Supervisor Packet for February 1, 2022 General Meeting

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

7:00 p.m., February 1, 2022

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

Board of Supervisors

Robb Fannin, Chair, 785-5423 Dave Nelson, Vice Chair, 293-7979 Sabrina Peacock, Secretary/Treasurer 951-8327 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

Time	Item
7:00 – 7:05	 CALL TO ORDER PLEDGE OF ALLEGIANCE INVOCATION (CHAIR FANNIN) 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)
	Homeowners Requesting to Speak (Please State Name Prior to Remarks)
7:15 - 7:20	7. 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 January 4, 2022 Meeting Minutes Committee Meeting Minutes for January 2022 Treasurer's Review Committee Security and Grounds Committee Management Committee Strategic Committee December 2021 Financial Statements January 2022 Property Manager Report January 2022 Facilities Monitor Report (Separate from packet)

7:20-8:30	8. COMMITTEE REPORTS (70 Minutes)					
	 Treasurer's Review Committee – Treasurer Peacock Grounds/Security Committee – Committee Chair Nelson Management Committee – Committee Chair Fannin The Management Committee recommends a Motion to move forward with increasing the District's annual assessment to \$1,500; all notices and meetings will be held according to timeline being prepared by District Legal Counsel. Strategic Planning Committee – Committee Chair Brownlee 					
8:30- 8:40	11. MATTERS RELATING TO CDD ADMINISTRATION: CHAIR (10 Minutes)					
	GENERAL REMARKS – Chair of The Board of Supervisors					
8:40-8:50	12. PROPERTY MANAGER (10 Minutes)					
	Items for Consideration by Property Manager - Mark Cooper 1. Property Management Report 2. Presentation of quotes for upcoming projects.					
8:50-8:55	13. DISTRICT MANAGER (5 Minutes)					
	Items for Consideration by District Manager – Adriana Urbina 1. District Manager Report 2. Presentation of assessment increase timeline.					
8:55 -9:05	14. REMAINING CONSENT ITEMS REMOVED FOR DISCUSSION (10 Minutes)					
9:05	ADJOURN					



Date: January 4, 2022 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, Robb Fannin
Vice Chair, Dave Nelson (Via Zoom)
Secretary/Treasurer, Sabrina Peacock
Supervisor, Virginia Gianakos
Supervisor, Marlon K. Brownlee

Staff:

Adriana Urbina, District Manager Mark Cooper, Property Manager Luis Martinez, Facility Monitor

In attendance:

Lake St. Charles Residents

Meeting was called to order at 7:00 p.m. by Chair, Robb Fannin

Resident Juan Giovanetti asked the Board to reconsider accepting the maintenance and repair of his cul-de-sac. The Board informed him that a request would be made to Mainscapes for their opinion.

1. On **MOTION** by Supervisor Gianakos and Second by Supervisor Peacock the Board approved the, January 4, 2022 Consent Agenda consisting of the: December 7, 2021 General Meeting Minutes, December 14, 2021 Special Meeting Minutes with a change to the following statement (The Board responded that the District has not increased assessments in over 20 years.) now will read (The Board responded that the District has not increased assessments in over 18 years), December 16, 2021 Special Meeting Minutes, the December Committee Meeting Minutes from the Strategic Planning Committee, Grounds and Security Committee, Treasurer's Review Committee, and Management Committee, the November 2021 Financial Reports,

the Property Manager Report and the Facility Monitor December 2021 Activity Report [was distributed separately from the Supervisor Packet]. Motion passed 5 to 0

- On MOTION by Supervisor Fannin and Second by Supervisor Nelson, the Board discussed increasing the District's annual assessment to \$1,500. Motion was rescinded
- 3. On **MOTION** by Supervisor Fannin and Second by Supervisor Nelson, the Board discussed increasing the District's annual assessment to \$1,500. Motion was rescinded
- 4. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to have District Manager, Adriana Urbina to contact Legal Counsel and ask about increasing the assessment between the amounts of \$1,300 to \$1,500. She is also to ask when the Board needs to make their final decision on the assessment increase. Motion passed 5 to 0
- On MOTION by Supervisor Nelson and Second by Supervisor Fannin, the Board discussed increasing the District's annual assessment to \$1,500 in order to make sure all the community needs are met. Motion was rescinded
- 6. On **MOTION** by Supervisor Nelson and Second by Supervisor Fannin, the Board discussed increasing the District's annual assessment to \$1,450 in order to make sure all the community needs are met. The Board will reassess after February's Board Meeting. Motion was rescinded

AI: District Manager, Adriana Urbina to reschedule the February General Meeting to 6PM.

7. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:30PM. Motion passed 5 to 0

Al: Property Manager, Mark Cooper to add all missing projects to the District's CIP plan spreadsheet and resend it to all Supervisors.

AI: Supervisors to return CIP Plan spreadsheets by January 17, 2022.

- 8. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:35PM. Motion passed 5 to 0
- 9. On **MOTION** by Supervisor Fannin and Second by Supervisor Peacock, the Board approved to extend the General Meeting until 8:45PM. Motion passed 5 to 0

Meeting	adjourned	at	8:41PM

Respectfully submitted,

Sabrina Peacock, Treasurer/Secretary

Robb Fannin, Chair

Treasurer's Review Committee Meeting Minutes

Date: Tuesday, January 18, 2022, 11:00 am

Chair: Supervisor Sabrina Peacock
Operations Manager: Adriana Urbina

Committee Members: Supervisor Sabrina Peacock, District Manager, Adriana Urbina,

Property Manager, Mark Cooper

Notice of Meetings – Treasurer's Review Committee

- -The Committee reviewed and signed confirmation pages of payments made by SouthState Bank Bill Pay.
- -District Manager informed the Committee Chair about the assessment increase timeline that Legal Counsel is preparing. The Board will need to formally adopt this to move forward with the assessment increase.
- -The Committee discussed not having to review the CIP plan line by line at the next General Meeting as some projects cost are currently unknown. This review will need to be completed at a later time.
- -The Committee discussed scheduling a Special Strategic Planning Meeting in April to complete the review of the District's CIP plan.
- -The Committee discussed moving forward with completing the clubhouse roof repair and the 1st phase of trail repair. Motion will be requested if quotes are received by next Board of Supervisors Meeting.
- -The Committee discussed the completion of the Board's Goals and Objectives.
- AI: District Manager will send out Goals and Objectives for Board review
- AI: District Manager to create assessment comparison chart of surrounding communities.
- AI: District Manager to create chart that includes the additional funds collected from the commercial properties.

