

**Golden Lakes  
Community Development  
District**

**REGULAR MEETING  
March 2, 2021**

## Golden Lakes Community Development District

### Inframark, Infrastructure Management Services

210 N. University Dr., Suite 702 ~ Coral Springs ~ Florida 33071~ Telephone (954) 603.0033 ~Fax (954) 345-1292

February 23, 2021

Board of Supervisors  
Golden Lakes Community  
Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the Golden Lakes Community Development District will be held on Tuesday March 2, 2021 at 6:00 p.m. at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida. The following is the advance agenda for the meeting:

- 1. Roll Call**
- 2. Audience Comments on Agenda**
- 3. Approval of the Minutes**
  - A. Minutes of the Meeting of January 5, 2021 – *page 4*
- 4. District Manager's Report**
  - A. Approval of the Financial Report, January 2021 - *page 18*
  - B. Inframark Field Services 2<sup>nd</sup> Quarter Proposal for Grinding, Replacement and Pressure Washing of Sidewalks – *page 40*
  - C. Ratification of Chair Authorized Expenses - *page 52*
- 5. District Counsel's Report**
- 6. District Engineer's Report**
  - A. Consideration of Paving Proposals
  - B. Discussion of Lake Washout
- 7. Property Manager's Report – *page 54***
- 8. Eaglebrooke Manager's Report - *page 57***
- 9. Old Business**
- 10. New Business and Supervisors' Requests**
- 11. Audience Comments**
- 12. Adjournment**

I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,

*Kristen Suit*

Kristen Suit, District Manager

cc: Scott D. Clark      JoAnna Likar      Steven C. Shealey      Ryan Robert

## **Third Order of Business**

**MINUTES OF MEETING  
GOLDEN LAKES  
COMMUNITY DEVELOPMENT DISTRICT**

A regular meeting of the Board of Supervisors of the Golden Lakes Community Development District was held on Tuesday, January 5, 2021 at 6:00p.m. at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida 33813.

Present and constituting a quorum were:

Larry Knapp	Chairman
Anthony Stevens	Vice Chairman
Alan Lukhaub	Assistant Secretary
Lithea Beck	Assistant Secretary
Paul Weaver	Assistant Secretary

Also present were:

Kristen Suit	District Manager
Scott Clark	District Counsel
Steven Shealey	District Engineer
JoAnn Likar	Property Manager
Ryan Roberts	General Manager

*The following is a summary of the discussions and actions taken at the January 5, 2021 Golden Lakes CDD Board of Supervisors regular meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

- Mr. Knapp called the meeting to order. All Supervisors were present, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda**

- None.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes**

- A. Minutes of the November 17, 2020

- Mr. Knapp presented the minutes of the November 17, 2020 meeting and Ms. Suit asked if there were any additions, corrections, or deletions to the minutes. A correction was made and will be part of the final record.

On MOTION by Mr. Lukhaub seconded by Ms. Beck, with all in favor, the minutes of the November 17, 2020 meeting were approved, as amended. 5-0

#### **FOURTH ORDER OF BUSINESS                      District Manager's Report**

##### **A. Approval of the Financial Report, November 2020**

- Ms. Suit presented the financial report and asked if there were any questions or comments. There being none,

On MOTION by Ms. Beck seconded by Mr. Weaver, with all in favor, the November 2020 Financial Report was approved, as presented. 5-0

##### **B. Discussion and Consideration of Inframark Field Services Proposal for Sidewalk Inspections, Maintenance, Repairs and Pressure Washing**

- Ms. Suit provided the Board the proposals via email. She indicated after speaking with Ms. Likar, she has two separate proposals as they felt the main boulevard will be the first area which needs to be done. There are no inspection fees as it is included within the proposal price. The inspection, maintenance, repairs and pressure washing will be done quarterly, and Ms. Suit will present the proposal to the Board prior to this work being done.
- Mr. Clark thinks they need to do something separate since it is out of the scope and believes they need to do a separate contract. Ms. Suit questioned how they will do a separate contract based on the fact that different proposals are provided every quarter.
- Discussion ensued regarding the liability.
- Ms. Beck asked by entering into this contract is this company responsible for the maintenance for the sidewalk. She was told it was up to and

including power washing, pouring, and grinding the concrete which is specific to the contract.

- Ms. Suit stated there is a difference and it is not being done now but they are coming out every quarter and it will be whole areas inspected each quarter and they will go back to the first area at the end of the fourth quarter. Further discussion ensued on this matter.
- Mr. Knapp asked if all the supervisors were in favor of looking at this contract as opposed to what they approved at the last meeting which would be Ms. Likar doing it and then finding someone to do it.
- Mr. Medina indicated they looked at the main Boulevard, Cascade, Clearpointe, Island Lake, Osprey Landing, Whisperwoods, Whisperwood Drive, Osprey Landing Way, Eagleridge Boulevard, Eagleridge Loop and Lake Eaglebrooke Way, these are the areas which have been marked already. They prioritized what they saw, and Ms. Likar brought to their attention the Boulevard is where the people walked the most, and a separate proposal is included for the Boulevard.
- Mr. Knapp stated it is not on the budget this year, however, Ms. Suit confirmed the funds are available. Mr. Scott will review the scope of service, call for the duties and create a process for bringing proposals when necessary.
- Ms. Suit asked Mr. Medina when work will be done once the proposals are approved and he indicated the work will start once the contract has been signed.

On MOTION by Mr. Stevens seconded by Mr. Lukhaub, with all in favor, the proposals for Inframark Field Services in the amount of \$26,834 for sidewalk inspections, maintenance repairs and pressure washing subject to District Counsel drafting and/or amending the agreement was approved. 5-0

**FIFTH ORDER OF BUSINESS****District Counsel's Report****A. DAR License Agreement**

- Mr. Clark provided copies of the Daughters of the American Revolution license agreement which the Board approved. He reached out to Mr. Roberts and identified the location will be next to the pool and has a picture of what it will look like. Mr. Scott would like the Board to look at the concept, location and move forward with this. He believes they approved it, but he is asking for them to approve some of the details.
- Ms. Beck stated she cannot sign this document as she has to take it to their Regent for signature but in looking it over, she did not see any real issues except the insurance indemnification. The reason why the Chapter would have an issue with this is they do not own any property, they do not have employees and all they have is a checking and savings account which is for their general expenses and paying out scholarships. If they look at this contract, the insurance indemnification would prevent them from putting up a little library and she is wondering if there is a way that piece can be eliminated from the contract.
- Mr. Clark stated this was at the Boards' discretion as they obviously have insurance, and this is the type of language they like to have in every one of their contracts but of course this is a different type of endeavor and they are not contracting with a profit-making entity to do work. The Board can consider waiving the insurance. He asked if it was both the insurance and the indemnity or is it the purchasing of insurance that is the problem. Ms. Beck stated it is purchasing of the insurance that would be problem. Mr. Clark stated since this is a passive activity, he would not be greatly offended if the Board said this is something they can cover with their own insurance. Mr. Clark stated this is the Boards' decision as it is a policy matter.
- Mr. Knapp stated he feels if it is something that their insurance could cover, and just add on he would have no problem if they should come back and say no, he asked the Supervisors feedback on this.

- 132 • Mr. Clark stated this is an incidental activity, it is not different than what  
133 happens here. You have cars coming and going to the pool area now you  
134 just have an occasional car that is going to stop and do something else. He  
135 does not think it is a big liability.
- 136 • The Supervisors provided their comments on this matter and further  
137 discussion ensued. Mr. Clark indicated he would make the edits to the  
138 agreement.
- 139 • Mr. Clark stated he has some updates on their long-lasting efforts to try to  
140 obtain financing for some of their projects. The deal they were working on  
141 and were waiting to see if the market would be accepting of actually closed  
142 in mid-December. He had a conference call this week with Brett Sealy, who  
143 has acted as their underwriter before, with their bond counsel whom they  
144 talked to and with the counsel who previously had represented Center State  
145 Bank. They talked about this and they all agreed there was a pathway to  
146 move forward. The pathway includes Center State Bank looking at the  
147 proposal as new and being comfortable with the amounts and the loan to  
148 value based on the property values here. Previously when they talked to  
149 Center State, he thinks they were comfortable with the loan they just  
150 couldn't get their arms around the subordination issue. There is some  
151 encouragement that they may go back to them and get another term sheet  
152 which they could make work. He is not going to say it is a done deal, it's  
153 not, but it does look like there is a final pathway to do a deal that they  
154 wanted to do a year and half ago. They will continue to talk and explore,  
155 and he will continue to communicate with the Board if it looks like  
156 something they can put together.
- 157 • Ms. Beck indicated Center State is merging with another bank and asked  
158 if he thought this merger would impact this. Mr. Scott stated maybe for the  
159 good and maybe for the bad. Further discussion ensued on this matter.



