



Rizzetta & Company

Lake St. Charles Community Development District

Board of Supervisors' Meeting September 3rd, 2025

District Office:
2700 S. Falkenburg Rd. Ste 2745
Riverview, Florida 33578
813.533.2950

www.lakestcharles.org

**LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT**

6801 Colonial Lake Drive Riverview, FL 33578

Board of Supervisors	Virginia Gianakos	Chairman
	Toni Marie Davis	Vice Chairman
	Yvonne Brown	Assistant Secretary
	John Hines Marshall	Assistant Secretary
	Benjamin Turinsky	Assistant Secretary
District Manager	Ruben Durand	Rizzetta & Company, Inc.
District Counsel	Meredith Hammock	Kilinski Van Wyk
District Engineer	Ed Jimenez	Kimley-Horn

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, 1-800-955-8771 (TTY) or 1-800-955-8770 (voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578

Board of Supervisors
Lake St. Charles
Community Development District

September 2nd, 2025

REVISED AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Lake St. Charles Community Development District will be held on **Wednesday, September 3rd, 2025, at 2:00 p.m.** at 6801 Colonial Lake Drive Riverview, FL 33578.

BOARD OF SUPERVISORS' MEETING:

- 1. CALL TO ORDER/ ROLL CALL**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A.** District Counsel
 - i. Letter to Former District Manager Tab 1
 - B.** District Engineer
 - i. Update on Seawall
 - C.** Clubhouse Monthly Status Report Tab 2
 - D.** District Manager
- 4. BUSINESS ITEMS**
 - A.** Public Hearing on Fiscal Year 2025-2026 Final Budget
 - i. Consideration of Resolution 2025-xx; Adopting Fiscal Year 2025-2026 Final Budget Tab 3
 - B.** Public Hearing on Fiscal Year 2025-2026 Assessments
 - i. Consideration of Resolution 2025-xx; Levying O&M Assessments for Fiscal Year 2025-2026 Tab 4
 - C.** Discussion on HOA use of the CDD clubhouse
 - D.** Consideration of Resolution 2025-xx; Wall Improvement Maintenance USC
 - E.** Consideration of Pool Repair Quotes Tab 5
 - F.** Consideration of Copier lease
 - G.** Consideration of 2024-2025 Goals & Objectives Report USC
 - H.** Discussion on Trail Usage Policy
 - I.** Consideration of Resolution 2025 – XX; Maintenance and Funding of Perimeter wall Tab 6
- 5. BUSINESS ADMINISTRATION (Consent Agenda)**
 - A.** Consideration of the Regular Meeting Minutes from August 5, 2025 Tab 7

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 533-2950.

Sincerely,

Ruben Durand

Ruben Durand
District Manager

Tab 1

SNIFFEN & SPELLMAN, P.A.

123 NORTH MONROE STREET • TALLAHASSEE, FL • 32301

PHONE: 850.205.1996 • FAX: 850.205.3004

WWW.SNIFFENLAW.COM

July 21, 2025

VIA U.S. CERTIFIED MAIL

Adriana Urbina
10810 BOYETTE ROAD
UNIT# 556
RIVERVIEW, FL 33568

**Re: Luis Martinez v. Lake St. Charles Community Development District
Case No. 8:25-cv-1128-TPB-CPT**

Dear Ms. Urbina,

Our Firm represents Lake St. Charles Community Development District ("District") in the above referenced matter. In light of your recent employment with the District as Luis Martinez's ("Plaintiff") supervisor, I am writing to you today to inform you of your duty to preserve information related to this matter, inclusive of the following:

1. Records showing the time that the Plaintiff is claiming they worked for the District during the covered period inclusive of personal calendars, copies of time sheets and other documents associated with the same.
2. Records related to the terms and conditions of their employment inclusive of any contracts, handbooks, emails or other representations related to those terms.
3. Records related to the payments that they received during the course of their employment with the District.
4. Records related to the time worked and amounts received due to other employment during the time period claimed, inclusive of self-employment, gig work, and employment with other entities from the District.
5. Any other documentation related to the claims made in this matter.

In addition, since the District is a public entity subject to the requirements of Section 119, Florida Statutes, I would like to remind you of the prohibition on destroying or misappropriating documents that qualify as public records under Florida Law. Should any such documents be in your possession, this document shall serve as the notice, pursuant to Section 119.021, Florida Statutes, that said documents need to be returned to Ruben Durand at 2700 S. Falkenburg Rd., Suite 2745, Riverview, Florida 33578 within 10-days of your receipt of this letter. This demand is inclusive of devices owned by the District, including cellphones with the numbers 813-990-7555 and 813-990-7250, keys, and access cards to District property.

Adriana Urbina

July 21, 2025

Page: 2

Finally, the District demands, as it has previously, the login information to a number of systems to which you had sole access. This letter constitutes a demand for all login information, including passwords and usernames for any District system you had access to, inclusive of computers, camera systems, district email systems, routers, and any other District system account, or electronic device in your possession.

Govern yourself accordingly.

Sincerely,

/s/ Mitchell J. Herring

Mitchell J. Herring, Esq.

MJH/mc

Tools Missing at LSC

August 20, 2025

1= Rigid 4.25 HP 12-gallon wet dry vac

1 =Karcher electric pressure washer and scrubber

1= Ryobi impact driver – cordless

1= Ryobi lithium impact driver – cordless

1= Ryobi drill – cordless

1= Ryobi lithium - cordless

2 = Brooms

1= Push brooms

4= 5 Gallon gas cans

3 = Loppers pruners

1 = 12" x 12" compactor

1 = Fat boy propane torch

1 = Pull behind tiller

Clubhouse

Power tools

Ryobi Cordless 4-1/2" circle saw, saw zaw, jig saw, drill, sander, vacuum, lithium charger, battery

Rigid 4.25 HP 12 gallon wet dry vac

Karcher electric pressure washer, surface scrubber

Hand tools

Husky tool bag:

Caulk gun x 2

Hammer

hand saw

prybar

wood chisel

tape measure

cresent wrench

Needle nose plyers

wire cutter

crimpers

scrapers

tin snips- straight

scraper

phillips head screwdriver x 3

flat head screwdriver

channel lock plyers

Toro driver

Vermont concrete bits

Ryobi multi pack bits

Milwalkee steel bits

Skill steel bits

Huskey tool kit:

Mechanic socket set

Rigid drain snake

Water hoses 50 ft, 100 ft, 15 ft

Extension cord – orange 20 ft

Round up spray bottle

Squeegee

Mop & bucket

Garden rake

Maintenance Shed

Pressure Washer Trailer

E series pressure washer

Mitsubshi freshwater pump

Water hose 50'

Water tank 250 gallon

Hose reel

Pressure washer hose 50 ft x 3

Pressure washer guns x 2

Pressure washer gun extension

Power tools

Surface cleaner x 1

Generator – Briggs and Stratton Elite

Echo pole saw

Echo weed eater attachment

Ryobi weed eater attachment

Unknown edger attachment

Ryobi hedge trimmer

Echo hedge trimmer

Echo chain saw 14"