CDD Annual Assessment Comparison

Rivercrest CDD (60' lot)	\$2,024.94
Avelar Creek CDD (65' lot)	\$2,175.16
Belmont CDD (60' lot)3 phases	\$1,537.00, \$1,853.12, \$3,003.57
Covington Park CDD (60' lot) 2 phases	\$1,600.36, \$1,601.96
Spring Lake CDD (60' lot)	\$2,167.90
Highlands CDD (60' lot) 2 phases	\$1,503.13, \$1,800.35

Listed communities have comparable amenities and comparable lot sizes.

Assessment Increase Comparison

		Total	Rev FY 21-22
40	Townhomes (per townhome)	\$1,120	\$44,800
785	Single Family Homes (per home)	\$1,120	\$879,200
10.83	Acres Commercial Property (per acre)	\$3,153	\$34,146
		Total	\$958,146

0740900500	BRE Mariner LAKE ST CHARLES LLC	\$24,246	7.69
	Lake St. Charles Medical Center LLP		
0740900560	(Strip Center)	\$5,171	1.64
0740900570	NCJ Investment Co. (Conv store/gas)	\$4,729	1.5
	Total	\$34,146	10.83

		Total	Rev FY 22-23
40	Townhomes (per townhome)	\$1,500	\$60,000
785	Single Family Homes (per home)	\$1,500	\$1,177,500
10.83	Acres Commercial Property (per acre)	\$4,225	\$45,757
		Total	\$1,283,257

0740900500	BRE Mariner LAKE ST CHARLES LLC	\$32,490	7.69
	Lake St. Charles Medical Center LLP		
0740900560	(Strip Center)	\$6,929	1.64
0740000570	NC I Investment Co. (Conv. store/gos)	ተ ፍ ኃኃዕ	1 5
0740900570	NCJ Investment Co. (Conv store/gas)	\$6,338	1.5
	Total	\$45,757	10.83

\$15,200 Villas

\$298,300 Single Family Homes

\$11,611 Commercial

\$325,111 Total Increase

Security - Grounds Committee Meeting Minutes

Date: Thursday, January 20, 2022 at 4:00 PM.

Committee Chairperson: Supervisor, Dave Nelson Operations Manager: Property Manager, Mark Cooper

Meeting commenced at 4:00 pm via phone

The Grounds and Security Committee met by telephone.

The discussion centered on the need to the need to master plan the park and that a survey would be necessary to accomplish this task. Additionally, discussions focused on the need to identify, prioritize and define projects and acquire actual project costs for any realistic assessment analysis.

It was discussed that this year's projects be finalized and readdressed by the Board pending the outcome of the FDEP and Hillsborough County grants.

It was discussed that an assessment at \$1,500 per year would not be an over assessment as project implementation could be accelerated and reserve accounts for reoccurring expenditures have not yet been established.

Supervisor Nelson also attended via Zoom an onsite meeting and review with our insurance carrier's risk management representatives who reviewed our property for risk exposure including walking the trail and sufficient valuation of assets for replacement coverage. To date we have not received any further communications.

A draft of a letter to lake front homeowners about cattail removal, required permission / permits and remediation requirements were discussed and the letter will be sent via separate cover for supervisor review and comment or approval at February is meeting.

Meeting adjourned at 5:00 pm

Management Committee Meeting Minutes

Date: Wednesday, January 19, 2022 @ 12:00 pm

Chairperson: Chairman Rob Fannin

Operations Manager: District Manager, Adriana Urbina

In Attendance: Chairman Rob Fannin, District Manager, Adriana Urbina, Property Manager,

Mark Cooper

Notice of Meetings - Management Committee

- -The Committee reviewed and signed confirmation pages of payments made by SouthState Bank Bill Pay.
- -The Management Committee discussed not having to review the CIP plan line by line at the next General Meeting as some projects cost are currently unknown. This review will need to be completed at a later time. The Committee also discussed the main priorities need to be as followed; securing the park, parking lot on Waterton cul-de-sac, pool fence and creation of pool resurfacing reserve account.
- -District Manager informed the Committee Chair about the assessment increase timeline that Legal Counsel is preparing. Once the timeline is received the Board will need to formally adopt this to move forward with the assessment increase.
- -The Management Committee discussed the need to make a decision on the increase of the assessment. -The Management Committee recommends a Motion to move forward with increasing the District's annual assessment to \$1,500 all notices and meetings will be held according to timeline being prepared by District Legal Counsel.
- -The Committee discussed moving forward with completing the clubhouse roof repair and the 1st phase of trail repair. Motion will be requested if quotes are received by next Board of Supervisors Meeting. The Committee also discussed the possibility of adding the repair and maintenance of the cul-de-sacs and an addition of a fountain at the Villa's entrance to the CIP plan.



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.

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** Of Counsel

Reply to: Lakewood Ranch

MEMORANDUM

TO: Board of Supervisors, Lake St. Charles Community Development District

THRU: Adriana Urbina, District Manager

FROM: Regina A. Kardash, Esq.

Maggie Mooney-Portale, Esq.

DATE: February 1, 2022

RE: Critical Events Schedule for Increasing the District's Operation and Maintenance Assessment for Fiscal Year 2022-2023

The following shall serve as a critical event schedule for the Lake St. Charles Community Development District ("District") to utilize to increase the Operation and Maintenance (O&M) special assessments for the Fiscal Year ("FY") 2022-2023. The critical events schedule is based upon the existing District Board of Supervisor regular meeting schedule from June 2022- September 2022, deadlines provided for by Florida Statutes, and those set by the Hillsborough County Property Appraiser's Office. The schedule below indicates the statutory requirements necessary to adopt the District's budget and increase the Operation and Maintenance (O&M) assessments within that budget for all property owners within the District's jurisdictional boundaries using the existing assessment methodology that has been used by the District in the past, and most recently changed in 2017. The O&M assessment increase can and should occur concurrently with the budget adoption process for FY 2022-2023.

Lakewood Ranch 6853 Energy Court Lakewood Ranch, Florida 34240 Venice 236 Pedro Street Venice, Florida 34285 As requested by the District Manager, our office has delineated responsibilities relative to the itemized critical events below and denoted items that our office is able to assist on and those items that will be the District's responsibility. Importantly, the schedule below is only for the adoption process for FY 2022-2023. As discussed with the District Manager, if the District is seeking to adopt a new methodology, a new Financial Sustainability Analysis & Methodology Report ("Methodology Report") should be commissioned by the District prior to revising the District's currently adopted assessment methodology. Notwithstanding the foregoing, the District has been legally collecting its non-ad valorem assessments using the FY 2016 Methodology Report produced by Burton & Associates in 2017, and adopted by the District on August 1, 2017. The adoption of a new methodology process is governed by additional statutory requirements particularly with respect to meetings and notice (advertisements and mailings) and a separate schedule of events for that adoption process would be required.

