

**LAKE ST. CHARLES COMMUNITY  
DEVELOPMENT DISTRICT  
BASIC FINANCIAL STATEMENTS  
TOGETHER WITH ADDITIONAL REPORTS  
YEAR ENDED  
SEPTEMBER 30, 2019**

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American Institute of Certified Public Accountants

Private Companies Practice Section

Tax Division

**INDEPENDENT AUDITOR'S REPORT**

Board of Supervisors  
Lake St. Charles Community Development District  
6801 Colonial Lake Drive  
Riverview, FL 33578

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities and each major fund of Lake St. Charles Community Development District (the "District") as of and for the year ended September 30, 2019, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

***Management's Responsibility for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

***Auditor's Responsibility***

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the District's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the

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reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

***Opinion***

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Lake St. Charles Community Development District as of September 30, 2019, and the respective changes in financial position, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

***Other Matters***

*Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis on pages i - v be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information - management's discussion and analysis (MD&A) in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the required supplementary information - management's discussion and analysis (MD&A) because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

*Other Required Supplementary Information*

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise Lake St. Charles Community Development District's basic financial statements. The required supplementary information other than MD&A - budgetary comparison information is presented for purposes of additional analysis and is not a required part of the basic financial statements. The required supplementary information other than MD&A - budgetary comparison information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the required supplementary information other than MD&A - budgetary comparison information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

***Other Information***

Our audit was conducted for the purpose of forming an opinion on the financial statements that collectively comprise the District's basic financial statements. The Exhibit - Management's Response to Independent Auditor's Report to Management is not a required part of the basic financial statements but is required by Government Auditing Standards. Such information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

***Other Reporting Required by Section 218.415, Florida Statutes***

In accordance with Section 218.415, Florida Statutes, we have also issued a report dated March 4, 2020 on our consideration of Lake St. Charles Community Development District's compliance with provisions of Section 218.415, Florida Statutes. The purpose of that report is to describe the scope of our testing of compliance and the results of that testing, and to provide an opinion on compliance with the aforementioned Statute. That report is an integral part of an audit performed in accordance with Sections 218.39 and 218.415, Florida Statutes in considering Lake St. Charles Community Development District's compliance with Section 218.415, Florida Statutes.

***Other Reporting Required by Government Auditing Standards***

In accordance with Government Auditing Standards, we have also issued our report dated March 4, 2020 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contract and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering Lake St. Charles Community Development District's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "Tuscán & Company, P.A." The signature is written in a cursive style with a large, stylized 'T' and 'C'.

TUSCAN & COMPANY, P.A.

Fort Myers, Florida

March 4, 2020

**MANAGEMENT'S DISCUSSION  
AND ANALYSIS  
(MD&A)**

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2019**

Lake St. Charles Community Development District (the "District") has prepared the following Management's Discussion and Analysis (herein referred to as "MD&A") to provide the reader with highlights of various financial and non-financial events of the past year. In addition, the analysis will also provide the reader with the following information:

- A brief discussion of the basic financial statements. The financial statements are presented under the model prescribed by Statement No. 34, Basic Financial Statements and Management's Discussion and Analysis for State and Local Governments, of the Governmental Accounting Standards Board of the Financial Accounting Foundation (GASB).
- A review and analysis of individual fund financial information, including the reasons for significant changes in fund balances or net position.
- An analysis of significant variations between actual amounts and budgeted amounts.
- A description of currently known facts, decisions, or conditions that are expected to have a significant effect on the financial position or results of operations.

Because the information contained in the MD&A is intended to highlight significant transactions, events and conditions, it should be considered in conjunction with the District's basic financial statements and notes thereto found on pages 5 through 37.

### **BASIC FINANCIAL STATEMENTS - AN OVERVIEW**

The basic financial statements consist of three components:

1. Government-wide financial statements
2. Fund financial statements
3. Notes to the basic financial statements

#### **Government-Wide Financial Statements**

The government-wide financial statements (pages 5 & 6) provide information about the District's overall financial condition in a manner similar to that of a private-sector business. The statements include a statement of net position and a statement of activities that are designed to provide financial information about the District, presented on the accrual basis of accounting.