Sears hedge trimmer (electric)

Dewalt pressure washer no attachments

Campbell compressor (electric)

Campbell air tank

Schumacher battery charger

Powerwise golf cart charger

Ryobi impact driver – cordless

Ryobi lithium impact driver – cordless

Ryobi drill – cordless

Ryobi lithium drill – cordless

Ryobi chargers x 2

Ryobi battery x 1

Ryobi lithium battery x 1

Ryobi 4 1/2" grinder

Dewalt drill

Hand tools

- Flat shovels x 3
- Round shovels x 3
- Garden rake x 2
- Leaf rake x 2
- Sledge Hammer
- Brooms x 4
- Push broom x 2
- Pitch fork
- Grass cutter
- Pointed pronged hoe
- Floor scraper
- 5 gallon gas cans x 4
- 1 gallon gas can mixed with 2 cycle oil
- Round up bottle sprayers x 2
- R1 pro sprayer
- Bleach sprayer
- Lopper pruners x 5
- Hand saw x 2
- Bolt cutters x 2
- Concrete trowel x 2
- Grout float
- Thinset trowel
- 20' extension ladder
- 4' ladder
- 8' ladder
- Wheel barrow
- 12" x 12" compactor
- 8" x 8" compactor
- Knee pads
- Huskey ratchet set
- Ryobi drill bit steel
- Come a long
- Pull behind spreader
- Hand spreader (Bag) ?
- Push spreader

Paint supplies

- Brushes x 3
- Brushes throw away x 4
- Rollers x 2
- Roller naps
- Paint tray liners disposable x 10
- Metal paint tray
- Paint screen
- Caulk gun

Tool box

Hammer
Mini sledge
Rubber hammer x2
Wire brush x 2
Chanel locks x 5
Needle nose plyers
Wire cutters x 3
Plyers x 2
Tin snips
Phillips screw drivers x 8
Razor knife
Flat screw driver
Sprinkler plyers x 2
Wire strippers
Torox x 4 ?
Chalk line
Tape measure x 2
Husky wrench set (8)
Huskey bit set
Concrete hammer
Vermont concrete bits
Fat boy propane torch

Misc

Line marker
Pull behind tiller

Tab 2

Lake St. Charles Community Development District

2025 Clubhouse Monthly Status Report

Activity	January	Februrary	March	April	May	June	July	August	September	October	November	December	Final Totals
Scheduled Clubhouse Rentals	2	3	0	6	2	4	3	4					
Completed Clubhouse Rentals	1	0	1	2	2	1	3	3					
Cancelled Clubhouse Rentals	0	0	0	0	0	0	0	0					
Resident Access Cards	15	7	14	13	14	7	3	12					
Renter Access Cards	0	6	10	12	9	4	5	2					
Guest Access Cards	0	0	1	1	0	2	3	3					
Memorial Brick Engraving	0	0	0	0	0	0	0	0					
Parking Stickers	2	2	2	1	3	1	1	4					
Notary Services	6	7	5	4	5	1	0	0					
Online Purchases	0	0	0	0	0	0	0	0					
Monthly Total	26	25	33	39	35	20	18	28					

Lake St. Charles Community Development District

2025 Clubhouse Monthly Status Report

Activity	January	Februrary	March	April	May	June	July	August	September	October	November	December	Final Totals
Scheduled Clubhouse Rentals	2	3	0	6	2	4	3						
Completed Clubhouse Rentals	1	0	1	2	2	1	3						
Cancelled Clubhouse Rentals	0	0	0	0	0	0	0						
Resident Access Cards	15	7	14	13	14	7	3						
Renter Access Cards	0	6	10	12	9	4	5						
Guest Access Cards	0	0	1	1	0	2	3						
Memorial Brick Engraving	0	0	0	0	0	0	0						
Parking Stickers	2	2	2	1	3	1	1						
Notary Services	6	7	5	4	5	1	0						
Online Purchases	0	0	0	0	0	0	0						
Monthly Total	26	25	33	39	35								

Tab 3

RESOLUTION 2025-XX

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Lake St. Charles Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake St. Charles Community Development District for the Fiscal Year Ending September 30, 2026.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, the sum of \$ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
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TOTAL ALL FUNDS	\$
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Commented [SH1]: District Manager - Please confirm the fund names and values and update accordingly.

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026 or within sixty (60) days following the end of the Fiscal Year 22025/026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 3RD DAY OF SEPTEMBER 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026



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Lake St. Charles Community Development District

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Draft Final Budget for Fiscal Year 2025/2026

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Comments

[illegible]

Proposed Budget
Lake St. Charles Community Development District
 General Fund
 Fiscal Year 2025/2026

Comments

[illegible]

Proposed Budget Lake St. Charles Community Development District Reserve Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 78,282	\$ 78,282	\$ 78,282	\$ -	\$ 128,288	\$ 50,006	
6								
7	Assessment Revenue Subtotal	\$ 78,282	\$ 78,282	\$ 78,282	\$ -	\$ 128,288	\$ 50,006	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 5,199	\$ 6,239	\$ -	\$ 6,239	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 5,199	\$ 6,239	\$ -	\$ 6,239	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 83,481	\$ 84,521	\$ 78,282	\$ 6,239	\$ 128,288	\$ 50,006	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserve	\$ 32,913	\$ 39,496	\$ 66,282	\$ 26,786	\$ 128,288	\$ 62,006	
22	Water Quality Monitoring & Testing	\$ 40,000	\$ 48,000	\$ 12,000	\$ (36,000)	\$ -	\$ (12,000)	
23								
24	TOTAL EXPENDITURES	\$ 72,913	\$ 87,496	\$ 78,282	\$ (9,214)	\$ 128,288	\$ 50,006	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 10,568	\$ (2,975)	\$ -	\$ (2,975)	\$ -	\$ -	
27								

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,206,262.00	2024/2025 O&M Budget:	\$1,206,262.00
Hillsborough County Collection Cost:	2%	\$25,665.15	2025/2026 O&M Budget:	\$1,206,262.00
Early Payment Discount:	4%	\$51,330.30		
2025/2026 Total:		\$1,283,257.45	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhomes	Operations/Maintenance	\$1,500.00	\$1,500.00	\$0.00	0.00%
	Total	\$1,500.00	\$1,500.00	\$0.00	0.00%
Single Family	Operations/Maintenance	\$1,500.00	\$1,500.00	\$0.00	0.00%
	Total	\$1,500.00	\$1,500.00	\$0.00	0.00%
Commercial	Operations/Maintenance	\$4,225.00	\$4,225.00	\$0.00	0.00%
	Total	\$4,225.00	\$4,225.00	\$0.00	0.00%

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,206,262.00
COLLECTION COSTS @	2%	\$25,665.15
EARLY PAYMENT DISCOUNT @	4%	\$51,330.30
TOTAL O&M ASSESSMENT		\$1,283,257.45

UNITS ASSESSED	
LOT SIZE	O&M
Townhomes	40
Single Family	785
Commercial	10.83
Total Community	835.83

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	40.00	4.68%	\$60,000.03
1.00	785.00	91.76%	\$1,177,500.64
2.82	30.50	3.57%	\$45,756.77
	855.50	100.00%	\$1,283,257.45

PER LOT ANNUAL ASSESSMENT	
O&M	TOTAL ⁽¹⁾
\$1,500.00	\$1,500.00
\$1,500.00	\$1,500.00
\$4,225.00	\$4,225.00

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): (\$76,995.45)

Net Revenue to be Collected: \$1,206,262.00

⁽¹⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.



Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.



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Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.



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REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.



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REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



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Tab 4A

RESOLUTION 2025-XX

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake St. Charles Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Hillsborough County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method

by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lake St. Charles Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A and B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A and B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A and B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date

of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 3rd DAY OF SEPTEMBER 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll



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Lake St. Charles Community Development District

www.lakestcharles.org

Draft Final Budget for Fiscal Year 2025/2026

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Comments

[illegible]

Proposed Budget
Lake St. Charles Community Development District
General Fund
Fiscal Year 2025/2026

Comments

Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
60	Utility - Street Lights	\$ 13,349	\$ 16,019	\$ -	\$ (16,019)	\$ -	\$ -
61	Utility Services	\$ 37,331	\$ 44,797	\$ 57,750	\$ 12,953	\$ 57,750	\$ -
62	Gas Utility Services						
63	Utility Services	\$ 3,215	\$ 3,858	\$ 5,600	\$ 1,742	\$ 5,600	\$ -
64	Garbage/Solid Waste Control Services						
65	Garbage - Recreation Facility	\$ 2,188	\$ 2,626	\$ 5,000	\$ 2,374	\$ 5,000	\$ -
66	Water-Sewer Combination Services						
67	Utility Services	\$ 7,390	\$ 8,868	\$ 9,800	\$ 932	\$ 9,800	\$ -
68	Stormwater Control						
69	Aquatic Maintenance	\$ 13,888	\$ 16,666	\$ 17,135	\$ 469	\$ 17,821	\$ 686
70	Fountain Service Repair & Maintenance	\$ 4,057	\$ 4,868	\$ 5,109	\$ 241	\$ 5,133	\$ 24
71	Fountain/Aeration Repair & Maintenance	\$ 4,041	\$ 4,849	\$ 4,201	\$ (648)	\$ 4,372	\$ 171
72	Lake - Buoy Monitoring & Maintenance	\$ 12,120	\$ 14,544	\$ 22,082	\$ 7,538	\$ 8,998	\$ (13,084)
73	Midge Fly Treatments	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 1,500	\$ -
74	Mitigation Area Monitoring & Maintenance	\$ 692	\$ 830	\$ 1,116	\$ 286	\$ 1,161	\$ 45
75	Other Physical Environment						
76	Entry & Walls Maintenance & Repair	\$ 1,465	\$ 1,758	\$ 2,000	\$ 242	\$ 1,000	\$ (1,000)
77	General Liability / Crime	\$ 5,360	\$ 5,360	\$ 5,336	\$ (24)	\$ 5,604	\$ 268
78	Irrigation Maintenance & Repair	\$ 3,835	\$ 4,602	\$ 10,000	\$ 5,398	\$ 10,000	\$ -
79	Landscape - Miscellaneous	\$ 58,026	\$ 69,631	\$ 81,000	\$ 11,369	\$ 81,000	\$ -
80	Landscape - Mulch	\$ 6,750	\$ 8,100	\$ 15,000	\$ 6,900	\$ 15,000	\$ -
81	Landscape Maintenance	\$ 148,294	\$ 177,953	\$ 175,275	\$ (2,678)	\$ 182,286	\$ 7,011
82	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ -	\$ 19,500	\$ 19,500	\$ 27,000	\$ 7,500
83	Property Insurance	\$ 27,722	\$ 33,266	\$ 26,981	\$ (6,285)	\$ 28,330	\$ 1,349
84	Temp Help	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -
85	Parks & Recreation						
86	Computer Support, Maintenance & Repairs	\$ 6,723	\$ 8,068	\$ 5,000	\$ (3,068)	\$ 5,000	\$ -
87	Dock Repairs & Maintenance	\$ 1,010	\$ 1,212	\$ 400	\$ (812)	\$ 400	\$ -
88	Employee - Workers Comp	\$ 5,340	\$ 6,408	\$ 9,360	\$ 2,952	\$ 9,360	\$ -
89	Grant Management	\$ -	\$ -	\$ 13,962	\$ 13,962	\$ -	\$ (13,962)
90	Maintenance & Repairs	\$ 10,981	\$ 13,177	\$ 23,900	\$ 10,723	\$ 23,900	\$ -
91	Management Contract	\$ 149,631	\$ 179,557	\$ 240,136	\$ 60,579	\$ 245,698	\$ 5,562
92	Office Supplies	\$ 2,291	\$ 2,749	\$ 3,900	\$ 1,151	\$ 3,900	\$ -
93	Playground Equipment & Maintenance	\$ 675	\$ 810	\$ 3,000	\$ 2,190	\$ 3,000	\$ -
94	Pool Repair & Maintenance	\$ 13,998	\$ 16,798	\$ 12,000	\$ (4,798)	\$ 12,000	\$ -
95	Pool Service Contract	\$ 13,475	\$ 16,170	\$ 25,909	\$ 9,739	\$ 27,204	\$ 1,295
96	Telephone, Internet, Cable	\$ 5,854	\$ 7,025	\$ 6,100	\$ (925)	\$ 6,100	\$ -
97	Trail/Bike Path Maintenance	\$ -	\$ -	\$ 4,225	\$ 4,225	\$ 4,225	\$ -
98	Vehicle Maintenance	\$ 2,280	\$ 2,736	\$ 13,264	\$ 10,528	\$ 8,317	\$ (4,947)
99	Contingency						
100	Miscellaneous Contingency	\$ 59,606	\$ 71,527	\$ -	\$ (71,527)	\$ -	\$ -
101							
102	Field Operations Subtotal	\$ 624,185	\$ 747,950	\$ 833,991	\$ 86,041	\$ 824,909	\$ (9,082)
103							
104	TOTAL EXPENDITURES	\$ 920,561	\$ 1,099,622	\$ 1,157,297	\$ 57,675	\$ 1,081,329	\$ (75,968)
105							
106	EXCESS OF REVENUES OVER EXPENDITURES	\$ 220,440	\$ 42,801	\$ -	\$ 42,801	\$ -	\$ -
107							

