157,981	13,165	\$152,981 1st Quarter Expected Grant Reimbursements from DEP & \$5,000 from Hillsborough County
141							Total Unassigned Revenue	379,313		
142							OTHER EXPENSES			
143							Additional funding for unassigned CIP projects	221,332	18,444	\$221,332 needed to fund emerging projects.
144							Lake Water Quality Project & Pond Fountain Sitting Area Project	157,981	13,165	\$152,981 1st Quarter Lake Water Quality Project & \$5,000 Pond Fountain Sitting Area Project
145							TOTAL	379,313		

	A	B	C	D	E
1	Fiscal Year 21 - October 1 , 2020 - September 30, 2021				Issued: 7/28/21
2	Projects	Cost Estimate	Proposal Cost	Actual Cost	Change Order #1
3	Park gates / fencing / access control - Postponed until FY 21-22	\$125,000.00			
4	Park restrooms	\$116,093.69	\$113,412.52	\$129,724.66	Inc in total \$5,620.14
5	Park Playground - \$4,000 for tree removal included	\$200,000.00		\$207,053.00	
6	Park playground tree removal permit - Hillsborough County			\$206.30	
7	Pond #20,23,24 aeration			\$5,456.00	
8	fountain in Pond #21			\$2,602.00	
9	Electrical - Lake #27 -Traditional aeration (3 sites) and nano bubbler aeration (1) SITE			\$12,480.81	
10	Electrical - Pond aeration for #22,23,24 and fountain in Pond #21			\$18,892.76	
11	Pond fountain sitting area grant. \$5,000 reimbursement		\$7,184.37	\$3,191.66	
12	Tennis Court LED lights including breaker replacement of \$258.14			\$24,964.79	
13	South Lake Fountain Electrical repair			\$1,677.83	
14	Hampton entrance brick paver renovation			\$4,246.00	
15	Tree branch and palm removal at Pond #24 - 10031 Remington Drive		\$700.00	\$700.00	
16	Removal of Tree in Park due to storm damage			\$1,300.00	
17	Additional tree tops above garage and trail by turtle pond			\$1,620.00	
18	Additional Tree Removal to prevent property damage in park			\$2,700.00	
19	2 Adonida Palm trees planted at Grant project - benched and fountain area LSC Blvd.			\$1,193.16	
20	Removal of Clubhouse playground \$1,200 - Small play structure only \$600		\$1,800.00	\$600.00	
21	Pickle Ball Lines		\$500.00	\$500.00	
22	Drainage in Park / Playground and trencher rental / day \$500		\$1,800.00	\$2,412.49	
23	Debris dumpsters 2- 15 yards @ 6 tons each		\$1,000.00	\$950.00	
24	Park Restroom Building Change Order #2 1" to 1.5" H2O, shutoff, electrical feed, conduits			\$3,727.07	
25	Park Restroom Change Order #3 est.- Buiding permit \$1,016 & \$800 sewer line tap.		\$1,816.00	\$3,431.05	
26	Wifi and cameras at the park		\$10,000.00	\$0.00	
27	RESERVE FUNDING				
28	Additional Funding of Reserve Account - balance with funding if any: \$254,000				
29	TOTAL EXPENDITURE				\$429,629.58
30	Burton target of FY 20 - available project funds = \$301,377 Actual budget funds available are 905,682 assessment income - O & M budgeted at \$621,710 = \$283.972 \$5,000 FY 19-20 Grant Reimbursement + \$7,300 Excess fees + \$1,474 CC rewards			\$297,571.00	
31	\$221,332 Verified carryover			\$221,332.00	

	A	B	C	D	E
32		TOTAL Funds Available		\$518,903.00	
33	Completed projects	Unassigned Funds		\$89,273.42	
34	Pending Projects				
35	Projects underway				
36	Other possible projects				
37					
38	Lake Water Quality Project (1st Quarter) & Pond Fountain Sitting Area Project				
39	L.G Sonic			\$61,087.50	
40	Novo Wa, LLC			\$9,875.00	
41	Solitude (Lake #27 Aeration)			\$55,321.00	
42	Meryman			\$6,876.00	
43	Kleinfelder			\$19,821.42	
44	Pond fountain sitting area grant. \$5,000 reimbursement			\$5,000.00	
45	TOTAL EXPENDITURE			\$157,980.92	
46	Expected Grant Reimbursements from DEP & Hillsborough County			\$157,980.92	

Security - Grounds Committee Meeting Minutes

Date: *Wednesday, July 21, 2021 at 12:30 PM.*

Committee Chairperson: *Supervisor, Rob Fannin*

Operations Manager: *Property Manager, Mark Cooper*

The Grounds and Security Committee meeting was canceled.

Management Committee Meeting Minutes

Date: *Thursday, July 15, 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 Committee reviewed and discussed the Grant expense timeline and how it will affect the District's cash flow.
- The Committee reviewed and discussed the budget amendments that will need to be made in order to fund the grant project without affecting the District's operational cash flow.
- The Committee reviewed and discussed the completion of the District's project and any outstanding balances.