The statement of net position (page 5) provides information about the District's financial position, as well as net assets and liabilities, using an economic resources measurement focus. The difference between the assets and liabilities is the District's net position, which is considered a measure of the financial health of the District.



**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2019**

**BASIC FINANCIAL STATEMENTS - AN OVERVIEW (CONTINUED)**

**Government-Wide Financial Statements (Continued)**

The statement of activities (page 6) presents information showing how the District's net position changed during the year. All changes in net assets are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. While expenses are recorded even though they may not have used cash during the current period, the District historically and currently has no recordable receivables. An increase or decrease in net assets may be an indication of whether the District's financial health is improving or deteriorating. Historically and currently, the District remains in a strong financial position.

**Fund Financial Statements**

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District has only one fund type: governmental funds. Since the bonded debt was fully satisfied during the year ended September 30, 2017, the District closed the respective debt service fund and only used one fund for the year ended September 30, 2019, the General Fund.

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on near-term inflows and outflows of spendable resources, as well as balances of spendable resources available at the end of the year. Such information may be useful in evaluating the District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near term financing decisions. Both the governmental funds' balance sheet and statement of revenues, expenditures and changes in fund balance provide reconciliations to facilitate this comparison between governmental funds and governmental activities.

Information is presented separately in the governmental funds balance sheet and statement of revenues, expenditures, and changes in fund balance for the general fund. The governmental fund financial statements can be found on pages 7 and 9.

The District adopts an annual appropriated budget for its general fund. Budgetary comparisons can be found on pages 26 - 31.

**NOTES TO BASIC FINANCIAL STATEMENTS**

The notes to basic financial statements provide additional information that is essential for a full understanding of the data provided in the government-wide and fund financial statements. The notes to the basic financial statements can be found on pages 11 to 25.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2019**

**GOVERNMENTAL ACTIVITIES FINANCIAL ANALYSIS**

Summarized statements are presented in the table below:

**Statement of Net Position**

	2019	2018
Current and Other Assets	\$ 335,125	\$ 451,430
Capital Assets, Net	1,586,120	1,396,250
Total Assets	1,921,245	1,847,680
Current Liabilities	30,074	12,705
Long-Term Liabilities	7,828	4,861
Total Liabilities	37,902	17,566
Net Position:		
Net investment in Capital Assets	1,586,120	1,396,250
Restricted	-	-
Unrestricted	297,223	433,864
Total Net Position	\$ 1,883,343	\$ 1,830,114

The District had government-wide net position of \$1,883,343 as of September 30, 2019 an increase of \$53,229 over the previous year. Significant changes in the District's assets and liabilities during fiscal 2019 an increase in capital assets primarily due to additions of \$289,666 and depreciation expense of \$99,796.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2019**

**GOVERNMENTAL ACTIVITIES FINANCIAL ANALYSIS (CONTINUED)**

Key elements of the change in net position are reflected in the table below:

**Statement of Activities**

	Year Ended September 30:	
	2019	2018
<b>Revenues</b>		
Non-ad valorem Assessments	\$ 910,174	\$ 889,004
Investment Income	1,516	1,671
Miscellaneous Income	9,602	10,061
Total Revenue	921,292	900,736
 <b>Expenses</b>		
General Government	111,442	112,448
Public Safety	895	1,327
Culture and Recreation	47,023	45,469
Physical Environment	608,907	408,356
Debt Service	-	-
Amortization of Bond Discount	-	-
Depreciation Expense	99,796	89,060
	868,063	656,660
 <b>Changes In Net Position</b>	53,229	244,076
Net Position - Beginning of Year	1,830,114	1,586,038
 <b>Net Position - End of Year</b>	\$ 1,883,343	\$ 1,830,114

The change in net position in the statement of activities above was \$53,229 as a result of no debt service and an increase in the non-ad valorem assessment rate.