January 5, 2021

- Mr. Clark stated he is assuming they knew they were merging with another bank in December when they closed the other deal. He does not think it is a killer it is just something internally they have to decide.

**B. Amended Property Management Agreement**

- This has been replaced by what was presented in Ms. Suit's report.

**SIXTH ORDER OF BUSINESS****Engineer's Report****A. Engineer January 2021 Report**

- **Grant Management Services**

- Mr. Shealey stated they have a lot to go over tonight. He stated at the meeting in November the Board ratified the signature on the grant contract with FEMA which has been sent back in. Shortly after they received an email from the project manager of the State saying they will have them participate in a webinar. Mr. Shealey and Mr. Clark spent two hours on the webinar. Mr. Shealey stated it was a pretty in-depth discussion of how the State has now transferred record requirements to the grant recipients and a lot of additional questions and comments went into contract language which needed to be in the contract between the CDD and my firm. With that being said, they had to get with Mr. Clark and revise the contract they approved last month, and he has provided a revised copy to look at as it is dated November 18<sup>th</sup>. The only change is on the last page where the signature is. The contract has to be re-signed by the Chair and resubmitted to the State for final review.
- The State has transferred a ton of record keeping requirements to the grant recipients. Mr. Shealey and Mr. Scott talked about this and they have put together a second agreement in the amount of \$11,905.
- This agreement is for Pennoni Engineering to maintain all the record keeping, keep up the spreadsheets and keep up the quarterly reporting related to this grant in process. When they submitted the first grant application, they asked for just under \$50,000, the contract with the

190 modeling work is about \$32,500. This record keeping can go under the  
191 grant and get reimburse at 75%.

- 192 • He is presenting a proposal for the Board to review to allow Pennoni  
193 Engineering to handle all the grant coordination and records keeping.

194  
195 On MOTION by Mr. Weaver seconded by Ms. Beck, with  
196 all in favor, the Pennoni Engineering FEMA Grant  
197 Administration and Reporting Services agreement in the  
198 amount of \$11,905 was approved. 5-0  
199

- 200 • Pond A1: prior to the meeting with the State they thought they were good  
201 to go so they started putting things together, preparing the mapping that  
202 has to go with the SWFWMD permit revision and started setting up a  
203 model. They put it on hold for a few weeks when they had the ZOOM  
204 meeting because one of the questions that was raised in the meeting was  
205 whether the selection of advisor followed the same criteria as would have  
206 been required if they did it today. Mr. Clark stated they went back and  
207 looked at the selection of the District engineer which goes back to 2007  
208 which was done according to the Statute that was the requirement at that  
209 time. They have to comply with the procurement statute, and he is  
210 satisfied with this.
- 211 • Mr. Shealey stated with that being said, he has restarted the work and  
212 they are moving forward, and he hopes by the March meeting, he is hoping  
213 to have a draft permit application ready to go to SWFWMD.
- 214 • Ongoing work, Reflections Lake Loop depression he looked at this again in  
215 early December and it is continuing to settle. Before they try to get in and  
216 resurface this area, he would like to get a scope of work to dig it up again  
217 all the way to the sanitary sewer pipe and he is working on the scope of  
218 work and will try to get some quotes and have those by the March meeting.
- 219 • Clearpoint Way, 1004 there was a question raised about gutters and  
220 downspout being added causing water to run on the sidewalk through this

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wall along this side of the Boulevard. The problem is there is failure in some of the corking and gasketing between the sections of the wall and it was not designed very well. The water off that roof is designed to flow to the wall and then along the wall to the East to discharge where the waste water lift station is. He looked at that before Christmas with a coating and sealing specialist and they talked about putting the scope of work together which they helped him with for repairing the cracks and leaks through the wall, recoding them.

- Further discussion ensued regarding the water and drainage issue.

<p>On MOTION by Ms. Beck seconded by Mr. Lukhaub, with all in favor, 1004 Clearpoint Way for sealing, repainting wall and installation of the French drain system in the amount not to exceed \$13,500 was approved. 5-0</p>
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#### • **Stormwater Improvement Contract Bid Award**

- Mr. Shealey stated he received one bid from Shenandoah General Construction in the amount of \$305,472.75. He is thrilled to have this contract and this bid because they had estimated close to \$500,000 for this work. They are saving quite a bit of money for the District with this contract over what they had budgeted for this work. Tonight, he needs the Board to award this contract to Shenandoah Construction LLC, but once this contract is rewarded the attorney will prepare the contract documents and get them executed and they also need the Board to authorize the Chair to execute the contract document.
- This is for the work on pipe repairs all through as there are two places one on Osprey Landing and the other Cascade
- There will be additional slip lining along the road, and nothing is pressing in the next four or five years.
- This contract will take care of everything and the work will be done before the rainy season

On MOTION by Mr. Stevens seconded by Mr. Lukhaub, with all in favor, awarding the stormwater improvement contract with Shenandoah Construction LLC in the amount of \$305,472.75 with District Counsel preparing the draft contract and authorizing the Chair to execute the contract was approved. 5-0

• **Pavement Project Map and Costs**

- Mr. Shealey stated he was not present at the November meeting and he understands there was a question on whether they will get started on some of this. He provided a map in the agenda package showing the work that they are going to be doing.
- His question is how much the Board wanted to tackle. They have some areas they can do without impacting or being in the way of the stormwater work. They have an opportunity to get a good package out and get some quotes back in March. Unlike the stormwater contract doing a resurfacing package is going to cause them to prepare some plans showing specific locations of how the paving is to be cut and matched in different section.
- It is going to be more effort for them than what they have budgeted. They are going to need to provide another contract for engineering services to put this package together. They could limit the work to Whisper Wood and Osprey Landing with a total cost with their contract would be about \$357,000 and they could add Cascade and Clearpoint which would bring it up to \$500,000. What he is trying to accomplish with this is not to resurface any part of the community that they would have to do next year or later this year or two years from now due to driving heavy equipment over the fresh pavement to get to where they are resurfacing.
- Mr. Knapp stated it appears to him that Lake Eaglebrooke Drive is one of the if not the worst street in the community. It starts at the Clubhouse and ends at where Eagleridge Boulevard goes into the Preserves and other than being on that street, no one he is aware of uses that street to get to from the

gate to the Preserves, they come down Eagleridge Boulevard and that seems to be in need and easiest segmented away from traffic

- Further discussion ensued on this project.
- Mr. Shealey stated Mr. Clark has prepared the contract for the stormwater works so they have the worst of the contract documents prepared, it is a matter of specification, scope of work and the plans that need to go with it. If they were ready to award a contract at the March meeting they probably would not get started until the 1<sup>st</sup> of April and resurfacing this amount of work in a 60-day timeframe.
- Mr. Knapp stated he likes Whisper Woods, Osprey and Lake Eaglebrooke Drive, he asked they prepare the contract with the intention of going ahead and awarding it. Mr. Weaver asked they include Viewpoint.
- Mr. Shealey stated they need to put together a set of plans and it is going to be beyond what they can do under their current annual contract as it is going to be about \$20,000.

On MOTION by Mr. Weaver seconded by Mr. Lukhaub, with all in favor, accepting a proposal not to exceed \$20,000 from Pennoni Engineering to draft the paving plans and limited inspection was approved. 5-0

On MOTION by Mr. Weaver seconded by Ms. Beck, with all in favor, authorizing the District Engineer, District Counsel and District Staff to go out for RFPs for the paving per District Engineers' recommendation was approved. 5-0

- Mr. Knapp stated they have to provide notice regarding parking to the homeowners, to post a notice to the website place a notice on NextDoor, and the newsletter. They may have to think of alternative parking for the homeowners.

January 5, 2021

Golden Lakes C.D.D.

• **2021 Schedule of Fees**

- Document was included in the agenda package but not discussed.