Strategic Planning Committee Meeting Minutes

Date: *Tuesday, July 20, 2021 @ 10:00 am.*

Committee Chairperson: *Supervisor, Marlon K Brownlee*

Operations Manager: *Property Manager, Mark Cooper*

The July Strategic Planning Committee meeting was canceled.

Lake St. Charles CDD

Funds Statement

Apr '21 - Jun '21

	Apr '21	May '21	Jun '21	Category
Bank/Current Asset Accounts				
CenterState Bank Checking	574,393	427,727	315,848	Cash
CenterState Bank Money Market	254,651	254,684	254,684	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	830,577	683,944	572,065	
Cash (Checking/Savings)				
CenterState Bank Checking	574,393	427,727	315,848	
CenterState Bank Money Market	254,651	254,684	254,684	
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	
Total Cash Accounts	830,577	683,944	572,065	
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	830,577	683,944	572,065	
District Reserve Fund				
SunTrust Money Market	0	0	0	Committed/Assigned
CenterState Bank Money Market	254,651	254,684	254,684	Committed/Assigned
Total Investments SBA	0	0	0	Unassigned
	254,651	254,684	254,684	

Lake St. Charles CDD

Disbursement Authorization Report

June 2021

Type	Num	Date	Name	Account	Original Amount
Check	EFT/Auto	06/04/2021	ADP	10000-CenterState Bank Checking	-128.70
				Payroll Service Charge	21.45
				Payroll Service Charge	107.25
TOTAL					128.70
Bill Pmt -Check	EFT/Auto	06/04/2021	Chris's Portable Toilets	10000-CenterState Bank Checking	-75.00
Bill	1805-141344 Inv #	05/08/2021		Park Facility Maintenance	75.00
TOTAL					75.00
Bill Pmt -Check	EFT/Auto	06/04/2021	Staples	10000-CenterState Bank Checking	-164.46
Bill	Trash Bags	05/14/2021		Club Facility Maintenance	66.99
				Club Facility Maintenance	97.47
TOTAL					164.46
Bill Pmt -Check	EFT/Auto	06/04/2021	Chris's Portable Toilets	10000-CenterState Bank Checking	-75.00
Bill	1805-137007 Inv #	02/08/2021		Park Facility Maintenance	75.00
TOTAL					75.00
Check	EFT/Auto	06/04/2021	TECO Electric	10000-CenterState Bank Checking	-2,756.08
				53100 - Electric Utility Svs	49.39
				53100 - Electric Utility Svs	54.47
				53100 - Electric Utility Svs	169.65
				53100 - Electric Utility Svs	832.50
				53100 - Electric Utility Svs	63.76
				53100 - Electric Utility Svs	1,134.27
				53100 - Electric Utility Svs	179.36
				53100 - Electric Utility Svs	37.12

Lake St. Charles CDD Disbursement Authorization Report

June 2021

Type	Num	Date	Name	Account	Original Amount
				53100 - Electric Utility Svs	19.28
				53100 - Electric Utility Svs	21.59
				53100 - Electric Utility Svs	20.06
				53100 - Electric Utility Svs	19.58
				53100 - Electric Utility Svs	19.28
				53100 - Electric Utility Svs	19.19
				53100 - Electric Utility Svs	19.19
				53100 - Electric Utility Svs	19.49
				53100 - Electric Utility Svs	19.76
				53100 - Electric Utility Svs	19.67
				53100 - Electric Utility Svs	19.19
				53100 - Electric Utility Svs	19.28
TOTAL					<u>2,756.08</u>
Check	EFT/Auto	06/08/2021 ADP		10000-CenterState Bank Checking	-9,826.53
				District Manager	2,053.60
				Payroll Taxes - Employer Taxes	172.40
				Medical Stipend	200.00
				Facilities Monitor	1,383.20
				Property Maintenance Team Lead	652.50
				Property Manager	2,472.00
				Payroll Taxes - Employer Taxes	459.98
				Property Maintenance Part-Time	211.35
				Recreational Assistants	838.00
				Medical Stipends	300.00
				Supervisor Fees	1,000.00
				Employer Taxes	83.50
TOTAL					<u>9,826.53</u>
Bill Pmt -Check	EFT/Auto	06/10/2021 Verizon Wireless		10000-CenterState Bank Checking	-44.62
Bill	04-24-21 to 05-23-21	05/23/2021		Telephone	<u>44.62</u>