CRITICAL EVENTS SCHEDULE FOR FY 2022-2023:

- 1. MAY 2022 DISTRICT MANAGER PREPARES A PROPOSED BUDGET AND RESOLUTION ADOPTING PROPOSED BUDGET AND SETTING A SPECIAL MEETING AND PUBLIC HEARING DATE.
 - * Proposed Budget must be adopted by June 15, 2022. Fla. Stat. § 190.008(2)(a).
 - * District to prepare budget.
 - * Legal counsel review of resolution.
- 2. JUNE 7, 2022 LSC CDD BOARD TO CONSIDER AND ADOPT PROPOSED BUDGET AND RESOLUTION 2022-XX AT PUBLIC MEETING. WILL NEED TO SCHEDULE SPECIAL MEETING FOR BUDGET ADOPTION AND PUBLIC HEARING BEFORE AUGUST 31 (Deadline by Hillsborough County Property Appraiser to submit assessment roll).
 - * LSC Board of Supervisors and District staff to prepare agenda.
- * For purposes of this schedule, we have selected Tuesday, August 23, 2022, at 7:30 P.M. for the Special Meeting on the budget and assessment hearing. However, we are providing two (2) draft resolutions, one of which will have the hearing date left blank. In the event that Tuesday, August 23rd meeting does not work for the Board of Supervisors, an alternative date must be selected. Please note that the dates in this schedule are based upon the August 23rd date, and if an alternative date is selected by the Board of Supervisors, the following dates that are <u>underlined</u> would need to be adjusted accordingly.
- 3. <u>BY JUNE 14, 2022</u> PREPARE MAILED LETTER/NOTICE AND LEGAL AD TEMPLATES. PROVIDES STATUTORY NOTICE TO ALL DISTRICT PROPERTY OWNERS OF BUDGET AND ASSESSMENT HEARING (SPECIAL MEETING) ON AUGUST 23, 2022.
- * Mailed notice and ad required thirty (30) days in advance of hearing as noted in critical event #5 below.
- * Legal counsel can assist with the production of a template mailed notice letter. The letter will have blanks for property specific information, and include statutorily mandated language required for these notices. Property specific information and assessment numbers will need to be inserted by the District based upon each property's classification.
- * Legal counsel can assist with the production of the legal ad template. The legal ad should be placed in a newspaper of general circulation, and include statutorily mandated language, a map, and specific information on assessments based upon the property classification.

- 4. <u>ON OR BEFORE JUNE 15, 2022</u> PROPOSED BUDGET ADOPTED BY LSC CDD BOARD SHALL BE FORWARDED TO HILLSBOROUGH COUNTY.
- * The District must submit its' proposed budget to Hillsborough County at least sixty (60) days prior to final adoption. Fla. Stat. § 190.008.
- 5. <u>BY JULY 22, 2022</u> DEADLINE FOR INSERTING PROPERTY SPECIFIC ASSESSMENT INFORMATION INTO INDIVUDAL MAILED NOTICE TEMPLATE <u>AND</u> TRANSMITTING OUT VIA 1st CLASS U.S. MAIL TO ALL PROPERTY OWNERS NOTICE RELATING TO SPECIAL MEETING & BUDGET HEARING (AUGUST 23).
- * The District will be responsible for providing the required mailed notice and assessment letter no less than 20 days prior to the public hearing. Fla. Stat. § 197.3632(4).
- 6. ON JULY 29, 2022 RUN 1st ADVERTISEMENT PROVIDING FOR NOTICE OF SPECIAL MEETING & PUBLIC HEARING ON BUDGET ADOPTION (AUGUST 23).
 - * Fla. Stat. § 197.3632(4) requires an ad at least 20 days in advance of the public hearing.
- * District Counsel will provide a template with required language, and District staff will complete and place the ad in a qualifying periodical.
- 7. ON AUGUST 5, 2022 RUN 2nd (LAST) ADVERTISEMENT PROVIDING FOR NOTICE OF SPECIAL MEETING & HEARING ON BUDGET ADOPTION (AUGUST 23).
- 8. <u>AUGUST 23, 2022 7:30 P.M.</u> DATE OF SPECIAL MEETING AND PUBLIC HEARING ON ADOPTION OF BUDGET INCLUSIVE OF O&M ASSESSMENT INCREASE.
- 9. ON OR BEFORE AUGUST 31, 2022 DEADLINE TO SUBMIT ASSESSMENT ROLL TO HILLSBOROUGH COUNTY PROPERTY APPRAISER.
 - * District staff will be responsible for transmission of the assessment roll to the property appraiser.

If the District wants legal counsel available at any of the required meetings, please confirm our attendances so that we can appropriately plan ahead. As always, should you or the Board of Supervisors have any questions about this schedule and the statutory requirements, please do not hesitate to contact use.

Strategic Planning Committee Meeting Minutes

Date: Tuesday, January 18, 2022 @ 7:00 pm.

Committee Chairperson: Supervisor, Marlon K Brownlee Operations Manager: Property Manager, Mark Cooper

The strategic planning committee did not meet in January. Due to time constraints and the futility of basing financial planning decisions upon guestimate costs of undefined immediate and future projects, it is recommended to develop a <u>conceptual</u> park / amenities master plan and a <u>complete list</u> of projects and possible projects. Upon Board approval of the conceptual master plan and a complete list of expected and possible projects the list of projects are to be prioritized into the following categories:

Highest Priority / Immediate (1-3 years to implementation)

These projects, in their prioritized order, are to each proceed through the following process:

Design Development based upon the approved conceptual master plan,

Board approval of a final design,

Cost Analysis – bid for cost determination, plan revisions, or construction.

Inevitably Needed (4-10 years to implementation)

For projects in this category, *already existing that will need maintenance, replacement, or renovation*, reserve accounts will be established that allocate funding of estimated cost over the number of years until projected implementation. After the projects in the Highest Priority category have been developed and cost established, projects in this category in priority order will precede through the same development process:

Design Development based upon the approved conceptual master plan,

Board approval of a final design,

Cost Analysis – bid for cost determination, plan revisions, or construction.

Potential (these are likely projects / features that do not currently exist that can be selected for implementation at any time due to resident request, Board discretion or partially/fully funded through alternative sources such as grants, volunteerism etc.