**SEVENTH ORDER OF BUSINESS**

**Property Manager's Report**

- Ms. Likar stated the minimum wage is slowly increasing to \$15. The minimum wage is going to be \$10 starting September 2021, officers on site are earning \$9.50 and the site supervisors are earning \$10. The officer's wages will increase to \$10.25 and the site supervisor to \$11. This is a contract for the next couple of years they will have to look at increasing each time. They are also looking at remote earning for the night officers.
- Mr. Knapp stated the Board was adamant for a personal guard. They are not doing something electronic for the third shift to try to save some money and throw a license plate into a machine.
- Mr. Clark provided his input on this matter and further discussion ensued on this matter.

**EIGHTH ORDER OF BUSINESS**

**Eaglebrooke Manager's Report**

- Mr. Roberts provided the following updates:
  - Golf course conditions are superb.
  - Finishing the new signage throughout the facilities.
  - Finalizing summer membership program for this upcoming year.
  - Cash flow is in great shape in comparison to last year.
  - Total revenue is down by \$139,000 compared to last year.
- Discussion ensued regarding some of the issues of the golf course.

**NINTH ORDER OF BUSINESS**

**Old Business**

- None.

**TENTH ORDER OF BUSINESS****New Business and Supervisors' Requests**

- Mr. Weaver had follow-up questions from the last meeting regarding the drainage spot on the culvert on Reflections Lake Drive, where the garbage truck caused damaged.
- Mr. Knapp stated Mr. Clark stated to fix it and he will take the bill to the garbage people to see if they can get it paid. Ms. Likar stated she has to speak to Mr. Shealey about this as there is a lot of rebar in there and she does not know if she would call the State person. Further discussion ensued on this matter.
- Mr. Knapp asked Ms. Likar and Mr. Shealey to follow-up on this.

**ELEVENTH ORDER OF BUSINESS****Audience Comment**

- No audience comments were received.

**TWELFTH ORDER OF BUSINESS****Adjournment**

- There being no further business,

ON MOTION by Mr. Stevens seconded by Ms. Beck with  
all in favor the meeting was adjourned.

\_\_\_\_\_  
Kristen Suit  
Secretary

\_\_\_\_\_  
Larry Knapp  
Chairman

## **Fourth Order of Business**



**4A.**

**GOLDEN LAKES**  
Community Development District

*Financial Report*

*January 31, 2021*

**Prepared by**



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**GOLDEN LAKES**  
Community Development District

**Financial Statements**

**(Unaudited)**

**January 31, 2021**

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 847,367	\$ 502,579	\$ -	\$ 1,349,946
Cash On Hand/Petty Cash	-	3,760	-	3,760
Cash Drawer	-	2,260	-	2,260
Accounts Receivable	10,280	166,771	-	177,051
Accounts Receivable > 120	1,700	-	-	1,700
Accounts Receivable - Other	-	35,328	-	35,328
Allow -Doubtful Accounts	(1,700)	(49,599)	-	(51,299)
Due From Other Funds	-	213,624	193,863	407,487
Inventory:				
F&B	-	21,017	-	21,017
Golf Balls	-	10,664	-	10,664
Golf Clubs	-	18,292	-	18,292
Bags	-	2,434	-	2,434
Gloves	-	9,156	-	9,156
Hats	-	2,691	-	2,691
Shoes\Socks	-	2,328	-	2,328
Shirts\Sweater	-	9,811	-	9,811
Miscellaneous	-	1,727	-	1,727
Soft Drink	-	2,309	-	2,309
Beer	-	4,941	-	4,941
Wine	-	5,387	-	5,387
Liquor	-	7,471	-	7,471
Investments:				
Money Market Account	1,635,951	-	-	1,635,951
SBA Account	4,851	-	-	4,851
Excess Revenue Account	-	111,052	-	111,052
Reserve Fund (A-2)	-	16,194	-	16,194
Revenue Fund	-	1	-	1
Prepaid Items	212	7,906	-	8,118
Deposits	7,955	5,140	-	13,095
Fixed Assets				
Buildings	-	183,921	-	183,921
Improvements Other Than Buildings (IOTB)	-	55,147	-	55,147
Equipment	-	137,527	-	137,527
Machinery & Equipment	-	130,070	-	130,070
Equipment and Furniture	-	60,195	-	60,195
Accum Depr - Mach & Equip	-	(161,912)	-	(161,912)

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
Property Under Capital Leases	-	83,292	-	83,292
Accum Depr - Capital Leases	-	(48,587)	-	(48,587)
Bond Issuance Cost	-	55,754	-	55,754
Other Fixed Assets	-	2,500,000	-	2,500,000
<b>TOTAL ASSETS</b>	<b>\$ 2,506,616</b>	<b>\$ 4,108,651</b>	<b>\$ 193,863</b>	<b>\$ 6,809,130</b>

**LIABILITIES**

Accounts Payable	\$ 44,399	\$ 38,320	\$ -	\$ 82,719
Accrued Expenses	4,270	22,937	-	27,207
Accounts Payable - Other	-	26,600	-	26,600
Accrued Interest Payable	-	69,806	-	69,806
Accrued Payroll	-	25,753	-	25,753
Sales Tax Payable	-	19,208	-	19,208
Outing Deposits	-	58,660	-	58,660
Deferred Revenue-Memberships	-	178,501	-	178,501
Capital Leases-Current Portion	-	20,047	-	20,047
Gift Certificates	-	41,759	-	41,759
Revenue Bonds Payable-Current	-	80,000	-	80,000
Due To Other Funds	407,487	-	-	407,487
Capital Leases-Long-Term	-	1,670	-	1,670
Revenue Bonds Payable-LT	-	3,760,000	-	3,760,000
<b>TOTAL LIABILITIES</b>	<b>456,156</b>	<b>4,343,261</b>	<b>-</b>	<b>4,799,417</b>

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
<b><u>FUND BALANCES / NET ASSETS</u></b>				
<i>Fund Balances</i>				
<b>Nonspendable:</b>				
Prepaid Items	212	-	-	212
Deposits	7,955	-	-	7,955
<b>Assigned to:</b>				
Operating Reserves	236,259	-	-	236,259
Reserves - Drainage	50,000	-	-	50,000
Reserves-Renewal & Replacement	190,260	-	-	190,260
Reserves - Roadways	704,344	-	-	704,344
Reserves - Roof	20,025	-	-	20,025
Reserves - Sidewalks	25,000	-	-	25,000
Reserves - Streetlights	25,000	-	-	25,000
<b>Unassigned:</b>	791,405	-	-	791,405
<i>Net Assets</i>				
Invested in capital assets, net of related debt	-	(900,163)	-	(900,163)
Unrestricted/Unreserved	-	665,553	193,863	859,416
<b>TOTAL FUND BALANCES / NET ASSETS</b>	<b>\$ 2,050,460</b>	<b>\$ (234,610)</b>	<b>\$ 193,863</b>	<b>\$ 2,009,713</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES / NET ASSETS</b>	<b>\$ 2,506,616</b>	<b>\$ 4,108,651</b>	<b>\$ 193,863</b>	<b>\$ 6,809,130</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 9,000	\$ 1,460	16.22%	\$ 348
Special Assmnts- Tax Collector	823,954	746,865	90.64%	30,617
Special Assmnts- Other	64,105	58,107	90.64%	2,382
Special Assmnts- Discounts	(35,522)	(32,015)	90.13%	(1,046)
<b>TOTAL REVENUES</b>	<b>861,537</b>	<b>774,417</b>	<b>89.89%</b>	<b>32,301</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	8,000	2,000	25.00%	1,000
FICA Taxes	612	153	25.00%	77
ProfServ-Engineering	22,500	23,141	102.85%	19,422
ProfServ-Legal Services	30,000	17,840	59.47%	4,044
ProfServ-Mgmt Consulting Serv	40,000	13,333	33.33%	3,333
ProfServ-Property Appraiser	8,881	-	0.00%	-
ProfServ-Special Assessment	11,705	11,705	100.00%	-
ProfServ-Web Site Development	3,500	776	22.17%	388
Auditing Services	7,500	4,500	60.00%	-
Postage and Freight	1,500	377	25.13%	168
Insurance - General Liability	10,612	4,759	44.85%	-
Printing and Binding	1,500	232	15.47%	231
Legal Advertising	4,000	614	15.35%	-
Miscellaneous Services	300	-	0.00%	-
Misc-Assessmnt Collection Cost	17,760	15,435	86.91%	639
Office Supplies	500	330	66.00%	330
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>169,045</b>	<b>95,370</b>	<b>56.42%</b>	<b>29,632</b>