Lake St. Charles CDD Disbursement Authorization Report

June 2021

	Type	Num	Date	Name	Account	Original Amount
TOTAL						44.62
	Bill Pmt -Check	EFT/Auto	06/16/2021	Ameritree, Inc	10000-CenterState Bank Checking	-4,700.00
	Bill	Tree removal for pla	05/26/2021		Unassigned CIP Projects	4,700.00
TOTAL						4,700.00
	Bill Pmt -Check	EFT/Auto	06/16/2021	Circle A Enterprises	10000-CenterState Bank Checking	-15,520.00
	Bill	4th Restroom change	05/23/2021		Unassigned CIP Projects	1,620.00
	Bill	4th drawings for par	05/23/2021		Unassigned CIP Projects	10,425.00
	Bill	Final Contract Payme	06/09/2021		Unassigned CIP Projects	3,475.00
TOTAL						15,520.00
	Bill Pmt -Check	EFT/Auto	06/16/2021	Ennistymon Equities, LLC	10000-CenterState Bank Checking	-519.00
	Bill	chain link fence rem	06/09/2021		58003-Future CIP Projects & Res	519.00
TOTAL						519.00
	Bill Pmt -Check	EFT/Auto	06/16/2021	Hardeman Landscape Nursery, Inc	10000-CenterState Bank Checking	-8,051.00
	Bill	Restroom Sidewalk	05/25/2021		58003-Future CIP Projects & Res	8,051.00
TOTAL						8,051.00
	Bill Pmt -Check	EFT/Auto	06/16/2021	Miller Recreation Equipment & Design, Inc	10000-CenterState Bank Checking	-45,852.50
	Bill	2103 Inv #	05/25/2021		Unassigned CIP Projects	45,852.50
TOTAL						45,852.50
	Bill Pmt -Check	EFT/Auto	06/16/2021	Ryan's Maintenance INC	10000-CenterState Bank Checking	-3,975.00
	Bill	Graded around playgr	05/19/2021		Unassigned CIP Projects	3,975.00
TOTAL						3,975.00

Lake St. Charles CDD Disbursement Authorization Report

June 2021

Type	Num	Date	Name	Account	Original Amount
Bill Pmt -Check	EFT/Auto	06/16/2021	SunTrust Credit Card	10000-CenterState Bank Checking	-1,324.15
Bill	June CC Statement	06/24/2021		13500 - SunTrust Visa Card	1,324.15
TOTAL					1,324.15
Bill Pmt -Check	EFT/Auto	06/16/2021	Still Water Aquatics LLC	10000-CenterState Bank Checking	-275.00
Bill	INV #202125	06/16/2021		Misc. Landscape Maintenance	275.00
TOTAL					275.00
Bill Pmt -Check	EFT/Auto	06/16/2021	Pope's Water Systems, Inc.	10000-CenterState Bank Checking	-4,900.00
Bill	68662 Inv #	05/20/2021		Irrigation Maintenance	4,900.00
TOTAL					4,900.00
Check	EFT/Auto	06/18/2021	ADP	10000-CenterState Bank Checking	-145.92
				Payroll Service Charge	13.26
				Payroll Service Charge	66.36
				Supervisor Payroll Service	66.30
TOTAL					145.92
Check	EFT/Auto	06/22/2021	ADP	10000-CenterState Bank Checking	-10,424.13
				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	558.13
				Full Time Hybrid Employee	960.00
				Property Maintenance Part-Time	169.08

Lake St. Charles CDD Disbursement Authorization Report

June 2021

Type	Num	Date	Name	Account	Original Amount
				Recreational Assistants	931.00
				Property Maintenance Team Lead	330.00
				Full Time Hybrid Employee	120.00
				Payroll Taxes - Employer Taxes	10.02
TOTAL					10,424.13
Check	EFT/Auto	06/28/2021	TECO Gas Company	10000-CenterState Bank Checking	-333.46
				53200 - Gas Utility Services	333.46
TOTAL					333.46
Check	EFT/Auto	06/28/2021	TECO Electric	10000-CenterState Bank Checking	-67.79
				53100 - Electric Utility Svs	67.79
TOTAL					67.79
Check	EFT/Auto	06/29/2021	Square Inc	10000-CenterState Bank Checking	-292.20
				Security/Renters Cards Deposits	300.00
				Security/Renters Cards Deposits	-7.80
TOTAL					292.20
Bill Pmt -Check	EFT/Auto	06/30/2021	Ameriscape Services	10000-CenterState Bank Checking	-1,318.00
Bill	Irrigation Repairs	06/11/2021		Irrigation Maintenance	1,318.00
TOTAL					1,318.00
Bill Pmt -Check	EFT/Auto	06/30/2021	Centra Care	10000-CenterState Bank Checking	-105.00
Bill	pool monitor drug te	06/01/2021		Dues, Licenses & Fees	105.00
TOTAL					105.00
Bill Pmt -Check	EFT/Auto	06/30/2021	Miller Recreation Equipment & Design, Inc	10000-CenterState Bank Checking	-4,549.00