Upon completion of tasks in the highest priority category, the Board should perform an analysis of assessment sufficiency with actual costs from the highest priority projects and estimated costs from the Inevitably Needed projects. Work is to continue on detailed designs / specifications and acquisition of actual costs of the projects in this category. When actual costs are acquired for all projects in this category reserve accounts should be updated and budgeted accordingly and an updated assessment analysis should be performed.

As a starting point for consideration, the attached project selections for this year 2022 ending September 30 2022 to be started immediately upon Board approval are recommended by the property manager.

	А	В	С	D	E	F	G
1	ber 1 , 2021 - September 30, 2022	Issued:	1/29/2022				
2	Projects	Proposal Cost	Estimated Cost	Valid Proposal Cost	escalation 10% for unexpected	Budget cost	Actual Cost
3	Park Security fencing / access control/access and parking enhancements- South end Park		\$110,000				
4	Phase 1 trail replacement overlay with concrete (See phase map) 585 L.F. @ 9' wide	\$41,000	\$45,000	\$46,398	\$4,639	\$51,037	
5	Park Security cameras and wi fi		\$20,000				
6	Self clean concrete additive for Phase 1 concrete trail			\$2,155	\$0	\$2,155	
7	Clubhouse roof repair gutter replacement add \$4,500			\$14,880	\$1,488	\$16,368 - \$20,868	
8	Clubhouse roof replacement gutter replacement add \$4,500	\$51,000					
9	Master survey of entire park property for all future project planning and development			\$7,000	\$700	\$7,700	
10	Pond 2 Dredging and shoreline enforcement		\$11,000				
11	Pond 2 - Villas- Main entrance fountain	\$6,678	\$6,678	\$6,678	\$668	\$7,346	
12	Pond 2 - electrical work	\$2,208	\$2,500	\$2,208	\$228	\$2,436	
13	Pond 21 elecrtical work		\$2,500	\$2,500	\$250	\$2,750	
14	Pond 20 and 21 aeration	\$3,772	\$3,772	\$3,772	\$372	\$4,144	
15	Pressure washing self clean and seal all common area sidewalks (see phase map)	\$41,000	\$41,000	\$40,424	\$0	\$40,424	
16	Restore park bench that was damaged (purchase seat and back middle portion only)			\$1,219	\$121	\$1,340	
17	Top off playground mulch about 2" or 100 cu yards			\$4,000	\$400	\$4,400	
18	Complete Drainage east side of trail in Park / Playground area	\$1,500					
19	Boat launch improvement pending Hillsborough County grant award			\$5,000			
20	Bike racks for park	\$2,500					
21	Tennis court practice board installed		\$10,000				
22	Pond 21 LSC Blvd sitting area fountain replacement programable color lights	\$12,136	\$12,136				
23	Pond 18 - Aeration- Cambridge	\$2,237	\$2,237				
24	Pond 18 electrical workfor aeration and fountain	\$9,333	\$10,000				
25	Additional misc pond dredging		\$11,000				
26	Removal of Clubhouse playground and Fencing		\$1,500				
-	RESERVE FUNDING						
	Additional Funding of Reserve Account - Current Reserve Fund balance: \$254,000	6472.264	¢200 222	ć42C 224	¢0.000	\$123,732	Å.
29	TOTAL EXPENDITURE Burton target of FY 22 - available project funds = \$301,377	\$173,364	\$289,323	\$136,234	\$8,866	\$125,732	\$0
	Actual budget funds available are 904,282 assessment income - FY 22 O &M budgeted at					\$258,011	
30							¢02.000
31						\$92,696 \$350,707	
-	Completed projects		signed Funds				\$350,707
-							
35	Projects underway SUPERVISOR PACKET 15						

	Α	В	С	D	E	F	G
36 Other possible projects							

Lake St. Charles CDD Funds Statement

Oct '21 - Dec '21

_	Oct '21	Nov '21	Dec '21	Category
Bank/Current Asset Accounts				
CenterState Bank Checking	79,447	202,416	777,885	Cash
CenterState Bank Money Market	254,772	219,792	219,801	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	335,752	423,741	999,219	
Cash (Checking/Savings)				
CenterState Bank Checking	79,447	202,416	777,885	
CenterState Bank Money Market	254,772	219,792	219,801	
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	335,752	423,741	999,219	
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	
Total Debt Service Fund Balances	0	0	0	
TOTAL FUND BALANCES	335,752	423,741	999,219	
District Reserve Fund				
SunTrust Money Market	0	0	0	Committed/Assigned
CenterState Bank Money Market	254,772	219,792	219,801	Committed/Assigned
Total Investments SBA	0	0	0	Unassgined
	254,772	219,792	219,801	

	Туре	Num	Date December 20	21 Account	Original Amount
	Bill Pmt -Check	EFT/Auto	12/01/2021 Ameriscape Services	10000-CenterState Bank Checking	-7,467.50
TOTAL	Bill	Monthly Maintenance	11/01/2021	Landscape Maintenance Contract	7,467.50 7,467.50
TOTAL	Bill Pmt -Check	EFT/Auto	12/01/2021 Solitude Lake Management	10000-CenterState Bank Checking	-1,143.30
	Bill	Nov Pond Mainten	11/01/2021	Pond & Stormwater Maint	1,143.30
TOTAL	Bill Pmt -Check	EFT/Auto	12/01/2021 Staples	10000-CenterState Bank Checking	1,143.30 - 249.73
	Bill	Trash Bags	10/15/2021	Club Facility Maintenance	249.73
TOTAL					249.73
	Bill Pmt -Check	EFT/Auto	12/01/2021 Still Water Aquatics LLC	10000-CenterState Bank Checking	-275.00
TOTAL	Bill	INV #202147	10/27/2021	Misc. Landscape Maintenance	275.00 275.00
	Bill Pmt -Check	EFT/Auto	12/01/2021 Tuscan & Company, PA	10000-CenterState Bank Checking	-1,000.00
TOTAL	Bill	117562 Inv #	10/29/2021	Auditing Services	1,000.00
101712	Bill Pmt -Check	EFT/Auto	12/01/2021 Zebra Cleaning Team, Inc.	10000-CenterState Bank Checking	-1,600.00
	Bill	Sept Pool Cleaning	09/01/2021	Pool Maintenance Contract	1,600.00
TOTAL					1,600.00
	Bill Pmt -Check	EFT/Auto	12/01/2021 Zebra Cleaning Team, Inc.	10000-CenterState Bank Checking	-1,600.00