**Field**

ProfServ-Field Management	22,866	7,443	32.55%	1,850
Contracts-Security Services	128,500	49,671	38.65%	12,040
Contracts-Landscape	92,064	30,688	33.33%	7,672
Security-Roving Parking Patrol	15,600	972	6.23%	-
Communication - Teleph - Field	3,000	1,049	34.97%	55
Utility - Access Gate	5,800	1,005	17.33%	308
Electricity - General	30,000	6,921	23.07%	2,257
Electricity - Streetlighting	25,000	5,491	21.96%	1,874
Utility - Irrigation	800	203	25.38%	30
R&M-Renewal and Replacement	6,000	-	0.00%	-
R&M-Common Area	5,000	1,500	30.00%	-



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
R&M-Gate	2,500	2,115	84.60%	-
R&M-Irrigation	5,000	532	10.64%	65
R&M-Ponds	4,500	596	13.24%	149
R&M-Roads & Alleyways	2,500	13,893	555.72%	6,957
R&M-Stormwater System	4,500	-	0.00%	-
R&M-Streetlights	20,000	5,803	29.02%	-
R&M-Trees and Trimming	6,500	1,175	18.08%	1,050
R&M-Security Cameras	1,000	-	0.00%	-
Misc-Contingency	20,000	-	0.00%	-
Bottled Water Delivery	550	160	29.09%	62
Op Supplies - Gatehouse	313	-	0.00%	-
<b>Total Field</b>	<b>401,993</b>	<b>129,217</b>	<b>32.14%</b>	<b>34,369</b>
<b>Reserves</b>				
Reserve - Drainage Structures	290,498	13,470	4.64%	13,470
<b>Total Reserves</b>	<b>290,498</b>	<b>13,470</b>	<b>4.64%</b>	<b>13,470</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>861,536</b>	<b>238,057</b>	<b>27.63%</b>	<b>77,471</b>
Excess (deficiency) of revenues				
Over (under) expenditures	1	536,360		(45,170)
<b>OTHER FINANCING SOURCES (USES)</b>				
Contribution to (Use of) Fund Balance	1	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 1	\$ 536,360		\$ (45,170)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,514,100</b>	<b>1,514,100</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,514,101</b>	<b>\$ 2,050,460</b>		

**Notes to the Financial Statements**  
**January 31, 2021**

<b>General Fund</b>
---------------------

► **Assets**

■ **Cash and Investments** - In order to maximize liquidity of cash, the District has two Money Market Accounts. (See Cash & Investment Report for further details).

■ **Due From Other Funds** - Assessment collections owed to the Debt Service.

■ **Deposits** - Paid to Lakeland Electric and Polk County Utilities Division to open accounts in the District's name plus Escrow deposit to Peterson & Mayers for purchase of Club.

► **Liabilities**

■ **Accounts Payable** - Invoices for current month but not paid in current month.

■ **Accrued Expenses** - Electric General & Street Lighting.

► **Fund Balance**

■ **Assigned to-** These funds are set aside for repair and replacement of assets throughout the community.

Reserves approved by the Board for FY 2021:

Operating Reserves	\$ 236,259
Drainage	50,000
Renewal & Replacement	190,260
Roadways	704,344
Roof	20,025
Sidewalks	25,000
Streetlights	25,000

<b>TOTAL</b>	<b>\$ 1,250,888</b>
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**Notes to the Financial Statements - GF**

**January 31, 2021**

**Financial Overview / Highlights**

- ▶ The Non-Ad Valorem Special Assessments are 91% collected.
- ▶ Total Expenditures are at approximately 28% of adopted budget below the prorated 33%. Significant variances are explained below.

**Variance Analysis**

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ-Engineering	\$ 22,500	\$ 23,141	103%	Engineering evaluation of SWM & Surveying services higher than budgeted amount
ProfServ - Legal Services	\$ 30,000	\$ 17,840	59%	FEMA Grant, Sidewalk fall incident, Pennoni Grant & Engineering Bids higher than budgeted amount.
Auditing Services	\$ 7,500	\$ 4,500	60%	Services related to FY20 Audit.
Insurance - General Liability	\$ 10,612	\$ 4,759	45%	2nd Installment made in December - FMIT Insurance for FY19-20.
Annual District Filing Fee	\$ 175	\$ 175	100%	Paid in full.
<b><u>Field</u></b>				
Contracts-Security Services	\$ 128,500	\$ 49,671	39%	Fee based on a number of days performed. December billing higher than other months.
R&M Gate	\$ 2,500	\$ 2,115	85%	Guard House gate repairs higher than budgeted amount.
R&M-Roads & Alleyways	\$ 2,500	\$ 13,893	556%	Sidewalk & Retaining Curb repairs higher than budgeted amount

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b><u>OPERATING REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4	0.00%	\$ 1
Green Fees-GS	372,753	151,909	40.75%	53,744
Green Fees-Outings-GS	29,289	10,230	34.93%	629
Green Fees-Members-GS	-	300	0.00%	10
Cart Fees-GS	363,447	93,673	25.77%	28,127
Cart Fees-Outings-GS	33,542	10,810	32.23%	851
Cart Fees-Members-GS	178,548	59,415	33.28%	14,410
Range-GS	36,017	13,097	36.36%	4,972
Instruction-Individual -INST	6,835	3,677	53.80%	1,575
Food Sales-On Course-F&B	7,868	3,030	38.51%	761
Food Sales-Banquets-F&B	263,900	56,020	21.23%	5,998
Food Sales-Clubhouse-F&B	424,617	95,592	22.51%	20,346
Non-Alcoholic-Clubhouse-F&B	23,235	4,895	21.07%	1,164
Alc Sales (Beer)-Banquets-F&B	14,978	5,145	34.35%	2,651
Alc Sales (Beer)-Clubhouse-F&B	100,897	27,428	27.18%	7,022
Alc Sales (Wine)-Banquets-F&B	19,233	3,574	18.58%	1,491
Alc Sales (Wine)-Clubhouse-F&B	48,666	12,768	26.24%	2,373
Alc Sales (Liquor)-Banquet-F&B	40,573	4,904	12.09%	1,010
Alc Sales (Liquor)-Clubhouse-F&B	105,322	31,368	29.78%	7,004
Room Charge-Banquets-F&B	67,700	23,380	34.53%	4,713
Service Charge-Banquets-F&B	-	2,290	0.00%	584
Entertainment-Clubhouse-F&B	-	9,323	0.00%	-
Non-Alcoholic-Outing-F&B	-	161	0.00%	-
Food Sales-Outings	39,050	4,918	12.59%	205
Non-Alcoholic-On Course-F&B	13,655	6,494	47.56%	1,607
Alc Sales (Beer)-On Course-F&B	56,786	16,984	29.91%	4,836
Room Charge-Outings-F&B	-	395	0.00%	-
Alc Sales (Liquor)-On Course-F&B	23,602	11,971	50.72%	3,371
Alc Sales (Wine)-On Course-F&B	5,000	7	0.14%	-
Alc Sales (Beer)-Outings-F&B	2,188	2,154	98.45%	430
Alc Sales (Wine)-Outings-F&B	-	348	0.00%	-
Room Rentals	-	1,538	0.00%	229
Membership Dues - monthly	784,000	262,548	33.49%	68,052
Golf Ball Sales	47,486	21,760	45.82%	5,150
Glove Sales	13,423	4,622	34.43%	743
Headwear Sales	7,315	3,205	43.81%	936
Ladies' Wear Sales	5,648	2,113	37.41%	124
Men's Wear Sales	23,333	9,512	40.77%	1,473