Proposed Budget Lake St. Charles Community Development District Reserve Fund Fiscal Year 2025/2026								Comments
Chart of Accounts Classification		Actual YTD through 07/31/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025	
1								
2	ASSESSMENT REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 78,282	\$ 78,282	\$ 78,282	\$ -	\$ 128,288	\$ 50,006	
6								
7	Assessment Revenue Subtotal	\$ 78,282	\$ 78,282	\$ 78,282	\$ -	\$ 128,288	\$ 50,006	
8								
9	OTHER REVENUES							
10								
11	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
12	Interest Earnings	\$ 5,199	\$ 6,239	\$ -	\$ 6,239	\$ -	\$ -	
13								
14	Other Revenue Subtotal	\$ 5,199	\$ 6,239	\$ -	\$ 6,239	\$ -	\$ -	
15								
16	TOTAL REVENUES	\$ 83,481	\$ 84,521	\$ 78,282	\$ 6,239	\$ 128,288	\$ 50,006	
17								
18	EXPENDITURES							
19								
20	Contingency							
21	Capital Reserve	\$ 32,913	\$ 39,496	\$ 66,282	\$ 26,786	\$ 128,288	\$ 62,006	
22	Water Quality Monitoring & Testing	\$ 40,000	\$ 48,000	\$ 12,000	\$ (36,000)	\$ -	\$ (12,000)	
23								
24	TOTAL EXPENDITURES	\$ 72,913	\$ 87,496	\$ 78,282	\$ (9,214)	\$ 128,288	\$ 50,006	
25								
26	EXCESS OF REVENUES OVER EXPENDITURES	\$ 10,568	\$ (2,975)	\$ -	\$ (2,975)	\$ -	\$ -	
27								

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$1,206,262.00	2024/2025 O&M Budget:	\$1,206,262.00
Hillsborough County Collection Cost:	2%	\$25,665.15	2025/2026 O&M Budget:	\$1,206,262.00
Early Payment Discount:	4%	\$51,330.30		
2025/2026 Total:		\$1,283,257.45	Total Difference:	\$0.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Townhomes	Operations/Maintenance	\$1,500.00	\$1,500.00	\$0.00	0.00%
	Total	\$1,500.00	\$1,500.00	\$0.00	0.00%
Single Family	Operations/Maintenance	\$1,500.00	\$1,500.00	\$0.00	0.00%
	Total	\$1,500.00	\$1,500.00	\$0.00	0.00%
Commercial	Operations/Maintenance	\$4,225.00	\$4,225.00	\$0.00	0.00%
	Total	\$4,225.00	\$4,225.00	\$0.00	0.00%

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,206,262.00
COLLECTION COSTS @	2%	\$25,665.15
EARLY PAYMENT DISCOUNT @	4%	\$51,330.30
TOTAL O&M ASSESSMENT		\$1,283,257.45

UNITS ASSESSED	
LOT SIZE	O&M
Townhomes	40
Single Family	785
Commercial	10.83
Total Community	835.83

ALLOCATION OF O&M ASSESSMENT			
EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET
1.00	40.00	4.68%	\$60,000.03
1.00	785.00	91.76%	\$1,177,500.64
2.82	30.50	3.57%	\$45,756.77
	855.50	100.00%	\$1,283,257.45

PER LOT ANNUAL ASSESSMENT	
O&M	TOTAL ⁽¹⁾
\$1,500.00	\$1,500.00
\$1,500.00	\$1,500.00
\$4,225.00	\$4,225.00

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%): (\$76,995.45)

Net Revenue to be Collected: \$1,206,262.00

⁽¹⁾ Annual assessment that will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.



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Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).



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Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.



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Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.



Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.



Pizzetto & Company

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.



Rizzetta & Company

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.



Rizzetta & Company

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

EXHIBIT B
Assessment Roll

Assessment roll is maintained in the District's official records and is available upon request. Certain exempt information may be redacted prior to release in compliance with Chapter 119, Florida Statutes.

Tab 5

Cody Pools

6846 N. Dale Mabry Hwy., Tampa, Florida 33614
Phone: (813) 886-9119 • Fax: (813) 884-1829
State Certified Licensed Contractor 1459187 Since 1987

Name: Dave Eskra Date: 7-31-25 Consultant: Matt S

Address: 6801 Colonial Lake Dr. City: Riverview State: FL Zip: 33578

Phone #: 813-671-8339 Email: Deskra@

- REMODELING PROPOSAL -

BASE POOL

Add Glass 950.00

Opt 1 - Int. Finish Cody White \$ 5,000.00

Opt 2 - Int. Finish Cody Blue \$ 5,500.00

Resurface Includes: Bondcoat, new drain covers, pool & spa returns, Instructions & warranty info, chemical start up

Plaster gutter (w) \$ 1,500.00

Plaster gutter (B) \$ 1,650.00

Depth _____ \$ _____

New Pump _____ \$ _____

New Filter _____ \$ _____

Salt Generator _____ \$ _____

_____ \$ _____

_____ \$ _____

TOTAL \$ _____

TILE & ELECTRICAL

New Tile 6x6 Standard \$ 1,200.00

Cap Tile 2x6 Non-Skid \$ 1,250.00

Tile RegROUT _____ \$ _____

Pool Light _____ \$ _____

Spa Light _____ \$ _____

Heater _____ \$ _____

Heat Pump _____ \$ _____

2 - 100 Dive Markers \$ 125.00

_____ \$ _____

5 - gutter gables \$ 250.00

TOTAL \$ _____

DECKING

Resurface Type _____ \$ _____

Caniliever _____ \$ _____

Riser _____ \$ _____

Cracks w/Epoxy _____ \$ _____

Remodel Coping _____ \$ _____

Install Deco Drain _____ \$ _____

Fill Planters _____ \$ _____

Add Decking _____ \$ _____

_____ \$ _____

TOTAL \$ _____

SCREEN & MISC.

Total Rescreen _____ \$ _____

Partial Rescreen _____ \$ _____

Door _____ \$ _____

Screen Track Replacement _____ \$ _____

_____ \$ _____

_____ \$ _____

TOTAL \$ 10,815.00

11,640.00

OTHER

Remove 1 layer of \$ _____

plaster from pool \$ 2,800.00

Main Drain cover 12x12 \$ 190.00

_____ \$ _____

_____ \$ _____



Coastal Creations Pools & Lagoons

7282 55th Ave. E. | Ste. 135 | Bradenton, Florida 34203
Main Office: 941-779-7007 | CoastalCreationsfla@gmail.com |
www.coastalcreationspoolsandlagoons.com

RECIPIENT:

Lake St Charles CDD

6801 Colonial Lake Drive
Riverview, Florida 33578
Phone: 813-379-5021

Quote #928

Sent on

Jul 24, 2025

Lead Type

Renovation

Quote Type

Renovation

Total

\$5,987.50

Product/Service	Description	Qty.	Unit Price	Total
Aqua Cool StoneScapes® Mini Pebbles	225 SQFT / 450 SQFT MIN.	1	\$3,640.00	\$3,640.00*
Blueberry 6x6 Tile (Non-Skid)	All Tiles Are Frost Proof & Acid Resistant	30	\$12.00	\$360.00*
2x6 Skid Proof Tile	NON-MUDCAP swim lane tile	150	\$5.25	\$787.50*
Tile Removal & Installation		100	\$17.00	\$1,700.00*
Customer Provided Start-Up	Following the completion of interior plaster installation, the homeowner assumes full responsibility for the initial pool start-up process in accordance with National Plasterers Council (NPC) guidelines. The homeowner must either: 1. Perform the start-up themselves in strict adherence to current NPC start-up procedures, or 2. Hire a licensed and insured professional pool service company to perform the start-up on their behalf.	1	\$0.00	\$0.00*

* Non-taxable

A deposit of \$1,796.25 will be required to begin.