Lake St. Charles CDD

Disbursement Authorization Report

June 2021

	Type	Num	Date	Name	Account	Original Amount
	Bill	2104 Inv #	06/11/2021		58003-Future CIP Projects & Res	4,549.00
TOTAL						<u>4,549.00</u>
	Bill Pmt -Check	EFT/Auto	06/30/2021	Solitude Lake Management	10000-CenterState Bank Checking	-1,575.00
	Bill	June Pond Mainten	06/01/2021		Pond & Stormwater Maint	1,110.00
					Pond & Stormwater Maint	465.00
TOTAL						<u>1,575.00</u>
	Bill Pmt -Check	EFT/Auto	06/30/2021	Zebra Cleaning Team, Inc.	10000-CenterState Bank Checking	-1,740.00
	Bill	June Pool Cleaning	06/13/2021		Pool Maintenance Contract	1,600.00
					Pool Maintenance Contract	140.00
TOTAL						<u>1,740.00</u>
	Bill Pmt -Check	EFT/Auto	06/30/2021	Ameriscape Services	10000-CenterState Bank Checking	-718.00
	Bill	Irrigation Repairs	06/11/2021		Irrigation Maintenance	718.00
TOTAL						<u>718.00</u>
	Check	EFT/Auto	06/30/2021	Square Inc	10000-CenterState Bank Checking	-4.62
					Rental	4.62
TOTAL						<u>4.62</u>

7/28/2021

Treasurer's Report - CenterState Account

June 2021

06/1/21 - 06/30/21

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
						427,727.15
06/01/2021			Deposit		14.51	427,741.66
06/02/2021			Deposit		29.12	427,770.78
06/03/2021			Deposit		2,261.05	430,031.83
06/04/2021	EFT/Auto	ADP	580918327 Inv #	128.70		429,903.13
06/04/2021	EFT/Auto	Chris's Portable Toilets	1805-141344 Inv #	75.00		429,828.13
06/04/2021	EFT/Auto	Staples	6011 1000 4086 310	164.46		429,663.67
06/04/2021	EFT/Auto	Chris's Portable Toilets	1805-137007 Inv #	75.00		429,588.67
06/04/2021	EFT/Auto	TECO Electric	06980007400 Acct #	2,756.08		426,832.59
06/05/2021			Deposit		29.12	426,861.71
06/08/2021	EFT/Auto	ADP	P.E. 6-05-21	9,826.53		417,035.18
06/10/2021	EFT/Auto	Verizon Wireless	Acct# 842082173-00001	44.62		416,990.56
06/12/2021			Deposit		14.51	417,005.07
06/13/2021			Deposit		4,522.12	421,527.19
06/16/2021	EFT/Auto	Ameritree, Inc	Tree removal for playground	4,700.00		416,827.19
06/16/2021	EFT/Auto	Circle A Enterprises		15,520.00		401,307.19
06/16/2021	EFT/Auto	Ennistymon Equities, LLC	chain link fence removal	519.00		400,788.19
06/16/2021	EFT/Auto	Hardeman Landscape Nursery, Inc	INV# 37351	8,051.00		392,737.19
06/16/2021	EFT/Auto	Miller Recreation Equipment & Design, Inc	2103 Inv #	45,852.50		346,884.69
06/16/2021	EFT/Auto	Ryan's Maintenance INC	Graded around playground, playground removal, removed de	3,975.00		342,909.69
06/16/2021	EFT/Auto	SunTrust Credit Card	4223071100091531 Acct #	1,324.15		341,585.54
06/16/2021	EFT/Auto	Still Water Aquatics LLC	INV #202125	275.00		341,310.54
06/16/2021	EFT/Auto	Pope's Water Systems, Inc.	68662 Inv #	4,900.00		336,410.54
06/17/2021			Deposit		14.51	336,425.05
06/17/2021			Deposit		14.51	336,439.56
06/18/2021	EFT/Auto	ADP	581757837 Inv #	145.92		336,293.64
06/22/2021	EFT/Auto	ADP	P.E. 6-19-21	10,424.13		325,869.51
06/22/2021			Deposit		14.51	325,884.02
06/22/2021			Deposit		14.51	325,898.53
06/23/2021			Deposit		14.51	325,913.04
06/26/2021			Deposit		14.51	325,927.55
06/28/2021	EFT/Auto	TECO Gas Company	221003603224 Acct #	333.46		325,594.09

7/28/2021

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
06/28/2021	EFT/Auto	TECO Electric	221005960721 Acct #	67.79		325,526.30
06/29/2021			Deposit		292.20	325,818.50
06/29/2021	EFT/Auto	Square Inc	D. Spivey CH Rental Deposit Refund	292.20		325,526.30
06/30/2021	EFT/Auto	Ameriscape Services	INV# 143610	1,318.00		324,208.30
06/30/2021	EFT/Auto	Centra Care	24489445 Acct# 2448944501-20210601 Inv #	105.00		324,103.30
06/30/2021	EFT/Auto	Miller Recreation Equipment & Design, Inc	2104 Inv #	4,549.00		319,554.30
06/30/2021	EFT/Auto	Solitude Lake Management	INV# PI-A00613977	1,575.00		317,979.30
06/30/2021	EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4482	1,740.00		316,239.30
06/30/2021	EFT/Auto	Ameriscape Services	INV# 143611	718.00		315,521.30
06/30/2021			Deposit		131.12	315,652.42
06/30/2021		Clubhouse Rentals			170.00	315,822.42
06/30/2021	EFT/Auto	Square Inc	2.6% + .10 Square processing fees for CH Rentals	4.62		315,817.80
06/30/2021			Interest		30.10	315,847.90
				119,460.16	7,580.91	315,847.90