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
Shoes Sales	6,318	2,909	46.04%	727
Club Sales	16,050	5,659	35.26%	960
Rental Clubs Sales	5,340	1,120	20.97%	200
Bag Sales	5,584	2,619	46.90%	462
Outerwear Sales	3,760	2,361	62.79%	1,316
Club Repair Sales	3,233	810	25.05%	172
Other Pro Shop Sales	7,261	777	10.70%	197
Handicap Fee Sales	500	50	10.00%	-
Locker Fees	200	-	0.00%	-
Special Assmnts- Tax Collector	267,214	242,213	90.64%	9,929
Special Assmnts- Discounts	(9,352)	(9,633)	103.00%	(315)
Other Miscellaneous Revenues	12,000	2,449	20.41%	355
<b>TOTAL OPERATING REVENUES</b>	<b>3,477,014</b>	<b>1,222,896</b>	<b>35.17%</b>	<b>260,595</b>

**OPERATING EXPENSES****Personnel and Administration**

Payroll-Hourly	36,070	10,604	29.40%	2,392
Payroll-Benefits	62,400	17,198	27.56%	4,012
Payroll-Managers	186,941	73,289	39.20%	18,216
Payroll-Processing Fee	24,768	5,619	22.69%	1,324
Payroll - Bonus	17,710	-	0.00%	-
Payroll Taxes	17,091	4,891	28.62%	1,639
ProfServ-Legal Services	-	1,139	0.00%	-
ProfServ-Trustee Fees	7,004	-	0.00%	-
Legal/Accounting/Professional	-	1,727	0.00%	-
BCG Management	90,000	30,000	33.33%	7,500
Contracts-Pest Control	3,096	1,032	33.33%	258
IT Support	4,980	1,720	34.54%	460
Travel and Per Diem	900	94	10.44%	-
Training/Staff Development	-	376	0.00%	80
Communication - Telephone	4,320	1,520	35.19%	394
Communication - Mobile	900	940	104.44%	125
Postage	1,536	527	34.31%	97
Cell Phone	600	-	0.00%	-
Fed-Ex/Courier	300	124	41.33%	-
Utility - Water & Sewer	11,691	3,762	32.18%	1,189
Garbage Removal	25,308	7,183	28.38%	1,896
Utilities-Electric	45,631	13,052	28.60%	3,143
Lease - Copier	6,769	1,651	24.39%	288

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
Golf Cart Equip Leases	57,924	19,953	34.45%	5,125
Insurance-P&C	223,968	69,448	31.01%	17,362
Insurance-Workmans Comp	25,461	9,034	35.48%	3,110
R&M-Buildings	18,000	6,868	38.16%	1,665
R&M-Equipment	30,000	7,658	25.53%	1,915
Equip Maint/Repair-Prevent	3,312	828	25.00%	-
Printing and Binding	-	637	0.00%	-
Promotions	6,000	1,920	32.00%	215
Graphic Design	3,600	1,225	34.03%	300
Membership Programs	15,600	2,329	14.93%	1,252
Sales Management	4,675	2,570	54.97%	1,820
CX Evaluations-Mystery Shops	1,500	-	0.00%	-
Advertising (Electronic)	4,500	2,422	53.82%	610
Advertising (Display)	1,500	710	47.33%	-
Miscellaneous Services	600	-	0.00%	-
Misc-Employee Meals	7,332	1,927	26.28%	359
Misc-Assessmnt Collection Cost	5,165	4,644	89.91%	192
Misc-Credit Card Fees	62,301	17,223	27.64%	5,180
Internet Access	4,524	1,702	37.62%	404
TV/Cable or Dish	4,860	1,632	33.58%	401
Bank Fees	5,628	1,207	21.45%	292
Use Tax Expense	8,124	3,128	38.50%	1,014
Misc-Security	750	750	100.00%	-
Website & Newsletter	6,600	3,677	55.71%	1,850
Misc.-Personal Property Taxes	5,295	7,100	134.09%	-
Office Supplies	2,028	1,175	57.94%	429
Computer Supplies/Equipment	2,400	1,419	59.13%	498
Operating Supplies	10,332	2,356	22.80%	358
Op Supplies - Uniforms	900	174	19.33%	-
Clubhouse Cleaning Service G&A	1,000	1,442	144.20%	1,442
Software	1,680	1,069	63.63%	681
Education / Training	6,000	-	0.00%	-
Bad Debt Expenses	8,000	-	0.00%	-
<b>Total Personnel and Administration</b>	<b>1,087,574</b>	<b>352,675</b>	<b>32.43%</b>	<b>89,487</b>
<b><u>Maintenance and Landscaping</u></b>				
Payroll-Hourly	281,620	92,439	32.82%	21,686
Payroll-Managers	95,522	32,102	33.61%	8,091
Payroll Taxes	30,926	9,932	32.12%	2,933
Outside Services	14,400	12,880	89.44%	2,596

**Statement of Revenues, Expenses and Changes in Net Assets**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
Oil/Lube	2,400	-	0.00%	-
Gas Diesel	29,000	7,563	26.08%	2,372
Communication - Mobile	900	-	0.00%	-
Utility - Water & Sewer	4,253	578	13.59%	155
Garbage Removal	1,400	-	0.00%	-
Utilities-Electric	16,378	5,082	31.03%	1,219
Equipment Rental	-	4,000	0.00%	1,000
R&M-Irrigation	7,770	3,039	39.11%	1,626
Equip Maint/Repair-Prevent	22,980	8,862	38.56%	3,211
Misc-Employee Meals	900	-	0.00%	-
Safety Equipment	1,200	-	0.00%	-
Cleaning Supplies	1,400	414	29.57%	224
Supplies-Landscape	4,500	1,590	35.33%	-
Supplies-Course	5,600	2,232	39.86%	-
Supplies-Shop	600	-	0.00%	-
Pre-Emergents	13,500	-	0.00%	-
Sand-Top Dressing greens/tees	6,000	1,308	21.80%	833
Op Supplies - Uniforms	3,000	-	0.00%	-
Chemicals-Fungicides	7,200	276	3.83%	-
Chemicals-Herbicides	18,000	6,005	33.36%	-
Chemicals-Insecticides	10,250	-	0.00%	-
Fertilizers-Fairways / Roughs	20,400	4,051	19.86%	975
Fertilizers-Greens	7,200	2,393	33.24%	1,793
Soil Amendments-AGRO	1,200	-	0.00%	-
Small Equipment/Hand Tools	3,000	1,493	49.77%	-
<b>Total Maintenance and Landscaping</b>	<b>611,499</b>	<b>196,239</b>	<b>32.09%</b>	<b>48,714</b>
<b><u>Pro Shop</u></b>				
COS - Golf Balls	31,341	11,862	37.85%	3,007
COS - Gloves	8,859	2,930	33.07%	484
COS - Headwear	4,828	1,634	33.84%	510
COS - Ladies' Wear	3,728	-	0.00%	-
COS - Men's Wear	15,400	6,727	43.68%	1,476
COS - Shoes	4,170	1,913	45.88%	530
COS - Miscellaneous	-	708	0.00%	64
COS - Clubs	10,593	4,442	41.93%	815
COS - Outerwear	2,481	1,494	60.22%	222
COS - Bags	3,685	1,881	51.04%	416
COS - General	4,792	-	0.00%	-
COS - Beverage - Beer/Wine	119,551	34,084	28.51%	9,134

## Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
COS - Beverage - Non Alch	14,688	5,102	34.74%	1,646
COS - Food Sales	288,187	62,856	21.81%	13,251
COGS-Purchase Discounts	-	3,036	0.00%	692
<b>Total Pro Shop</b>	<b>512,303</b>	<b>138,669</b>	<b>27.07%</b>	<b>32,247</b>
<b><u>Golf Operations</u></b>				
Payroll-Salaries	76,896	25,842	33.61%	6,513
Payroll-Hourly	155,021	53,936	34.79%	14,323
Payroll-Commission	16,877	6,745	39.97%	2,899
Payroll Taxes	23,031	7,935	34.45%	2,363
R&M-Golf Cart	3,000	3,582	119.40%	-
Equip Maint/Repair-Fix	-	294	0.00%	-
Misc-Employee Meals	3,000	339	11.30%	63
Misc-Handicap Fees	3,675	135	3.67%	-
Tournaments and Events	2,150	416	19.35%	-
Supplies-Scorecards and Pencil	1,000	1,725	172.50%	-
Supplies-Shop	-	94	0.00%	-
Op Supplies - Uniforms	1,600	109	6.81%	26
Driving Range Supplies	7,500	-	0.00%	-
Chamber / Organization Dues	1,300	330	25.38%	-
<b>Total Golf Operations</b>	<b>295,050</b>	<b>101,482</b>	<b>34.39%</b>	<b>26,187</b>
<b><u>Amenities</u></b>				
Outside Services	9,900	3,435	34.70%	852
Utility - Water & Sewer	3,660	957	26.15%	222
R&M-Buildings	1,200	516	43.00%	-
R&M-Equipment	107	-	0.00%	-
Misc-Licenses & Permits	280	-	0.00%	-
Operating Supplies	500	496	99.20%	496
<b>Total Amenities</b>	<b>15,647</b>	<b>5,404</b>	<b>34.54%</b>	<b>1,570</b>
<b><u>Food and Beverages</u></b>				
Payroll-Hourly	288,701	44,608	15.45%	10,314
Payroll-Managers	175,855	35,509	20.19%	8,711
Payroll Taxes	57,171	13,137	22.98%	3,639
Linen/Laundry	29,072	7,946	27.33%	1,563
Grease Removal	1,400	720	51.43%	395
Training/Staff Development	300	40	13.33%	40
Communication - Mobile	1,200	375	31.25%	-
Utility - Water & Sewer	2,136	736	34.46%	105



## Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
Propane /Natural Gas	35,256	8,128	23.05%	2,546
Equip Maint/Repair-Fix	4,200	1,989	47.36%	26
Equip Maint/Repair-Prevent	-	1,102	0.00%	-
Miscellaneous Services	-	315	0.00%	-
Misc-Licenses & Permits	1,940	-	0.00%	-
Decorations	2,000	294	14.70%	-
Glassware/China/Silver	3,500	1,150	32.86%	-
Cleaning Supplies	3,972	822	20.69%	402
Supplies-Paper and Plastic	10,224	4,587	44.87%	958
Supplies-Banquet	3,800	1,569	41.29%	170
Supplies-Bar	480	63	13.13%	-
Supplies-Kitchen	8,136	2,251	27.67%	486
Op Supplies - Uniforms	1,160	512	44.14%	512
<b>Total Food and Beverages</b>	<b>630,503</b>	<b>125,853</b>	<b>19.96%</b>	<b>29,867</b>
<b><u>Non-Operating</u></b>				
Improvements - Building	48,000	3,148	6.56%	-
<b>Total Non-Operating</b>	<b>48,000</b>	<b>3,148</b>	<b>6.56%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement A-1	75,000	-	0.00%	-
Principal Debt Retirement A-2	5,000	-	0.00%	-
Prepayments Series A-1	-	10,000	0.00%	-
Interest Expense Series A-1	141,171	70,586	50.00%	-
Interest Expense Series A-2	24,376	12,188	50.00%	-
<b>Total Debt Service</b>	<b>245,547</b>	<b>92,774</b>	<b>37.78%</b>	<b>-</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>3,446,123</b>	<b>1,016,244</b>	<b>29.49%</b>	<b>228,072</b>
Operating income (loss)	30,891	206,652	668.97%	32,523
Change in net assets	\$ 30,891	\$ 206,652	668.97%	\$ 32,523
<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2020)</b>	<b>(441,262)</b>	<b>(441,262)</b>		
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ (410,371)</b>	<b>\$ (234,610)</b>		

## Statement of Revenues, Expenses and Changes in Net Assets

For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-21 ACTUAL
<b><u>OPERATING REVENUES</u></b>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	66,636	60,402	90.64%	2,476
Special Assmnts- Discounts	(2,665)	(2,402)	90.13%	(78)
<b>TOTAL OPERATING REVENUES</b>	<b>63,971</b>	<b>58,000</b>	<b>90.67%</b>	<b>2,398</b>
<b><u>OPERATING EXPENSES</u></b>				
<b><u>Personnel and Administration</u></b>				
ProfServ-Property Appraiser	666	-	0.00%	-
Misc-Assessmnt Collection Cost	1,333	1,158	86.87%	48
<b>Total Personnel and Administration</b>	<b>1,999</b>	<b>1,158</b>	<b>57.93%</b>	<b>48</b>
<b><u>Golf Course</u></b>				
R&M-Golf Course	61,972	-	0.00%	-
<b>Total Golf Course</b>	<b>61,972</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>63,971</b>	<b>1,158</b>	<b>1.81%</b>	<b>48</b>
Operating income (loss)	-	56,842	0.00%	2,350
Change in net assets	\$ -	\$ 56,842	0.00%	\$ 2,350
<b>TOTAL NET ASSETS, BEGINNING (OCT 1, 2020)</b>	<b>137,021</b>	<b>137,021</b>		
<b>TOTAL NET ASSETS, ENDING</b>	<b>\$ 137,021</b>	<b>\$ 193,863</b>		

**GOLDEN LAKES**

Community Development District

**Supporting Schedules**

**January 31, 2021**

**Non Ad Valorem Special Assessments - Imperial Polk County Tax Collector  
(Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2021**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Operations & Maintenance	General Fund Capital Improvement	Golf Course Reserve Fund	Enterprise Golf Fund 2017 A1 & A2
Assessments Levied FY 2021				\$ 1,221,909	\$ 823,954	\$ 64,105	\$ 66,636	\$ 267,214
Allocation %				100%	67%	5%	5%	22%
11/16/20	\$ 1,244	\$ 53	\$ 25	\$ 1,323	\$ 892	\$ 69	\$ 72	\$ 289
11/20/20	12,261	649	217	13,128	8,852	689	716	2,871
11/23/20	84,303	3,584	1,720	89,608	60,424	4,701	4,887	19,596
12/01/20	93,960	3,995	1,918	99,872	67,345	5,240	5,446	21,841
12/11/20	157,780	6,708	3,220	167,708	113,088	8,798	9,146	36,675
12/18/20	649,665	27,622	13,258	690,545	465,646	36,228	37,659	151,012
01/15/21	43,086	1,439	879	45,404	30,617	2,382	2,476	9,929
TOTAL	\$ 1,042,299	\$ 44,051	\$ 21,238	\$ 1,107,587	\$ 746,865	\$ 58,107	\$ 60,402	\$ 242,213
% COLLECTED				91%	91%	91%	91%	91%
TOTAL OUTSTANDING				\$ 114,321	\$ 77,089	\$ 5,998	\$ 6,234	\$ 25,000

**Cash and Investment Report**  
**January 31, 2021**

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b><u>GENERAL FUND</u></b>					
Operating Checking Account	Centerstate Bank		n/a	0.00%	847,367
Money Market Account	BankUnited		n/a	0.25%	1,635,951
Operating Account-Fund A	State Board of Administration		n/a	0.57%	4,851
<b>General Fund Subtotal</b>					<u>2,488,169</u>
<b><u>ENTERPRISE GOLF FUND</u></b>					
Operating Checking Account	Chase Bank		n/a	0.00%	502,579
Cash on Hand / Petty Cash	n/a		n/a	n/a	6,020
<b>Enterprise Fund Subtotal</b>					<u>508,599</u>
<b><u>ENTERPRISE GOLF FUND</u></b>					
Excess Revenue Fund	US Bank	Commercial Paper	n/a	0.02%	111,052
Reserve Fund A-2	US Bank	Commercial Paper	n/a	0.02%	16,194
Revenue Fund	US Bank	Commercial Paper	n/a	0.02%	1
<b>Enterprise Subtotal</b>					<u>127,247</u>
<b>Grand Total</b>					<u><u>\$ 3,124,015</u></u>

# Golden Lakes CDD

## Bank Reconciliation

Bank Account No. 5206 CenterState Bank GF  
Statement No. 01-21  
Statement Date 1/31/2021

G/L Balance (LCY)	847,367.00	Statement Balance	859,021.14
G/L Balance	847,367.00	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	859,021.14
Subtotal	847,367.00	Outstanding Checks	11,654.14
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	847,367.00	Ending Balance	847,367.00
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Outstanding Checks</b>						
1/19/2021	Payment	12829	PENNONI ASSOCIATES INC.	3,811.00	0.00	3,811.00
1/21/2021	Payment	12831	PENNONI ASSOCIATES INC.	831.88	0.00	831.88
1/28/2021	Payment	12833	SECURITAS SECURITY SERVICES USA,	3,110.76	0.00	3,110.76
1/28/2021	Payment	12834	INFRAMARK, LLC	3,900.50	0.00	3,900.50
<b>Total Outstanding Checks.....</b>				<b>11,654.14</b>		<b>11,654.14</b>

**4B**

# GOLDEN LAKES CDD

## Q2

PROPOSAL FOR SIDEWALK GRINDING, SIDEWALK  
REPLACEMENT, AND PRESSURE WASHING PROGRAM

Kristen Suit, District Manager  
313 Campus St., Kissimmee, FL

**313 Campus Street**  
**Celebration, FL 34747**





## Concrete Tripping Hazard Removal

Concrete grinding is the most cost-effective way to remove tripping hazards. Commercial concrete repair projects have unique challenges and repair needs to be completed quickly and with as little disturbance to the public as possible. Tripping hazards that are more than 2 inches requires the removal and replacement of a concrete panel. Our Inframark team will take all precautions to insure safety and minimize inconvenience.