Subtotal	\$6,487.50
Discount	-\$500.00
Total	\$5,987.50

Quote #928

⌵ Answering response

Lake St Charles CDD

6801 Colonial Lake Drive / Riverview, Florida 33576
813-379-5021

Sent on

Jul 24, 2025

Quote Type

Renovation

An outstanding deposit of **\$1,796.25** will be required to begin.

Product / Service	Qty.	Unit Price	Total
Aqua Cool StoneScapes® Mini Pebbles 225 SQFT / 450 SQFT MIN.  Non-taxable	1	\$3,640.00	\$3,640.00
Blueberry 6x6 Tile (Non-Skid) All Tiles Are Frost Proof & Acid Resistant  Non-taxable	30	\$12.00	\$360.00
2x6 Skid Proof Tile NON-MUDCAP swim lane tile  Non-taxable	150	\$5.25	\$787.50
Tile Removal & Installation Non-taxable	100	\$17.00	\$1,700.00
Customer Provided Start-Up Following the completion of interior plaster installation, the homeowner assumes full responsibility for the initial pool start-up process in accordance with National Plasterers Council (NPC) guidelines. The homeowner must either: 1.Perform the start-up themselves in strict adherence to current NPC start-up procedures, or 2.Hire a licensed and insured professional pool service company to perform the start-up on their behalf. Non-taxable	1	\$0.00	\$0.00

Contact Us

TIGRIS Aquatic Services LLC
10460 75th Street
Largo, Florida 33777
cstack@tigrisusa.com
727-323-6068



TIGRIS
WHERE WATERS THRIVE.

Quote: 308819

Quote Date: 08/20/2025
Expiration Date: 09/19/2025

Bill To:

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain/Aeration Management - Contracted	\$600.00	4	\$2,400.00

SCOPE OF WORK

The Architectural Fountains team of certified fountain technicians will inspect (4) fountains at Lake St Charles on a Quarterly basis (4 visits), annually.

Standard Services Include:

Cleaning and adjustment of external fountain parts (floats, pumps, intake screens, jets, nozzles, and lights)
Inspect time clocks and adjust if needed.
Inspect anchoring system and adjust if needed.
Check and record amperage and voltage for preventative maintenance
Inspect lights.
Repairs not to exceed \$299 will be made during visits and customers will be invoiced separately.

Deposit & Payment

Deposit Required: \$0.00

Summary

Subtotal: \$2,400.00

Deposit Due: \$0.00

Total: \$2,400.00

Terms & Conditions

TERM AND TERMINATION: THIS AGREEMENT HAS AN AUTOMATIC RENEWAL CLAUSE. The term of the Agreement for annual services and/or annual product as described above shall commence on the date when both parties have executed this Agreement and shall continue for twelve consecutive months (the "Initial Term"). Unless either party hereto provides the other party with written notice at least ninety (90) days prior to the end of the Initial Term or any subsequent renewal term, this Agreement shall automatically renew for subsequent additional terms, with each subsequent term having a duration equal to the Initial Term. Notwithstanding anything set forth herein to the contrary, either party may terminate this Agreement upon 30 days written notice to the other party; provided that in the event the Customer terminates this Agreement, the Customer must provide payment to TIGRIS Aquatic Services, LLC (TIGRIS) for all services rendered prior to the effective date of termination.

PRICE INCREASE: Following the initial term, the prices listed above can be increased by a percentage which shall not exceed five (5%) percent. TIGRIS may petition Customer at any time for an additional rate adjustment on the basis of extraordinary and unusual changes in the cost of operations that could not be reasonably foreseen by a prudent operator. New areas to be covered will be pro-rated to the program cost at the rates in effect at the time.

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. If payment is past due 60 days or more, TIGRIS reserves the right to postpone service until the total amount due, including finance charges, is paid in full. Upon receipt of payment TIGRIS will inspect the service area, if conditions have changed significantly due to the interruption of service, additional fees will be incurred to return it to normal status.

Credit card payments incur a 3.5% service fee. An annual rate of 18% will be assessed on all accounts over 30 days. Should it become necessary for TIGRIS to bring action for collection of monies due and owing under this Agreement, Customer agrees to pay costs incurred by TIGRIS from such collection.

VENDOR COMPLIANCE: An additional fee will be charged if customer requires specific Vendor Portal Sites or vendor compliance memberships.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

EQUIPMENT: TIGRIS will furnish all labor, equipment, materials, supervision and taxes and has provided proper instruction of all safety measures to its personnel. TIGRIS is licensed and registered by the State of service for the use of aquatic herbicides.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. This agreement is based on current Federal, State and local rules and regulations. Any changes to these rules that affect how our operations are carried out may require changes to this Agreement. The property representative would be notified in writing in the event of any such changes. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature _____

Name _____

Date _____

Contact Us
TIGRIS Aquatic Services LLC
10460 76th Street
Largo, Florida 33777
cstack@tigrisusa.com
727-323-6068



TIGRIS
WHERE WATERS THRIVE.

Quote: 308945

Quote Date: 08/20/2025
Expiration Date: 09/19/2025

Bill To:

Lake St. Charles
3434 Colwell Avenue
Lake St. Charles CDD Ste. 200
Tampa, Florida 33614

Customer: Lake St. Charles

6801 Colonial Lake Drive
Riverview, Florida 33578

Description	Unit Price	Qty	Amount
Fountain behind pool			
5 HP 230 Volt Single Phase Motor (3 Wire) 6 Inch	\$2,444.70	1	\$2,444.70
5 HP 230 Volt Single Phase Motor			
6 Inch 5HP 300GPM 1STG Pump End	\$2,406.40	1	\$2,406.40
5 HP Pump - 6 inch			
8-3 flat with ground (4 Conductor)	\$4.27	250	\$1,068.00
250' 8/3 Motor Cable			
Fountain/Aeration Repair & Maintenance			
Labor to install new motor, pump and cable	\$1,200.00	1	\$1,200.00

Deposit & Payment

Deposit Required: 50% (\$3,559.55)

Summary

Subtotal: \$7,119.10

Deposit Due: 50% (\$3,559.55)

Total: \$7,119.10

Terms & Conditions

PAYMENT: All payments for services rendered under this contract are due within 30 days from the invoice date. Please note that any payments received after this period will incur additional late fees.

PROPERTY DAMAGE/LIMITATION ON CLAIMS: Allegations of property damage resulting from the services rendered by TIGRIS must be submitted in a written report with pictures included, filed directly with respective Account Manager within fifteen (15) days. TIGRIS will review the report, determine a fair and equitable resolution, and respond within a timely manner. Customer agrees that any claims Customer has against TIGRIS must be filed within one (1) year from the date of termination of this Agreement.