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

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '20 Jun '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
3							Revenue/Expense					
4							Revenue					
5							36100 - Interest Earnings					
6							Interest - General Fund	1,411	1,450	(39)		1,293
7							Total 36100 - Interest Earnings	1,411	1,450	(39)		1,293
8							General Fund Assessment-O&M					
9							General Fund Assessment Gross	957,026	958,146	(1,120)		957,284
10							GF Prop Tax Interest	366	0	366		397
11							GF Tax Collector Commissions	(18,412)	(19,163)	751		(18,423)
12							GF Tax Payment Discount	(36,765)	(38,326)	1,561		(36,337)
13							Total General Fund Assessment-O&M	902,215	900,657	1,558		902,922
14												
15							Total 36310 - Special Assessment	902,215	900,657	1,558		902,922
16							36311 - Excess Fees	7,307	0	7,307		7,460
17							36900 - Miscellaneous Revenues					
18							Other Misc Revenue	7,811	1,200	6,611		1,601
19							Rental	146	500	(354)		973
20							Pool Snack Vending	0	475	(475)		276
21							Total 36900 - Miscellaneous Revenues	7,958	2,175	5,783		2,850
22							Total Revenue	918,890	904,282	14,608		914,526
23												
24												
25							Expense					
26							5110 - Legislative					
27							Employer Taxes	755	1,460	(705)		768
28							Special District Fees	175	175	0		175
29							Supervisor Fees	9,000	12,000	(3,000)		9,015
30							Supervisor Payroll Service	611	900	(289)		523
31							Total 5110 - Legislative	10,542	14,535	(3,993)		10,482

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

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '20 Jun '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
32							51300 - Financial & Admin					
33							Accounting Services	0	500	(500)		0
34							Auditing Services	13,500	13,500	0		13,000
35							Banking & Investment Mgmt Fees	0	200	(200)		0
36							District F&A Employees					
37							District Manager	39,018	53,394	(14,376)		40,272
38							Medical Stipend	1,800	2,400	(600)		1,800
39							Payroll Service Charge	334	465	(131)		327
40							Payroll Taxes - Employer Taxes	3,172	4,400	(1,228)		3,267
41							Performance Stipend	0	1,000	(1,000)		0
42							Total District F&A Employees	44,324	61,659	(17,335)		45,666
43							Dues, Licenses & Fees	193	500	(307)		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							Total General Insurance	7,460	7,647	(187)		7,077
49							Legal Advertising	223	2,600	(2,377)		1,265
50							Local/Other Taxes	3,229	3,396	(167)		3,197
51							Office Supplies	664	1,000	(336)		491
52							Postage	28	250	(222)		110
53							Printer Supplies	551	2,000	(1,449)		2,614
54							Professional Development	79	1,000	(921)		79
55							Technology Services/Upgrades	1,208	2,000	(792)		426
56							Telephone	2,518	3,100	(582)		2,165
57							Travel Per Diem	0	200	(200)		0
58							Website Development & Monitor	2,323	2,650	(327)		2,000
59							Total 51300 - Financial & Admin	76,300	102,202	(25,902)		78,284

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

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '20 Jun '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
60							51400 - Legal Counsel					
61							District Counsel	1,326	8,000	(6,674)		133
62							Total 51400 - Legal Counsel	1,326	8,000	(6,674)		133
63							52100 - Law Enforcement					
64							Car Maintenance & Repairs	164	1,000	(836)		311
65							Car Gas	416	1,500	(1,085)		277
66							Total 52100 - Law Enforcement	580	2,500	(1,920)		587
67							53100 - Electric Utility Svs	25,100	39,500	(14,400)		24,975
68							53200 - Gas Utility Services	3,740	4,000	(260)		2,819
69							53400 - Garbage/Solid Waste Svc	1,964	2,880	(916)		1,539
70							53600 - Water/Sewer Services	4,547	9,800	(5,253)		3,475
71							53900 - Physical Environment					
72							Entry & Walls Maintenance	0	2,000	(2,000)		2,629
73							Ford F250 Maintenance & Repair	1,155	2,000	(845)		480
74							Fountain in Lake	1,350	3,000	(1,650)		550
75							Gas - Equipment	134	400	(266)		146
76							Gas - Truck	630	1,800	(1,170)		823
77							Irrigation Maintenance	10,283	10,000	283		10,255
78							Landscape Maintenance Contract	59,740	89,610	(29,870)		65,250
79							Misc. Landscape-Temporary Staff	0	3,000	(3,000)		566
80							Misc. Landscape Maintenance	7,194	10,500	(3,306)		7,829
81							Mulch	50	10,500	(10,451)		10,500
82							New Plantings	2,275	8,000	(5,725)		6,220
83							Pond & Stormwater Maint Contract	14,175	18,900	(4,725)		14,175
84							Pond#9 Aeration Maintenance	243	500	(257)		243
85							Property Insurance Contract	13,672	12,000	1,672		12,430
86							Sod Replacement	2,033	4,000	(1,967)		295
87							Mitigation Maint Contract	675	900	(225)		675