Our previous clients recognized our commitment to quality, craftsmanship, budgets and scheduling; therefore, they return to our Inframark Team for grinding projects. We understand that not only can it be dangerous to your clients and/or employees, but how expensive insurance can become as the result of a claim from an accident that is caused by a trip hazard.

Uneven concrete on sidewalks, curbs and other common areas can create an unsafe environment on your property. The American with Disabilities Act (ADA) prohibits vertical changes in level greater than 1/4 of an inch on sidewalks and walkways. Anything over can become a serious tripping hazard, exposing you to costly lawsuits.

We will eliminate these potentially dangerous conditions quickly and effectively while minimizing the inconvenience to you resident or those visiting your community.

## Our Work



Before



After

## References

Ramon Bermudez  
Chairman  
Villa Sol CDD  
[benbermed@hotmail.com](mailto:benbermed@hotmail.com)  
860-221-5833

Victor Cruz  
Chairman  
Concorde Estates CDD  
[v.cruz@concordeestatescdd.org](mailto:v.cruz@concordeestatescdd.org)  
407-572-2565

Marcial Rodriguez  
Chairman  
Brighton Lakes CDD  
[mrodriguez@brightonlakescdd.org](mailto:mrodriguez@brightonlakescdd.org)  
917-903-1377

## Pricing for Sidewalk Grinding

As per Community Manager request we are providing a per panel pricing. Total amount of panels to be determined after each quarterly review.

Each panel with hazards from ¼" to 2" = **\$30 each**

## Pricing for Sidewalk Replacement

Sidewalk replacement for hazards over 2" will be priced according to the size of the panel. Total panels will be determined after each quarterly review.

This estimate does not include the following:

- Permits if required (will be billed separately after manager's approval)
- Irrigation/pipes repairs due to lines crossing sidewalks during replacements (will be billed separately after manager's approval)

Each panel replacement of 4' x 4' = **\$275.00 each**

## Pricing for Pressure Washing

Sidewalk/curb pressure washing with removal of soil stains, rust stains, grease, automotive fluids, tire marks, and exhaust buildup. The products use is safe, non-toxic and biodegradable formula that meets the criteria of the U.S. EPA's Safer Choice Program and will not harm surrounding plants, lawns, pets or wildlife. Brighten and renew surfaces without harmful bleach while eliminating discoloring from algae, moss, mold and mildew stains. Price includes mobilization of equipment and water meter connection at **\$.30 per square feet**.

*Project will be coordinated upon approval and execution of agreement.*

*Schedule to perform work to be determined in coordination with the Community Manager.*

## SPECIFICATIONS & STAGES



### Grinding 1/4" - 2"

At the minimum, the scope of grinding shall be any vertical displacement in a path of travel of 1/4 inch or greater. At a maximum a 2-inch vertical displacement may be repaired by grinding.



### Scarifier Grind

For large grinds, the initial concrete removal will be performed using a scarifier with an attached vacuum to contain the generated concreted dust.



### Smooth

Completed grinds shall be smooth and sloped back at a minimum of a 1:8 slope. An example would be a 1-inch vertical displacement will be sloped back at least 8 inches from the point of the lip. A 1/2-inch vertical displacement will be sloped back 4 inches

**Dry Hand Grinder**

Smaller grinds and finishing will be performed using a dry hand grinder. This also maintains an attached vacuum to contain the generated concreted dust. This fine grinding process allows our technicians to complete the work in visually pleasing finish.

**Clean Visually Pleasing Look**

The completed grind will be squared off at the back to allow for a clean look. The concrete on the other side of the grind should be left untouched. The finished surface will initially be lighter in color and the aggregate will show.

**Finished Project**

The finished grind will not be slippery. It will have about the same coefficient of friction as the undisturbed concrete surface.

## Concrete/Grinding/Pressure Washing Program

A community review will be performed every 3 months in order to provide the total amount of panels to be grinded, replacements, and area to be pressure washed.

The work will be performed in 3 phases for each area.

Phase 1 - Grinding of sidewalks

Phase 2 - Replacement of sidewalks

Phase 3 - Pressure washing

**March (2<sup>nd</sup> Quarter) Overview and Proposal** - This proposal was based on areas provided by Community Manager that need to be prioritized.

Eagle Ridge loop	Grinding	Replacement
6895	1	
6883	1	
6875	1	
6871	2	
6865	1	1
6861		1
6857	1	
6853	1	
6849	1	
6845	1	
6837	2	
6833	2	
6829	1	
6821		1
6813	1	
6805	1	
6818	1	1
6838	1	
6846	1	1
6850		1
6854	3	



6858	1
6886	3
6894	2

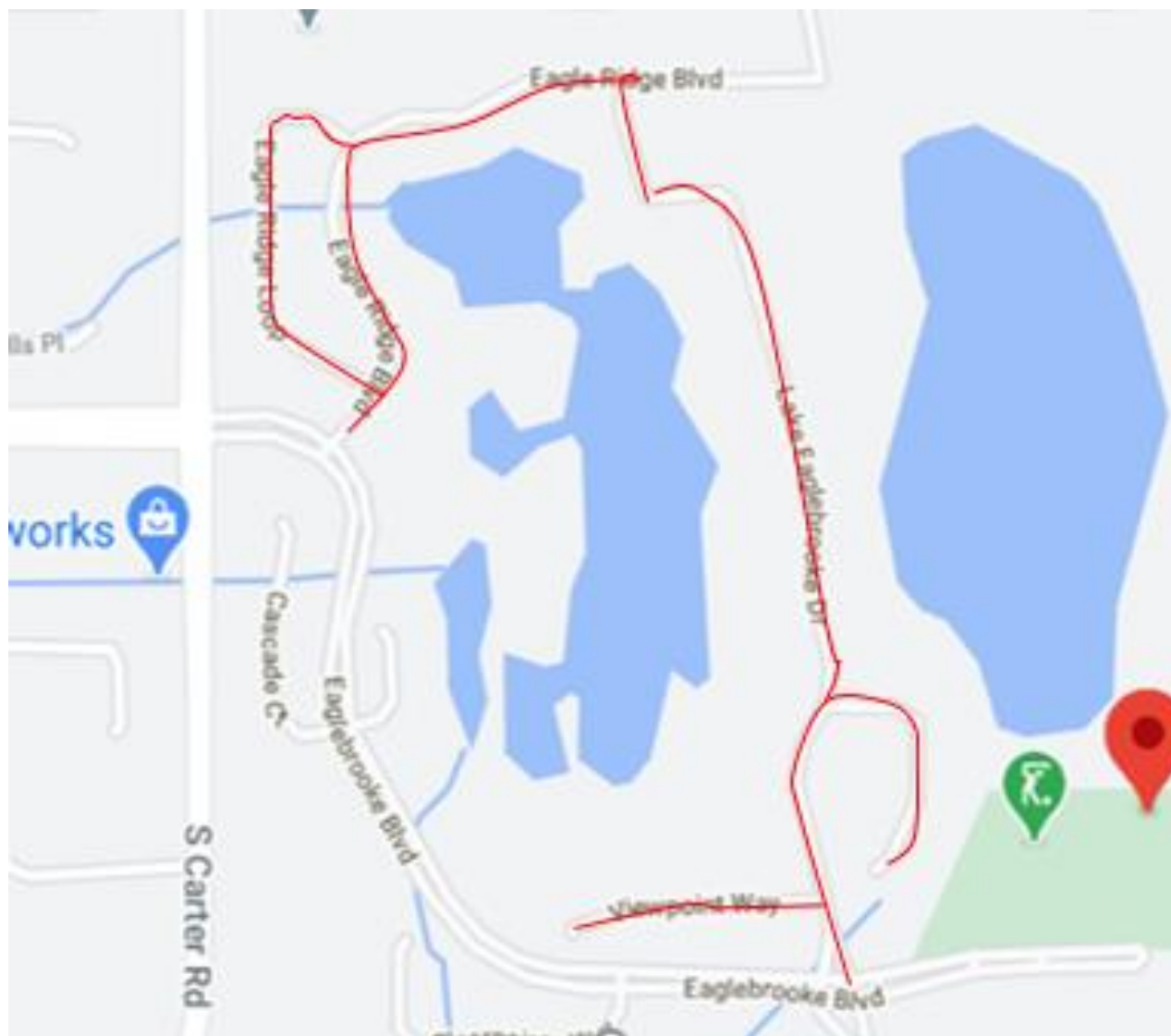
<b>Eagle Ridge Blvd</b>	<b>Grinding</b>	<b>Replacement</b>
6980		1
6974		1
6962	1	
6950	1	
6932		1
6928		1
6908	1	
6903	1	2
6911	2	
6927		2
<b>Lakes EagleBrooke Dr.</b>	<b>Grinding</b>	<b>Replacement</b>
6817		1
6823	2	
6839	1	
6847	2	1
6883	1	
6889	4	
6897	3	
6901	2	
6907	1	
6913		1
6919		1
6931	1	1
6925		1
6949	1	
6961	3	
6967	4	
6973	1	
6979	1	
Next to the lift station		2
7109	1	
7127		2