	Туре	Num	Date Decemb	Der 2021 ne Account	Original Amount
	Bill	April Pool Cleaning	04/10/2021	Pool Maintenance Contract	1,600.00
TOTAL					1,600.00
	Check	EFT/Auto	12/03/2021 ADP	10000-CenterState Bank Checking	-135.13
				Payroll Service Charge	15.01
				Payroll Service Charge	120.12
TOTAL					135.13
	Check	EFT/Auto	12/06/2021 TECO Electric	10000-CenterState Bank Checking	-3,001.00
				53100 - Electric Utility Svs	54.12
				53100 - Electric Utility Svs	55.54
				53100 - Electric Utility Svs	149.83
				53100 - Electric Utility Svs	851.51
				53100 - Electric Utility Svs	74.84
				53100 - Electric Utility Svs	1,270.86
				53100 - Electric Utility Svs	262.17
				53100 - Electric Utility Svs	39.36
				53100 - Electric Utility Svs	24.06
				53100 - Electric Utility Svs	21.99
				53100 - Electric Utility Svs	20.15
				53100 - Electric Utility Svs	19.93
				53100 - Electric Utility Svs	19.39
				53100 - Electric Utility Svs	18.95
				53100 - Electric Utility Svs	19.39
				53100 - Electric Utility Svs	19.72
				53100 - Electric Utility Svs	20.15
				53100 - Electric Utility Svs	20.15
				53100 - Electric Utility Svs	19.39
				53100 - Electric Utility Svs	19.50
TOTAL					3,001.00

	Туре	Num	December 20 Name)21 Account	Original Amount
	Check	EFT/Auto	12/07/2021 TECO Electric	10000-CenterState Bank Checking	-30.30
				53100 - Electric Utility Svs	30.30
TOTAL					30.30
	Check	EFT/Auto	12/07/2021 TECO Gas Company	10000-CenterState Bank Checking	-563.50
				53200 - Gas Utility Services	563.50
TOTAL					563.50
	Check	EFT/Auto	12/07/2021 ADP	10000-CenterState Bank Checking	-9,857.10
				District Manager	2,094.40
				Payroll Taxes - Employer Taxes	175.52
				Medical Stipend	200.00
				Facilities Monitor	1,411.20
				Property Maintenance Team Lead	1,305.60
				Property Manager	2,521.60
				Payroll Taxes - Employer Taxes	525.88
				Property Maintenance Part-Time	143.70
				Medical Stipends	500.00
				Full Time Maintenance Employee	979.20
TOTAL					9,857.10
	Check	EFT/Auto	12/09/2021 Square Inc	10000-CenterState Bank Checking	-292.10
				Security/Renters Cards Deposits	300.00
				Security/Renters Cards Deposits	-7.90
TOTAL					292.10
	Check	EFT/Auto	12/17/2021 ADP	10000-CenterState Bank Checking	-135.13
				Payroll Service Charge	15.01

	Туре	Num	Date	December 2021	Account	Original Amount
	. 360	174111	2410	Hamo	Payroll Service Charge	120.12
TOTAL					1 ayıdı dervice dilaige	135.13
	Bill Pmt -Check	EFT/Auto	12/21/2021 SunTrus	t Credit Card	10000-CenterState Bank Checking	-9,752.05
	Bill	Dec CC Statement	12/24/2021		13500 - SunTrust Visa Card	9,752.05
TOTAL						9,752.05
	Check	EFT/Auto	12/21/2021 ADP		10000-CenterState Bank Checking	-10,093.63
					District Manager	2,094.40
					Payroll Taxes - Employer Taxes	160.22
					Facilities Monitor	1,411.20
					Property Maintenance Team Lead	1,305.60
					Property Manager	2,521.60
					Payroll Taxes - Employer Taxes	480.43
					Property Maintenance Part-Time	57.48
					Full Time Maintenance Employee	979.20
					Supervisor Fees	1,000.00
					Employer Taxes	83.50
TOTAL						10,093.63
	Check	EFT/Auto	12/22/2021 Square I	nc	10000-CenterState Bank Checking	-292.20
					Security/Renters Cards Deposits	300.00
					Security/Renters Cards Deposits	-7.80
TOTAL						292.20
	Check	EFT/Auto	12/23/2021 Square I	nc	10000-CenterState Bank Checking	-53.47
					Rental	55.00
					Rental	-1.53
TOTAL						53.47

	Туре	Num	Date Decemb	per 2021 ne Account	Original Amount
	Sales Tax Payme	n EFT/Auto	12/27/2021 Florida Department of	Revenue 10000-CenterState Bank Checking	-7.19
			Florida Department of R	levenue Sales Tax Payable	1.54
			Florida Department of R	Revenue Sales Tax Payable	5.65
TOTAL					7.19
	Bill Pmt -Check	EFT/Auto	12/30/2021 Cushion Solutions, Inc	c. 10000-CenterState Bank Checking	-231.56
	Bill	31690 Inv #	12/30/2021	Pool Maintenance Repairs	231.56
TOTAL					231.56
	Bill Pmt -Check	EFT/Auto	12/30/2021 Ennistymon Equities, I	LLC 10000-CenterState Bank Checking	-750.00
	Bill	Playground gate chan	12/17/2021	58003-Future CIP Projects & Res	750.00
TOTAL				·	750.00
	Bill Pmt -Check	EFT/Auto	12/30/2021 Mainscape	10000-CenterState Bank Checking	-1,550.00
	Bill	INV #1266560	11/23/2021	Irrigation Maintenance	1,550.00
TOTAL					1,550.00
	Bill Pmt -Check	EFT/Auto	12/30/2021 Persson & Cohen, P.A	. 10000-CenterState Bank Checking	-24.20
	Bill	Emails in regards to	12/02/2021	District Counsel	24.20
TOTAL					24.20
	Bill Pmt -Check	EFT/Auto	12/30/2021 Solitude Lake Manage	ment 10000-CenterState Bank Checking	-1,143.30
	Bill	Dec Pond Mainten	12/01/2021	Pond & Stormwater Maint	1,143.30
TOTAL					1,143.30
	Bill Pmt -Check	EFT/Auto	12/30/2021 Staples	10000-CenterState Bank Checking	-570.92