LIMITATION OF LIABILITY: Neither party will be liable to the other party for any special, indirect, consequential, or incidental damages of any kind, including, without limitation, any loss of profit, loss of use, or business interruption, based on any claim under this agreement, even if such party has been advised of the possibility of such damages. Customer hereby agrees to indemnify, defend and hold harmless TIGRIS from and against any and all liabilities, obligations, damages, penalties, fines, loss, awards, judgments, costs, and expenses (including, without limitation, reasonable attorneys' fees and costs), relating to any claim, action or proceeding initiated or threatened by a third party (collectively "Losses") incurred by or imposed upon TIGRIS as a result of Customer's negligence or intentional misconduct. TIGRIS hereby agrees to indemnify, defend and hold harmless the Customer from and against all Losses incurred by or imposed upon the Customer as a result of TIGRIS's negligence or intentional misconduct provided however that TIGRIS shall not be responsible for any Losses due in whole or in part to Customer's negligent acts or omissions.

INSURANCE: TIGRIS shall carry Worker's Compensation and Employer Liability, Commercial General Liability, Professional Liability, and Property Damage Insurance which shall remain in full effect throughout this Agreement. Customer will be an insurance certificate holder and named as an additional insured. Copies of certificates of insurance naming the Customer as additionally insured will be provided upon request.

ENTIRE AGREEMENT: This Agreement constitutes the complete understanding between the parties hereto and supersedes any prior understandings whether written or oral between the parties relating to the subject matter hereof. SIGNING AND RETURNING this document authorizes TIGRIS to perform the services and/or have product(s) delivered as stipulated within this agreement. By signing this document, I acknowledge I have the authority to authorize TIGRIS to perform the services outlined in this agreement.

Customer Approval

Customer Signature

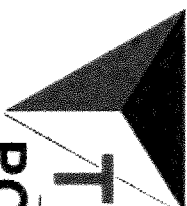
Name

Date

ESTIMATE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



TRIANGLE
POOL SERVICES

Since 1959

Bill to

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FLORIDA 33578 USA

Ship to

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FLORIDA 33578 USA

Estimate details

Estimate no.: 064403

Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		SER-LABOR-CLN	Black Algae Treatment	1	\$2,800.00	\$2,800.00
2.		Discount	Discount Applies with Signed Pool Service Contract	1	-\$800.00	-\$800.00

Total **\$2,000.00**

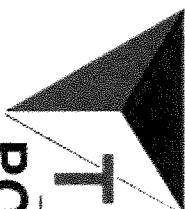
Accepted date

Accepted by

ESTIMATE

Triangle Pool Service
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



TRIANGLE
POOL SERVICES

Since 1959

Bill to

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FLORIDA 33578 USA

Ship to

LAKE ST CHARLES CDD
6801 COLONIAL LAKE DRIVE
RIVERVIEW, FLORIDA 33578 USA

Estimate details

Estimate no.: 064402

Estimate date: 08/26/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		3X WEEKLY COMMERCIAL POOL SERVICE	*POOL, WADING POOL, SPA -CHEMICALS INCLUDED -TEST & BALANCE WATER -SKIM SURFACE & VACUUM THE POOL -BRUSH WALLS & STEPS OF POOL -CLEAN TILE LINE -EMPTY SKIMMER & PUMP BASKETS -MIX CHLORINE & ACID SOLUTIONS FOR FEEDERS -CHECK ALL EQUIPMENT FOR MALFUNCTION - ANY SUCH DEFECTS WILL BE REPORTED IMMEDIATELY TO TRIANGLE POOL SERVICE -BACKWASHING FILTER/HOSING OFF CARTRIDGES INSIDE OF FILTER HOUSING AS NEEDED -DE FILTER SYSTEMS REQUIRE 2 YEARLY CLEAN AND DEGREASING SERVICES FOR OPTIMAL FILTRATION, CIRCULATION, CLARITY AND WATER HEALTH. PRICE FOR CLEAN AND DEGREASING IS DETERMINED PER SYSTEM SIZE. -RECORD CHEMICAL READINGS EACH VISIT USING PROPER COUNTIES HEALTH DEPARTMENT APPROVED	1	\$4,500.00	\$4,500.00

COMMERCIAL CONTRACT

*DE Filter Clean & Degrease (C&D) *	1	\$0.00	\$0.00
a REQUIRED C&D on a biannual basis (every six months). This helps maintain optimal performance of your filtration and longevity of internal components. (cost is \$175.00)			

Pool & Spa Leaks

If a Triangle Pool technician suspects a leak in the pool, it is the homeowner/tenant/property manager's responsibility to have the leak fixed within 60 days of notification. If the pool leak is not resolved within 60 days, we reserve the right to terminate service.

Inclement Weather

Our technician's safety remains Triangle Pool Services top priority. If lightning is nearby or heavy showers are present will not be able to perform a full service on your pool. We will try our best to ensure your water is balanced and healthy until next service date.

Contractor & Storm Cleanups

If you are having a home improvement or work done to the pool (ex. Pool deck work, paver sealing, pressure washing, roof work, trees trimmed, severe storm cleanup), an additional cleanup fee will be assessed as this does not qualify as "normal maintenance".

Please note: Any service repairs needed will be done at our service call rate of \$175.00 per hour plus parts and materials to be billed on a monthly basis.

*Any invoices delinquent more than 45 days will incur a 3% late fee.

*Please provide e-mails for billing, as well as service reports. We require two emails on file and accurate phone number for billing. If you change management companies at any time, please immediately our billing department.

*This is an annual (1 year) contract.

*Either party may terminate this service agreement with a 30-day written notice.

opportunity to assist you in your pool
needs.

Total **\$4,500.00**

Accepted date

Accepted by



Cooper Pools

844-766-5256

FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Lake St Charles

Date 08/22/2025

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

Wind and Rain policy,

During extreme weather such as high winds, lightning, rain, services will be limited for that day and full service resumed on next scheduled service day.

Named storm policy,

During a named storm event, our teams will not be out in the field until our Management and or local authorities have cleared your community safe to enter and determined if power has been restored. Storm clean up fees may be assessed as needed. Our teams will not go out during storm events to lower the pool water levels.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

RATE for Commercial Service will be \$4725.00 Per Month

Service Dates M, W, F

Pool#1 172000 Gallons Permit #29-60-02057

Wade Pool 1100 Gallons Permit #29-60-02055

Spa 1950 Gallons Permit #29-60-02056

Non Service Days observed by Cooper Pools Inc: Thanksgiving Day, Christmas Day, New Years Day, 2 days for state training typically Feb or March

An additional fee may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$250 per hour.

PAYMENT: Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Date of service: TBD

Property Address: _____

Email: _____

Name: _____

Phone Number: _____

Signature: _____

Date: _____

Initial Tech: TBD
Offered by;

Joey DiMarco

CPO Mgr.

Cooper Pools Inc
844-766-5256 Office

Summary of Findings:

1. Water Chemistry Violations

- **Chlorine levels:** Recorded at 0 mg/L in all bodies of water.
- **Cyanuric Acid (CYA):** Measured at 0 mg/L across all pools.
- **pH Levels:** Below 7.0 in both the wading pool and spa,

2. Algae Presence

- Significant black algae growth observed, requiring treatment and closure per regulation:

Manual chemical addition mandates pool closure for a minimum of 1 hour or until free chlorine levels drop below 10 mg/L.