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

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '20 Jun '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
88							Midge Treatment Contract	0	0	0		67,578
89							Total 53900 - Physical Environment	113,608	177,110	(63,502)		200,644
90							57200 - Parks & Recreation					
91							Auto Liability	733	755	(22)		715
92							Club Facility Maintenance					
93							Club Facility Maintenance	2,935	5,000	(2,065)		2,282
94							Clubhouse Supplies	1,973	2,300	(327)		1,901
95							Locks/Keys	71	100	(29)		0
96							Pool Snack Vending Items	0	300	(300)		258
97							Total Club Facility Maintenance	4,978	7,700	(2,722)		4,442
98							District Employees Payroll Exp					
99							Employer Workman Comp	5,221	9,000	(3,779)		5,700
100							Facilities Monitor	26,281	35,963	(9,682)		27,120
101							Medical Stipends	4,300	6,000	(1,700)		4,500
102							Payroll Service Charge	1,638	2,500	(862)		1,738
103							Payroll Taxes - Employer Taxes	9,326	13,500	(4,174)		10,278
104							Performance Stipend	0	2,600	(2,600)		0
105							Full-Time Hybrid Employee	17,022	28,122	(11,100)		20,322
106							Property Maintenance Part-Time	1,522	1,480	42		1,450
107							Property Maintenance Team Lead	25,929	30,651	(4,722)		23,288
108							Property Manager	46,968	64,272	(17,304)		48,464
109							Recreational Assistants	1,769	8,500	(6,731)		3,245
110							Total District Employees Payroll Exp	139,975	202,588	(62,613)		146,105
111							Dock Maintenance	185	400	(215)		0
112							Drainage/ Nature Path/Trail Maintenance	0	1,800	(1,800)		372
113							Park Facility Maintenance	1,769	6,000	(4,231)		4,937
114							Parks & Rec Cell Phones	1,240	1,700	(460)		910
115							Playground Maintenance	333	2,000	(1,667)		0
116							Pool Maintenance Contract	12,940	19,600	(6,660)		14,400

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

	A	B	C	D	E	F	G	H	K	L	M	N
1												
2								Oct '20 Jun '21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
117							Pool Maintenance Repairs	8,579	12,000	(3,421)		12,116
118							Sec System Monitoring Contract	195	240	(45)		201
119							Security Repairs	100	5,000	(4,900)		5,683
120							Total 57200 - Parks & Recreation	171,028	259,783	(88,755)		189,881
121							58003- Future CIP Projects and Reserves	284,424	283,972	452		97,044
122							Total Expense	693,158	904,282	(211,124)		609,863
123							Revenue Less Expenses	225,732	0	225,732		304,663
124							Other Revenue/Expense					
125							Other Revenue					
126							SunTrust Credit Card Rewards	1,474				
127							FY 19-20 Carryover	221,332		221,332		
128							Total Other Revenue	222,806	0	221,332		
129												
130							Other Expense					
131							Unassigned CIP Projects	170,861	221,332	(50,471)		
132							Funding for District's Reserve Acct	0	0	0		
133							Total Other Expense	170,861	221,332	(50,471)		
134							Net Other Income	50,471	(221,332)	50,471		
135							Net Income	276,203	(221,332)	276,203		

Lake St. Charles CDD

Property Manager Expense Report

	June 2021				
	Type	Date	Memo	Account	Amount
Ace Hardware					
	Credit Card Charge	06/21/2021	Misc items	Misc. Landscape Maintenance	76.93
	Credit Card Credit	06/21/2021	Misc items	Misc. Landscape Maintenance	-18.03
Amazon.com					
	Credit Card Charge	06/06/2021	mask for staff	Clubhouse Supplies	25.99
	Credit Card Charge	06/06/2021	lock boxes	Misc. Landscape Maintenance	215.48
	Credit Card Charge	06/07/2021	cleaner	Clubhouse Supplies	25.95
	Credit Card Charge	06/08/2021	Door handle for truck	Ford F250 Maintenance & Repair	28.15
	Credit Card Charge	06/15/2021	Air Purifier 1 of 2	Clubhouse Supplies	86.19
	Credit Card Charge	06/15/2021	Air Purifier 2 of 2	Clubhouse Supplies	86.19
Ameriscape Services					
	Bill	06/11/2021	Irrigation Repairs	Irrigation Maintenance	1,318.00
	Bill	06/11/2021	Irrigation Repairs	Irrigation Maintenance	718.00
Dog Waste Depot					
	Credit Card Charge	06/08/2021	Doggie Bags	Park Facility Maintenance	289.65
Home Depot					
	Credit Card Charge	06/01/2021	Ant killer	Misc. Landscape Maintenance	33.33
	Credit Card Charge	06/04/2021	Glue	Misc. Landscape Maintenance	10.98
	Credit Card Charge	06/18/2021	Soap for restroom	Club Facility Maintenance	11.16
Lowe's Commerical Services					
	Credit Card Charge	06/08/2021	Plants	New Plantings	99.04
	Credit Card Charge	06/17/2021	irrigation items	Irrigation Maintenance	300.85
Still Water Aquatics LLC					
	Bill	06/16/2021	INV #202125 Treated by	Misc. Landscape Maintenance	275.00
TOTAL					3,583