	Type	Num	Date	December 2021	Account	Original Amount
	Туре	Nulli	Date	Name	Account	Original Amount
	Bill	Toner & Misc	11/15/2021		Printer Supplies	323.98
					Printer Supplies	83.89
					Clubhouse Supplies	163.05
TOTAL						570.92
	Bill Pmt -Check	EFT/Auto	12/30/2021 Verizon \	Vireless	10000-CenterState Bank Checking	-43.90
	Bill	10-24-21 to 11-23-21	11/23/2021		Telephone	43.90
TOTAL						43.90
	Bill Pmt -Check	EFT/Auto	12/30/2021 Zebra Clo	eaning Team, Inc.	10000-CenterState Bank Checking	-1,725.00
	Dill	Dee Deel Cleaning	42/09/2024		Deal Maintananae Contract	1 725 00
TOTAL	Bill	Dec Pool Cleaning	12/08/2021		Pool Maintenance Contract	1,725.00 1,725.00
TOTAL						1,725.00
	Bill Pmt -Check	EFT/Auto	12/30/2021 Mainsca	ne	10000-CenterState Bank Checking	-7,691.42
			.=.00/=0= :			.,
	Bill	INV #1267557	12/14/2021		Landscape Maintenance Contract	7,691.42
TOTAL						7,691.42
	Check	EFT/Auto	12/31/2021 ADP		10000-CenterState Bank Checking	-146.44
					Payroll Service Charge	13.34
					Payroll Service Charge	66.55
					Supervisor Payroll Service	66.55
TOTAL						146.44
	Check	EFT/Auto	12/31/2021 Square II	20	10000-CenterState Bank Checking	-5.37
	CHECK	Li I/Auto	12/31/2021 Square II	IC	10000-CenterState Dank Checking	-3.31
					Rental	5.37
TOTAL						5.37

Treasurer's Report - SouthState Account

December 2021

12/1/21 - 12/31/21

<u>Date</u>	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
						202,331.92
12/01/20	21 EFT/Auto	Ameriscape Services	INV# 150256	7,467.50		194,864.42
12/01/20	21 EFT/Auto	Solitude Lake Management	INV# PI-A00704424	1,143.30		193,721.12
12/01/20	21 EFT/Auto	Staples	6011 1000 4086 310	249.73		193,471.39
12/01/20	21 EFT/Auto	Still Water Aquatics LLC	INV #202147	275.00		193,196.39
12/01/20	21 EFT/Auto	Tuscan & Company, PA	117562 Inv #	1,000.00		192,196.39
12/01/20	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4585	1,600.00		190,596.39
12/01/20	21 EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4373	1,600.00		188,996.39
12/01/20	21		Deposit		483,275.79	672,272.18
12/01/20	21		Deposit		292.10	672,564.28
12/03/20	21 EFT/Auto	ADP		135.13		672,429.15
12/06/20	21 EFT/Auto	TECO Electric	06980007400 Acct #	3,001.00		669,428.15
12/07/20	21		Deposit		101,389.07	770,817.22
12/07/20	21 EFT/Auto	TECO Electric	221005960721 Acct #	30.30		770,786.92
12/07/20	21 EFT/Auto	TECO Gas Company	221003603224 Acct #	563.50		770,223.42
12/07/20	21 EFT/Auto	ADP	P.E. 12-04-21	9,857.10		760,366.32
12/09/20	21 EFT/Auto	Square Inc	D. McHenry CH Rental Deposit Refund	292.10		760,074.22
12/13/20	21		Deposit		51,532.90	811,607.12
12/16/20	21		Deposit		292.20	811,899.32
12/17/20	21 EFT/Auto	ADP		135.13		811,764.19
12/21/20	21 EFT/Auto	SunTrust Credit Card	4223071100091531 Acct #	9,752.05		802,012.14
12/21/20	21 EFT/Auto	ADP	P.E. 12-18-21	10,093.63		791,918.51
12/22/20	21 EFT/Auto	Square Inc	L. Garbett CH Rental Deposit Refund	292.20		791,626.31
12/23/20	21 EFT/Auto	Square Inc	E. McHenry Evening CH Cancellation	53.47		791,572.84
12/27/20	21 EFT/Auto	Florida Department of Revenue		7.19		791,565.65
12/30/20	21 EFT/Auto	Cushion Solutions, Inc.	31690 Inv #	231.56		791,334.09
12/30/20	21 EFT/Auto	Ennistymon Equities, LLC	Playground gate change	750.00		790,584.09
12/30/20	21 EFT/Auto	Mainscape	INV #1266560	1,550.00		789,034.09
12/30/20	21 EFT/Auto	Persson & Cohen, P.A.	Acct # LakStCharles INV#1484	24.20		789,009.89
12/30/20	21 EFT/Auto	Solitude Lake Management	INV# PI-A00722805	1,143.30		787,866.59
12/30/20	21 EFT/Auto	Staples	6011 1000 4086 310	570.92		787,295.67
12/30/20	21 EFT/Auto	Verizon Wireless	Acct# 842082173-00001	43.90		787,251.77

1/28/2022

2 05ate⁰M	<u>Number</u>	<u>Payee</u>	<u>Memo</u>	<u>Payment</u>	<u>Deposit</u>	<u>Balance</u>
12/30/2021	EFT/Auto	Zebra Cleaning Team, Inc.	INV# 4683	1,725.00		785,526.77
12/30/2021	EFT/Auto	Mainscape	INV #1267557	7,691.42		777,835.35
12/31/2021	EFT/Auto	ADP	Inv #	146.44		777,688.91
12/31/2021		Clubhouse Rentals			195.00	777,883.91
12/31/2021	EFT/Auto	Square Inc	2.6% + .10 Square processing fees for CH Rentals	5.37		777,878.54
12/31/2021			Interest		6.55	777,885.09
				61,430.44	636,983.61	777,885.09

	Α	В	С	D	Е	F	G	Н	K	L	M	N
1								Oct '21 Dec' 21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
2		Rev	/enu	e/Ex	pens	se						
3					enue							
4					3610	00 - 1	Interest Earnings					
5						Inte	rest - General Fund	74	1,450	(1,376)		400
6					Tota	ıl 36	100 - Interest Earnings	74	1,450	(1,376)		400
7						Gen	eral Fund Assessment-O&M					
8							General Fund Assessment Gross	883,222	958,146	(74,924)		839,704
9							GF Prop Tax Interest	0	0	0		0
10							GF Tax Collector Commissions	(16,957)	(19,163)	2,206		(16,120)
11							GF Tax Payment Discount	(35,395)	(38,326)	2,931		(33,694)
12						Tota	I General Fund Assessment-O&M	830,870	900,657	(69,787)		789,890
13												
14					Tota	ıl 36	310 - Special Assessment	830,870	900,657	(69,787)		789,890
15							Excess Fees	7,512	0	7,512		7,307
16							Miscellanous Revenues			0		
17							er Misc Revenue	87	1,200	(1,113)		7,113
18						Ren		223	500	(277)		0.00
19							Snack Vending	0	475	(475)		0.00
20					Tota	ıl 36	900 - Miscellanous Revenues	310	2,175	(1,865)		7,113
21				Tot	al Re	veni	ue	838,767	904,282	(65,515)		804,710
22												
24				Ехр	ense							
25	-						egislative 			(4.045)		
26	-						loyer Taxes	251	1,460	(1,210)		251
27	-					•	cial District Fees	0	175	(175)		175
28 29			-				ervisor Fees	3,000	12,000	(9,000)		3,000
	-						ervisor Payroll Service	247	900	(653)		190
30					I Ota	11 51	10 - Legislative	3,497	14,535	(11,038)		3,616