<b>Lakes Eaglebrooke Blvd.</b>	<b>Grinding</b>	<b>Replacement</b>
7109	3	
7072	6	2
7022	1	
7004		3
6976	1	
6970		1
6964	1	
6954	1	
6936	1	
6930		1
6924		1
6900	3	
6888	4	
6882	3	
6870	1	
6864	4	
6860	4	
6840	3	
<b>Lakes Eaglebrooke Way.</b>	<b>Grinding</b>	<b>Replacement</b>
7071	1	
7079	1	1
7083	4	1
7113	2	1
7131		1
7125	1	
7132	1	
7128	1	
7124	1	
7116	1	
7112	1	
7108	2	
7104	1	
7100		2
7096	1	
7092	1	
7084	2	1



7076	2	
7072	2	1
View Pointe Way.	Grinding	Replacement
1140	1	
1100	1	
1060	1	
1050	1	1
1040	1	1
1030	1	1
1020	2	
1045		1
1055	1	1
1075	1	
1105	1	
1115	3	
1135	1	
1145	4	
Total	143	45

## Pressure Washing Areas



Totals	Quantity	Cost	Total
Total Grindings	143	\$30.00	\$ 4,290.00
Total Replacements	45	\$275.00	\$12,375.00
Total Pressure Wash incl. curbs	74,959	\$.30	\$22,487.70
Total Cost of Entire Project for the Second Quarter			\$39,152.70

(o) 407-566-1935

**4C.**

Level Line Concrete, Inc.  
 707 Alicia Road  
 Lakeland, FL 33801  
 Office: 863-937-9317  
 Fax: 863-937-9359  
 levelline@levellineconcrete.com

Date	Invoice #
1/25/2021	3073

Bill To
Eagle Brooke Development

P.O. No.	Terms	Project
	Net 30	1300 Eaglebrooke Blvd

Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
Custome...	Retaining curb includes labor, materials and equipment to complete scope. Per Proposal dated 12/17/2020.					6,957.00			6,957.00

It's been a pleasure working with you!

**Total** \$6,957.00

**Payments/Credits** \$0.00

**Balance Due** \$6,957.00

## **Sixth Order of Business**

## MEMORANDUM

**To: Golden Lakes Community Development District Board of Supervisors**

**From: Steven C. Shealey, PE, District Engineer**

**Re: March 2021 Engineer's Report**

**Date: February 19, 2021**

Gentlemen,

The following is an update on ongoing activities and issues related to the District since your last meeting.

1. Pond A1 Permanent Repairs

- a. FEMA Grant Update – We were asked last week by the State to fill out a new budget form for this project. The original form prepared by the State that was part of our original application was deemed incomplete by FEMA. The new form has been filled out and submitted.
- b. Work Progress – We requested a pre-application meeting with SWFWMD and were asked to provide a summary of the proposed project. Based on the summary we prepared, we were advised that we did not need a formal pre-application meeting. We have completed the setup of the existing conditions model and started looking at alternatives. It appears from our modeling that we can resolve the Pond A1 problems with the following improvements.
  - i. Installing a discharge structure behind the wall and replacing the existing 8" PVC pipe from Pond A1 to the street inlet with an 18" RCP. Doing so raises the water level during the 25-year storm event in the nearby golf course pond by about 5" with a maximum water level in the south end of Pond A1 of about 6".
  - ii. Because we are raising the downstream pond level, we may also need to expand the footprint of the nearby golf course pond. If necessary, the needed additional volume can be achieved by installing a retaining wall around the east side of the pond. A decorative wall in this area would also improve the aesthetics of the area.

Additional modeling and permitting will be needed to confirm that this is all that will be required. We are initiating the survey work needed to start preparation of the design plans.

2. Ongoing Work – The status of the ongoing work items are discussed as follows:

- a. We received a report that the depression on Reflections Lake Loop that was repaired several years ago is again becoming an issue. We have been watching this area and looked at it again on December 9<sup>th</sup>. We feel that this depression is continuing to settle and that we need to act ahead of any potential resurfacing work. We will be preparing a scope of work to obtain quotes to excavate the area around this depression down to the sanitary sewer pipe and reconstruct this section of the road. This is still to be accomplished.
- b. 1004 Clearpointe Way – The recommended French drain and wall sealants were installed and this work has improved the situation along the adjacent section of sidewalk. However, this issue is still not completely resolved. At least part of the problem is that the groundwater level in this area is above the base of the sidewalk and significant rain forces this water up between the wall and the sidewalk. There are also still some issues with the expansion joints in the wall that we are looking at trying to resolve in another way. We hope to have this issue completely resolved prior to the March meeting.
- c. Resurfacing – Bids will be received for this work on February 22 at 2:00 PM. We will review the bids and be ready to recommend award at the March meeting. We were advised last week that the County is reconstructing the lift station at the west end of Whisperwoods Drive which is part of the area proposed for resurfacing. The County's contractor will resurface this cul-de-sac so we can potentially remove that from the work scope. The County anticipates that their work will be complete by mid-March which is earliest we could get our paving contractor mobilized to do this work.
- d. Stormwater Improvement Contract – The stormwater improvement work will start on site in early to mid-March. The Contractor has been ordering materials and scheduling crews so that they can try to get in and complete the work in a timely manner.

## **Eight Order of Business**





Tuesday, March 2<sup>nd</sup> CDD Meeting

## “Golf Course Updates”

- The Golf Course health & condition remains superb.
- Our Online Review rating from 1/19 – 2/18 is 4.57 on 35 reviews.
- Membership levels continue to move in a positive direction. We currently have 264 active membership with 212 memberships in a golfing category.
- We made a few changes to the Summer Membership this year. The price will remain at \$79 per month for Pool & Tennis privileges, and an additional \$10 per month to add Golf Privileges. The \$150 food minimum will remain in place. We will no longer be offering a FREE month for early signup.
- Through January we are ahead of our budget goal by \$14K & ahead of Prior Year (at the same time) by \$36K.
- Due to the pandemic & travel restrictions, we are seeing less demand for golf for this time of year. For February, March, & April, I’m projecting for Eaglebrooke to miss our budget goal by roughly 1800 rounds. We are still forecasting an EBITDA of \$150K for the FY 2021.
- In September, Florida will be increasing the minimum wage by 15%. At the current staffing structure, this will impact our labor expenses by roughly \$40K over the course of a year. In addition to the minimum wage impact, we are anticipating price increases from majority of our vendors. In order to offset these additional expenditures, we will be increasing our pricing. Our team is working on a plan to give our consumers ample notice regarding these increases.
- We were recently ranked number 30 on Golf Advisors “Golfers Choice” list for the state of Florida. To determine these rankings, Golf Advisor used roughly \$43K online reviews from 2020. There were 653 facilities that were ranked.