August 3, 2021 Property Manager's Report

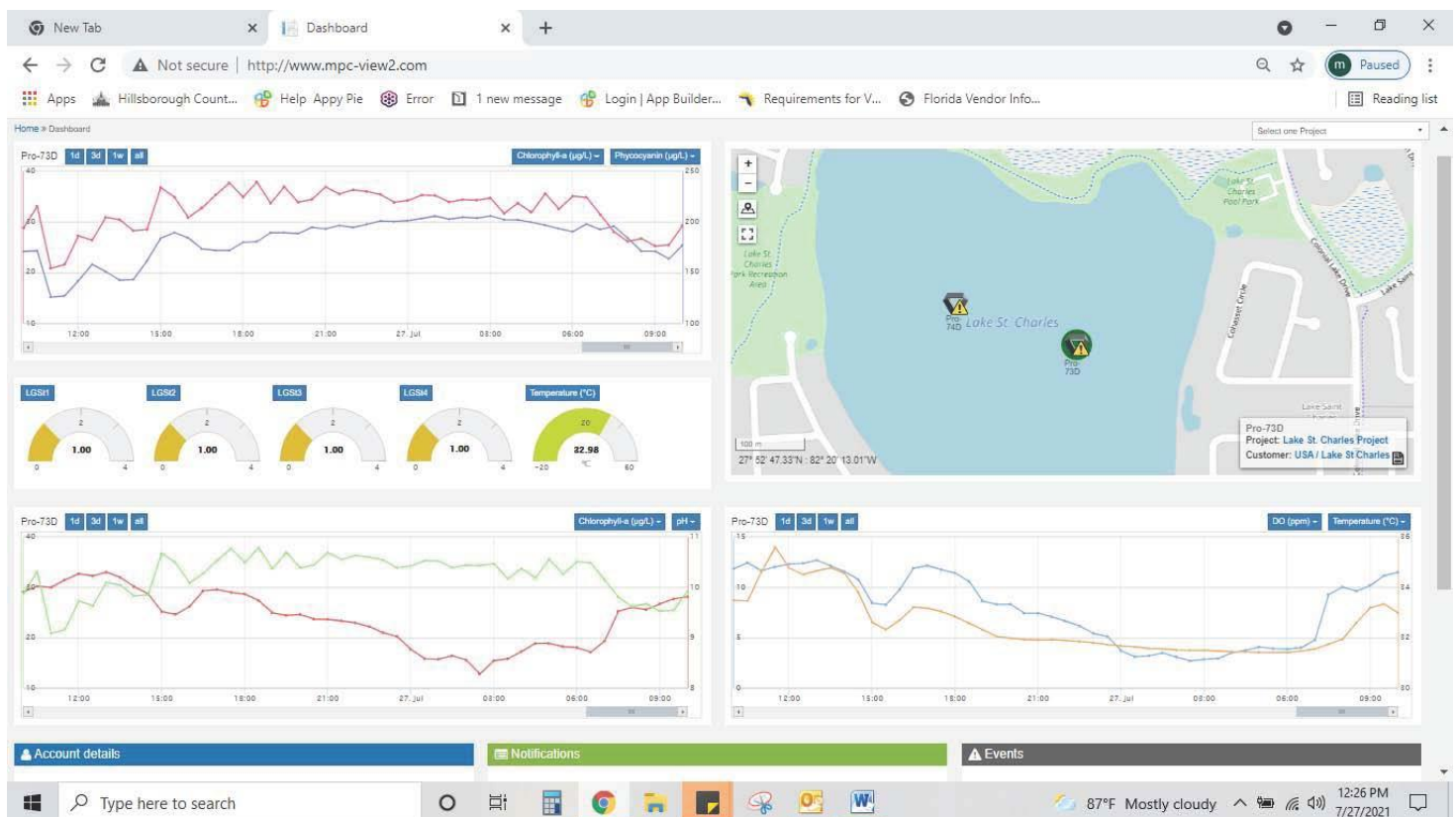
The DEP grant is underway with the buoys are placed on the lake and collecting water quality data. The ultrasound devices that control algae have not been turned on yet pending approval of Quality Assurance Project Plan (QAPP) from DEP. Once the QAPP is approved, traditional water quality, base line data can be performed and the official start of the study begins. After base line data is collected the ultrasound, devices will be activated. It is anticipated this will be in late August.

Below is a screenshot of the eastern buoy's measurement data.

The top left graph's red line measures Chlorophyll-a or green algae. Normal range is 25-50. On Tuesday, July 27 at 6am it measured 35. The blue line represents Phycocyanin or blue green algae which is more toxic. A normal range is under 100. On Tuesday, July 27 at 6am the measurement was 190 far exceeding normal levels.