	Α	В	С	D	Е	F	G	Н	K	L	М	N
1								Oct '21 Dec' 21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
31				_	-120	<u> </u>	Time medial Q. Admin					
32				5			Financial & Admin Dunting Services	0	500	(500)		0
33							iting Services	1,000	13,500	(12,500)		1,000
34							king & Investment Mgmt Fees	56	200	(12,300)		1,000
35							rict F&A Employees	30	200	(144)		0
36							District Manager	12,566	54,462	(41,896)		12,322
37						_	Medical Stipend	600	2,400	(1,800)		600
38							Payroll Service Charge	104	2,400	(361)		127
39							Payroll Taxes - Employer Taxes	1,007	4,400	(3,393)		989
40							Performance Stipend	0	1,000	(1,000)		0
41					-		l District F&A Employees	14,277	62,727	(48,450)		14,037
41						Ota	i District P&A Limployees	14,277	02,727	(48,430)		14,037
42					Г	מוו	s, Licenses & Fees	249	500	(251)		30
43							eral Insurance	249	300	(231)		30
44							Crime	585	600	(15)		565
45							General Liability	3,917	3.868	49		3,785
46							Public Officials Liability & EP	3,219	3,179	40		3,110
47					т		l General Insurance	7,721	7,647	74		7,460
77						Ota	- General insurance	1,121	7,047	74		7,400
40							1. A disconstituto o	4.704	0.000	(00.6)		000
48							I Advertising	1,704	2,600	(896)		223
49 50							I/Other Taxes ce Supplies	0	3,396	(3,396)		3,229
51								649	1,000 250	(351) (222)		134
52							age ter Supplies	666	2,000	(1,334)		-
53							essional Development			* ' '		551
54							essional Development Inology Services/Upgrades	3,752	1,000 2.000	(1,000) 1,752		79 804
55							phone	3,752	3,600	(2,975)		604
56							el Per Diem	025	200	(2,975)		0
57							ei Per Diem site Development & Monitor	1,819	2,650	(831)		1,697
58				-			300 - Financial & Admin		•	, ,		
Эŏ					otal	51.	SUU - FINANCIAI & AGMIN	32,548	103,770	(71,222)		29,855
59				5	5140	0 - I	Legal Counsel					

	Α	В	С	D E	F	G	Н	K	L	М	N
									\$ Over		
							Oct '21	Annual	Annual		
1							Dec' 21	Budget	Budget	Comments	Last Year YTD
60					Dist	rict Counsel	24	8,000	(7,976)		1,229
61				Tot	al 51	.400 - Legal Counsel	24	8,000	(7,976)		1,229
62				521	.00 -	Law Enforcement					
63					Car	Maintenance & Repairs	0	1,000	(1,000)		20
64					Car	Gas	204	1,500	(1,296)		89
65				Tot	al 52	100 - Law Enforcement	204	2,500	(2,296)		109
66				531	.00 -	Electric Utility Svs	9,423	46,500	(37,077)		8,138
67						Gas Utility Services	1,210	4,000	(2,790)		1,018
68						Garbage/Solid Waste Svc	437	2,880	(2,443)		331
69				536	00 -	Water/Sewer Services	1,033	9,800	(8,767)		1,689
70				539	00 -	Physical Environment					
71					Enti	ry & Walls Maintenance	0	2,000	(2,000)		0
72					Fore	d F250 Maintenance & Repair	0	2,000	(2,000)		1,074
73						ntain in Lake	0	3,000	(3,000)		500
74					Gas	- Equipment	0	400	(400)		27
75					Gas	- Truck	225	1,800	(1,575)		152
76					Irrig	gation Maintenance	1,814	10,000	(8,186)		1,635
77					Lan	dscape Maintenance Contract	22,626	92,299	(69,673)		22,403
78						c. Landscape-Temporary Staff	0	3,000	(3,000)		0
79						c. Landscape Maintenance	2,534	10,500	(7,966)		4,277
80					Mul		258	10,500	(10,242)		0
81						v Plantings	0	8,000	(8,000)		0
82						d & Stormwater Maint Contract	3,430	13,720	(10,290)		3,150
83						d 9,22,23,&24 Aeration Maint	648	1,296	(648)		0
84						e#27 Aeration Maint	1,080	2,160	(1,080)		
85	-					ntain Maint #21	125	500	(375)		
86						perty Insurance Contract	15,542	14,500	1,042		13,672
87						Replacement	0	4,000	(4,000)		0
88					_	igation Maint Contract	225	900	(675)		225
89					IVIIC	lge Survey	0	1,500	(1,500)		0

	Α	В	С	D E	F	G	Н	K	L	M	N
1							Oct '21 Dec' 21	Annual Budget	\$ Over Annual Budget	Comments	Last Year YTD
90				Tota	al 53	900 - Physical Environment	48,508	182,075	(133,567)		47,114
91				572	00 -	Parks & Recreation					
92					Aut	o Liability	758	755	3		733.00
93					Cluk	Facility Maintenance					
94						Club Facility Maintenance	1,150	5,000	(3,850)		2,419
95						Clubhouse Supplies	320	2,300	(1,980)		72
96						Locks/Keys	10	100	(90)		0
97						Pool Snack Vending Items	0	300	(300)		0
98					Tota	al Club Facility Maintenance	1,481	7,700	(6,219)		2,491
99						rict Employees Payroll Exp					
100						Employer Workman Comp	5,313	9,360	(4,047)		5,138
101						Facilities Monitor	8,467	36,682	(28,215)		8,299
102						Medical Stipends	1,500	6,000	(4,500)		1,500
103						Payroll Service Charge	771	2,500	(1,729)		608
104						Payroll Taxes - Employer Taxes	3,035	16,500	(13,465)		2,746
105						Performance Stipend	0	2,600	(2,600)		0
106						Full-Time Hybrid Employee	5,872	25,460	(19,588)		6,476
107 108						Property Maintenance Part-Time	431	1,510	(1,079)		268
108						Property Maintenance Team Lead	7,830	33,946	(26,116)		6,795
110						Property Manager Grant Management (Reimbursed)	15,130	65,558 36,500	(50,428)		14,832
111						Recreational Assistants	0	9,500	(9,500)		0.00
112						Hills Cnty Off Duty Sheriff	0	2.900	(9,500)		0.00
113					Tota	al District Employees Payroll Exp	48,348	249,016	(200,668)		46,661
113					100	ai District Employees Fayron Exp	70,340	249,010	(200,000)		40,001
114						k Maintenance	0	400	(400)		185
115						inage/ Nature Path/Trail Maintenance	0	1,800	(1,800)		0
116						k Facility Maintenance	655	7,000	(6,345)		553
117						ks & Rec Cell Phones	107	1,700	(1,593)		572
118		_				/ground Maintenance	0	2,000	(2,000)		333
119					Poo	l Maintenance Contract	3,450	21,100	(17,650)		4,800