3. Health Log Deficiencies

- Missing entries in the daily health log.
- Daily manual testing for pH and disinfectant levels, and weekly CYA testing, are required per DH 921 3/98 standards.

4. Equipment and Signage Issues

- **Empty chemical containers** found on-site (photos available).
- **Faded flow meter** with unreadable measurements (photo available).
- **IPS controller for spa** displaying alarm code (photo available).
- **Missing maximum depth signage** for the main pool.

5. Filtration and Circulation Concerns

- Pool scum gutters show signs of inadequate skimming and filtration.
- Perimeter overflow gutters must effectively clean the pool water surface.

Regulatory References

All findings are in violation of Florida Administrative Code 64E-9.004 and NSF/ANSI/CAN Standards 60-2021 and 50-2020, which govern chemical quality and equipment standards for public pools.

Recommended Actions:

- Immediate closure of affected pools for chemical treatment and algae remediation.
- Reestablish proper chemical levels and maintain daily logs.
- Replace or repair faulty equipment and signage.
- Conduct a follow-up inspection to verify compliance.

Technician Findings and the FL Code 64E-9-09

Chemistry: chlorine was a 0

Cya was a 0 in all bodies of water(64E-9.004).

Lots of black algae present. (64E-9.004).

(2) Manual addition of chemicals will be allowed under special conditions and requires that the pool be closed prior to addition and for at least 1 hour period after addition or a longer period as necessary for sufficient and safe distribution of the chemical. After treatment for breakpoint chlorination and algae prevention, use of the pool can be resumed when the free chlorine levels drop to 10 mg/L.

Missing entries in health log (64E-9.004).

(13) The keeping of a daily record of information regarding pool operation, using the Monthly Swimming Pool Report – DH 921 3/98, obtained from the local county health department, shall be the responsibility of the pool owner or operator. Customized report forms may be substituted provided they contain the appropriate information and are acceptable to the department. The completed report shall reflect manually conducted pool water tests for pH and disinfectant levels at least once every 24 hours, and weekly testing for cyanuric acid when chlorinated isocyanurates are used at spas and pools, and shall be retained at the pool or submitted monthly as required by the local health department. DH 921, 3/98, may be obtained at the local county health department. For the purposes of daily testing of the pool water and keeping of the Monthly Swimming Pool Log, the requirements of Rule 64E-9.018, F.A.C., are not applicable.

PH in the wading pool and the spa was below a 7.0 shows up as a highlighter yellow on the test sample (64E-9.004)

Chemicals-Health Effects, April 16, 2021, or Chapter 27 of NSF/ANSI/CAN Standard 50-2020, Equipment and Chemicals for Swimming Pools, Spas, Hot Tubs, and Other Recreational Water Facilities, October 21, 2020, and shall be compatible with other accepted chemicals used in pools. NSF/ANSI/CAN Standard 60-2021 and Chapter 27 of NSF/ANSI/CAN Standard 50-2020 are incorporated by reference, have been deemed copyright protected, and are available for inspection at the Department of Health, Bureau of Environmental Health, 4025 Esplanade Way, Tallahassee, Florida 32311 or at the Department of State, R.A. Gray Building, 500 South Bronough Street, Tallahassee, Florida 32399-0250. The following parameters shall be adhered to for pool water treatment:

1. pH – 7.0 to 7.8.

Empty chemical containers (have photos)

Faded flow meter (have photo)

Flow meter must have visible readings

Ips controller for spa was throwing an alarm code (have photo)

Missing maximum depth sign for main pool

Observed pool scum gutters, pool was not get getting adequate pool filter skimming

(16) “Perimeter Overflow Gutter” – A level trough or ledge around the inside perimeter of the pool containing drains to clean the pool water surface.

Tab 6

RESOLUTION 2025-__

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT RELATIVE TO THE ACCEPTANCE OF RESPONSIBILITY FOR THE PERPETUAL OPERATION, MAINTENANCE, AND FUNDING OF THE PERIMETER WALL LOCATED WITHIN THE BOUNDARIES OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lake St. Charles Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated within Hillsborough County, Florida; and

WHEREAS, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain systems, facilities, and basic infrastructures for District, including the maintenance of certain perimeter wall, pursuant to its establishing ordinance and Section 190.012(2)(d), *Florida Statutes*; and

WHEREAS, the District is authorized to levy operations and maintenance special assessments which are enforced in the same manner as county taxes, and constitute a lien on the property against which assessed from the date of imposition thereof until paid, coequal with the lien of state, county, municipal, and school board taxes, pursuant to Section 190.021, *Florida Statutes*; and

WHEREAS, the District desires to maintain the perimeter wall (“**Perimeter Wall**”) within the District’s boundaries, which is in furtherance of the District’s capital improvement plan as validated in the Circuit Court of the Thirteenth Judicial Circuit, in and for Hillsborough County, Florida on February 27, 1996; and

WHEREAS, the District is authorized to perpetually operate and maintain the Perimeter Wall within the District’s boundaries and levy annual assessments for the purpose of operating and maintaining the Perimeter Wall; and

WHEREAS, the District desires to evidence its ability to accept responsibility as the perpetual maintenance entity responsible for operating, maintaining and funding the Perimeter Wall in accordance with all applicable rules and regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. RECITALS. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. PERPETUAL OPERATION, MAINTENANCE, AND FUNDING OBLIGATION FOR THE PERIMETER WALL. The District acknowledges and agrees that it will perpetually operate, maintain and fund the Perimeter Wall. The District agrees to fund such operational and maintenance activities through the annual levy of maintenance special assessments as authorized under section 190.021(3), *Florida Statutes*.

SECTION 3. ANNUAL LEVY OF MAINTENANCE SPECIAL ASSESSMENTS. The District, as a part of its annual operations and maintenance budget, will annually levy maintenance special assessments as authorized under Section 190.021(3), *Florida Statutes* in an amount necessary to provide for the perpetual operation and maintenance of the Perimeter Wall.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. EFFECTIVE DATE. This Resolution shall take immediate effect upon its adoption.

APPROVED AND ADOPTED this 3rd day of September 2025.

ATTEST:

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairman, Board of Supervisors

Tab 7

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

LAKE ST. CHARLES
COMMUNITY DEVELOPMENT DISTRICT

The special meeting and an attorney – client shade session of the Board of Supervisors of the Lake St. Charles Community Development District were held on **Wednesday, August 6, 2025, at 2:00 p.m.** at The Lake St. Charles Clubhouse located at 6801 Colonial Lake Drive, Riverview, FL 33578.

Present and constituting a quorum:

Virginia Gianakos
Toni Marie Davis
Yvonne Brown
John Hines Marshall
Benjamin Turinsky

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Ruben Durand
David Eskra
Derrick Evans
Lindsay Moczynski
Savannah Hancock
Mitchell Herring
Court Reporter

District Manager; Rizzetta & Co., Inc.
Property Manager; Rizzetta & Co., Inc.
Administrative Assistant; Rizzetta & Co., Inc.
District Counsel; Kilinski Van Wyk
District Counsel; Kilinski Van Wyk
Employment Counsel; Sniffen & Spellman

Audience

Present

FIRST ORDER OF BUSINESS

Call to Order

Mr. Durand called the meeting to order at 2:02 p.m. and confirmed a quorum.