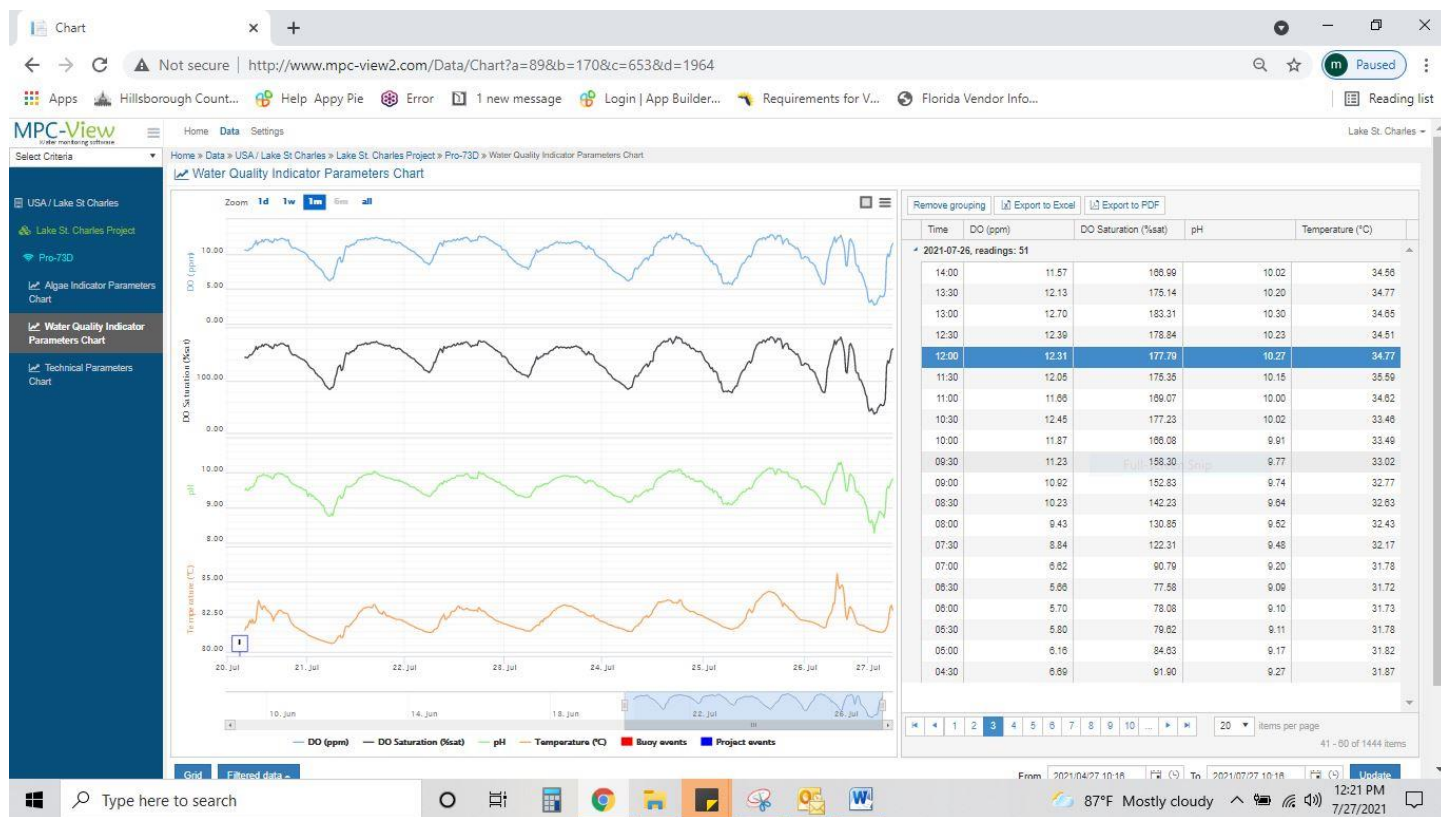
The bottom left graph's red line shows the pH readings which range from 8.5 to 10.3 making the lake water highly basic.

The bottom right graph shows water temperature measurements indicated by the red line. The highest temperature was noon on July 26th reading 34.7 C or 94.46 degrees.



The Screen shot below shows a summary of water quality readings.

From the top to the bottom the graphs show reading for Dissolved oxygen, Dissolved oxygen saturation, pH and temperature. Shortly Phosphorus and nitrogen readings will be added.



By the requirements of the grant, we are required to have a public presentation to explain the technology being utilized how it works and its expected outcomes. There will be a live question and answer session with the experts at the end of the presentation. The presentation will be conducted by zoom and is scheduled to take place in August on a weekday at 7pm pending approval of the presentation's content by the DEP.

I have inquired about the delivery and installation of the zip line but at the time of this report do not have any updates. I hope that by the meeting I will have more information.

The general contractor for the park restroom building is still dealing with Hillsborough County on final inspections after they issued a certificate of occupancy and completion and then reopened the permit. One of the ridiculous things they are asking for is to replace the manhole cover where the sewer line ties in. The manhole cover says Hillsborough County on it and it has been determined that it is private. This is ridiculous as Hillsborough County accepted all constructed improvements one year after they were built. They accepted this construction and manhole cover back in 1999?