	Α	В	С	D	Ε	F	G	Н	K	L	М	N
										\$ Over		
								Oct '21	Annual	Annual		
1								Dec' 21	Budget	Budget	Comments	Last Year YTD
120						Poo	l Maintenance Repairs	274	12,000	(11,726)		2,155
121				Sec System Monitoring Contract				65	240	(176)		0
122			Security Repairs					0	5,000	(5,000)		0
123			Total 57200 - Parks & Recreation				200 - Parks & Recreation	55,137	308,711	(253,574)		58,483
124					-00	00 F	others OID Desirate and Desirate	4.004	050.044	(254.007)		444.500
124			58003- Future CIP Projects and Reserves Total Expense					4,004	258,011	(254,007)		144,598
125				IOT	ai Ex	pen	5 6	156,026	940,782	(784,756)		296,180
126					_			602.744	(26.500)	740 244		500 530
126		Revenue Less Expenses						682,741	(36,500)	719,241		508,530
127		Other Revenue/Expense										
128			Other Revenue									
129 130			SunTrust Credit Card Rewards					0		0		
131			FY 20-21 Carryover					0	207.000	(397,069)		
132			DEP Grant Reimbursement Total Other Revenue					0	397,069 397,069	(397,069)		
133			101	וט וג	ner	Kev	enue	U	397,069	U		
133												
134			Othe	er Ex	pen	se						
						,						
135							CIP Projects	0	0	0		
136			58004-Lake Water Quality & Pond					28,163	433,569	(405,406)		
137		Total Other Expense						28,163	433,569	(405,406)		
138	Net Other Income							(28,163)	(36,500)	(28,163)		
139	139 Net Income							654,578	(73,000)	691,078		

Lake St. Charles CDD Property Manager Expense Report

December 2021

	Туре	Date	Memo	Account	Amount
Ace Hardware					
	Credit Card Charge	12/02/2021	cableties and cement	Misc. Landscape Maintenance	42.26
	Credit Card Charge	12/22/2021	tools for maint	Misc. Landscape Maintenance	31.48
Amazon.com					
	Credit Card Charge	12/18/2021	stainless cleaner	Club Facility Maintenance	34.39
	Credit Card Charge	12/18/2021	stainless cleaner	Park Facility Maintenance	19.24
	Credit Card Charge	12/18/2021	cleaner	Park Facility Maintenance	25.77
Home Depot					
	Credit Card Charge	12/01/2021	lamp holder & markers	Misc. Landscape Maintenance	17.42
	Credit Card Charge	12/01/2021	lamp holder	Misc. Landscape Maintenance	4.02
	Credit Card Charge	12/01/2021	wasp spray	Misc. Landscape Maintenance	12.84
	Credit Card Charge	12/02/2021	screws & conduits	Misc. Landscape Maintenance	97.94
	Credit Card Charge	12/16/2021	toilet cleaner & toilet pa	բ Club Facility Maintenance	26.04
	Credit Card Charge	12/20/2021	paint & misc	Misc. Landscape Maintenance	32.08
Lowe's Commerical Services					
	Credit Card Charge	12/08/2021	stakes, screws, organize Misc. Landscape Maintenance		171.54
Winn Dixie					
	Credit Card Charge	12/07/2021	Water & Gatorade	Clubhouse Supplies	40.75
				TOTAL	556

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February 1, 2022 Property Manager's Report

The critical approval component of the DEP Lake Grant was revised and submitted to DEP on December 23, 2021. According to the agreement, they have 15 days to respond to revision submissions. I received acknowledgement on January 3 of receiving the report and to date (weeks past their 15-day response time) I have not received any communication from DEP. Upon Approval or conditional approval of the QAPP the grant will officially commence and is no longer considered conditional.

Extensive revisions were made to the second required document the Algae Treatment Plan (ATP) based on the newly revised and approved work plan and the revised QAPP (Quality Assurance Project Plan). The Algae treatment plan was submitted on January 28, 2022.

I will be working the week of February 1-4 with LG Sonics grant coordinator to complete the required PowerPoint presentation and required follow up surveys that will be presented to the public and specifically our residents (stakeholders) via Zoom. It is the goal to submit the presentation to DEP's grant manager by no later than Wednesday, February 9 for approval. Upon Approval, the public presentation meeting will be scheduled, advertised in the newspaper is required (a 1-week lead-time) and promoted to our residents and other interested parties.

After an onsite property review and lengthy discussions with our insurance carrier's risk management representatives, I anticipate there will be some recommendations and resources offered to us for establishing current asset valuations/replacement costs and recommended insurance coverage. They encourage us to make sure we are not underinsured especially since the inflation of the past year.

I have weekly meetings with Mainscapes and am still orienting them to the site. They turned off the irrigation systems for the late January freeze event to prevent additional plant damage. Mulching, with medium texture pine bark mulch, is scheduled to start Wednesday, February 16 and be completed by Friday of that same week. As soon as the weather warms, they will begin herbicide treatments on the baseball field's clay base lines and along resident fences that abut common areas that are maintained by the district.

I received communication that a decision on the Hillsborough County mini grant (boat launch) will be rendered and communicated to us sometime in the week starting February 7.

The Military Makeover coordinator will arrive Monday, January 31 and staff / renovations will start the week of February 1 and be completed by February 8. An app notice will be posted.

I attended the FDOT public hearing on January 27 and officially requested for the public record that the wall be built along our entire western property line. I have reviewed the proposed plans and the currently as proposed stops at the TECO powerline easement. Residents have until February 7 to submit comments for the public record. I will be updating residents via the app.