SECOND ORDER OF BUSINESS

Audience Comments

A resident made a comment about property values and praises the improvements on the wall; they also mentioned tripping hazards on paths, the fountains being out.

A resident had questions on the trail; made a comment on the lack of Engineers report, made mention the Seawall on the South side has eroded 8 feet encroaching on properties.

A resident made a comment regarding pool algae and debris.

A resident made a comment about the pool and would like to thank Mr. Eskra for his due diligence on the manner.

A resident made a comment regarding Date / Time of future CDD meetings, as well as staff payments in June and the status of prior vendors payments.

A resident made a comment regarding property lines and residents around the lake encroaching onto CDD land; stated you used to be able to walk around; Also made a comment concerning kids using electric vehicles on pedestrian paths.

A resident made a comment on the Seawall.

A resident made a comment regarding ADA access on the trails.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel

Present. No Report, Introduced Ms. Hancock to The Board

B. District Engineer

Not Present. No report, Mr. Marshall provided updates to the Bard based on a conversation with the District Engineer outside of the meeting. The Board discussed the details regarding permitting and code enforcement issues. Requested District Engineer, to appear at the next meeting.

C. District Manager

Mr. Durand introduced Mr. Evans and Mr. Eskra to the Board and informed the Board the next meeting will be a special meeting held on September 3rd, 2:00pm at the same location.

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Egis Proposal #28522

On a motion by Mr. Marshall seconded by Mr. Turinsky, with all in favor, the Board tabled Egis Proposal #28522 for the Lake St. Charles Community Development District.

B. Ratification of FIA Workers Comp Refund

On a motion by Ms. Gianakos seconded by Ms. Davis, with all in favor, the Board ratified the FIA Workers Comp Refund for the Lake St. Charles Community Development District.

C. Consideration of Seawall on CDD Property

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved contingent on District Engineer's review and approval and subject to District Counsel review and drafting an easement agreement .

D. Consideration of Masonry Wall Repair Contract

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, The Board unanimously approved a not – to – exceed of \$12,000 subject to District Engineer and District Counsel reviewing property ownership for the Lake St. Charles Community Development District.

E. Discussion of Beautification Project of entry way

Ms. Brown mentioned the entrance landscaping does not look good, voiced concerns with annuals along entrance

F. Consideration of Resolution 2025 – XX; FY 25/26 Meeting Schedule

On a failed motion by Mr. Turinsky, seconded by Mr. Marshall, The Board rejected the proposed schedule for Resolution 2025 – XX; FY 25/26 Meeting Schedule in a vote of 2-3 for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Mr. Marshall, The Board in a decision of 4 -1 approved the proposed schedule for Resolution 2025 – XX; FY 25/26 Meeting Schedule for the first Wednesday at 5:00pm Lake St. Charles Community Development District.

G. Consideration of Banking Options

On a motion by Mr. Turinsky, seconded by Mr. Marshall, The Board unanimously approved to move the general fund to Bank United and the investment account to Valley Bank and take to Bank United as needed for the Lake St. Charles Community Development District.

H. Discussion on HOA website maintenance discussion and relevant CDD issues

Ms. Gianakos, spoke to this matter.

I. Consideration of Resolution 2025 – XX; Public Comment and Public Decorum

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Mr. Marshall, seconded by Ms. Gianakos, The Board unanimously approved Resolution 2025 – XX; Public Comment and Public Comment for the Lake St. Charles Community Development District.

J. Consideration of Resolution 2025 – XX; Adopting Prompt Payment Policy

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved Resolution 2025 – XX; Adopting Prompt Payment Policy for the Lake St. Charles Community Development District.

K. Consideration of Resolution 2025 – XX; Adopting Records Retention Policy

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Mr. Turinsky, seconded by Ms. Gianakos, The Board unanimously approved Resolution 2025 – XX; Adopting Records Retention Policy for the Lake St. Charles Community Development District.

L. Consideration of Resolution 2025 – XX; Rescheduling Budget Hearing

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Ms. Gianakos, seconded by Mr. Marshall, The Board unanimously approved Resolution 2025 – XX; Rescheduling Budget Hearing for the Lake St. Charles Community Development District.

M. Consideration of Resolution 2025 – XX; Rescheduling Budget Hearing

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved Resolution 2025 – XX; Rescheduling Budget Hearing for the Lake St. Charles Community Development District.

N. Ratification of Resolution 2025-XX; Redesignating a Qualified Public Depository

Public Comment was opened.

Residents made comments on the Resolution.

Public Comment was closed.

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved Resolution 2025 – XX; Redesignating a Qualified Public Depository for the Lake St. Charles Community Development District.

FIFTH ORDER OF BUSINESS

Business Administration

A. Consideration of Regular Meeting Minutes from July 1st, 2025

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved the meeting minutes of July 1st as amended for the Lake St. Charles Community Development District.

B. Consideration of Special Meeting Minutes from July 14th , 2025

On a motion by Mr. Marshall, seconded by Ms. Davis, The Board unanimously approved the meeting minutes of July 14th as amended for the Lake St. Charles Community Development District.

C. Ratification of Operations and Maintenance Expenses for July 2025

On a motion by Ms. Gianakos, seconded by Ms. Brown, The Board ratified the Operations and Maintenance Expenses for July 2025 (\$39,787.73) for the Lake St. Charles Community Development District.

SIXTH ORDER OF BUSINESS

Shade Session

A. Opening of Shade Session

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board agreed to open the shade session for the Lake St. Charles Community Development District.

B. Closing of Shade Session

On a motion by Ms. Gianakos, seconded by Mr. Turinsky, with all in favor, the Board agreed to close the Shade Session for the Lake St. Charles Community Development District.

C. Motions related to litigation

On a motion by Ms. Gianakos, seconded by Mr. Marshall, with all in favor, the Board approved the settlement agreement for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved Mr. Marshall as a signatory on agreement for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board approved Mr. Marshall as a signatory on agreement for the Lake St. Charles Community Development District.

On a motion by Ms. Gianakos, seconded by Ms. Davis, The Board unanimously approved District Management to run an advertisement for a Shade Session at the conclusion of the September meeting or 2:00pm, whichever comes later for the Lake St. Charles Community Development District.

SEVENTH ORDER OF BUSINESS

Supervisor Requests and Comments

Ms. Brown inquired about the Pay schedule for Supervisors.

Mr. Turinsky talked to LMP regarding their contract.

Mr. Marshall voiced concerns regarding a hairline crack in the kiddie pool.

EIGHTH ORDER OF BUSINESS

Adjournment

On a motion by Ms. Gianakos, seconded by Ms. Davis, with all in favor, the Board adjourned the meeting at 4:56 p.m., for the Lake St. Charles Community Development District.

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Assistant Secretary

Chair / Vice Chair

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