**FINANCIAL ANALYSIS OF INDIVIDUAL FUNDS**

This section provides an analysis of the balances and transactions of individual funds, the reasons for significant changes in fund balances and whether there are any restrictions, commitments, or other limitations that could significantly affect the availability of fund resources for future use.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
SEPTEMBER 30, 2019**

As of the end of the fiscal year ended September 30, 2019, the District's governmental fund (General Fund) reported an ending fund balance of \$305,051, a decrease of \$133,674 as compared to the total balance at September 30, 2018. During fiscal 2018, the District's fund balances had decreased by \$18,693. The primary reason for the unfavorable variation in the change in fund balance during the year ended September 30, 2019 was an increase in expenditures for capital outlay to remodel restrooms and maintenance to control the midge population. The fund balance in the general fund at September 30, 2019 and 2018 was \$305,051 and \$438,725 respectively.

**CAPITAL ASSETS AND LONG-TERM DEBT**

The District's capital assets, net of accumulated depreciation, for its governmental activities, respectively, of September 30, 2019 and 2018 were \$1,586,120 and \$1,396,250, which consists of buildings, improvements other than buildings, and equipment and furniture.

Additional information on the District's capital assets and long-term debt can be found in Notes C and D, respectively.

The District has no long term debt at September 30, 2019 or 2018 except accrued compensated absences of \$7,828 and \$4,861, respectively.

**BUDGET VARIANCE IN THE GENERAL FUND**

There were two amendments to the budget for the general fund for the year ended September 30, 2019. The actual net change in budgetary fund balance for the general fund for the year ended September 30, 2019, was to adjust to the audited fund balance at September 30, 2018. The comparison of budget and actual results for the general fund can be found on page 26-31.

**SIGNIFICANT ECONOMIC FACTORS OR OTHER CONDITIONS**

The Rules of the Auditor General of the State of Florida apply to the District. Specifically, those Rules require an assessment of whether or not the District met one or more of the conditions described in Section 218.503(1), Florida Statutes. Management of the District has determined that the District did not meet any of the conditions noted and, therefore, is not in a state of financial emergency.

**CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT**

This financial report is designed to provide our citizens, taxpayers, customers, investors and creditors with a general overview of the District's finances to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lake St. Charles Community Development District Office at 6801 Colonial Lake Drive, Riverview, Florida, 33569.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF NET POSITION**  
**September 30, 2019**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current assets:	
Cash and investments - unrestricted	\$ 335,125
Total current assets	<u>335,125</u>
Noncurrent assets:	
Capital assets:	
Land	-
Depreciable buildings, improvements, equipment and vehicles (net of \$1,486,951 accumulated depreciation)	<u>1,586,120</u>
Total noncurrent assets	<u>1,586,120</u>
<b>TOTAL ASSETS</b>	<u><u>1,921,245</u></u>
<b>LIABILITIES</b>	
Current liabilities:	
Accounts payable	20,585
Accrued expenses	8,960
Deposits	<u>529</u>
Total current liabilities	30,074
Noncurrent liabilities:	
Accrued compensated absences	7,828
Commitments and contingencies	<u>-</u>
<b>TOTAL LIABILITIES</b>	<u><u>37,902</u></u>
<b>NET POSITION</b>	
Net investment in capital assets	1,586,120
Unrestricted	<u>297,223</u>
<b>TOTAL NET POSITION</b>	<u><u>\$ 1,883,343</u></u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF ACTIVITIES**  
**Year Ended September 30, 2019**

	<u>General Government</u>	<u>Public Safety</u>	<u>Culture and Recreation</u>	<u>Physical Environment</u>	<u>Depreciation and Amortization</u>	<u>Total Governmental Activities</u>
<b>EXPENSES</b>						
Governmental activities						
Personnel services	\$ 61,300	\$ -	\$ -	\$ 185,952	\$ -	\$ 247,252
Operating	50,142	895	47,023	422,955	-	521,015
Depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	99,796	99,796
Total expenses	<u>111,442</u>	<u>895</u>	<u>47,023</u>	<u>608,907</u>	<u>99,796</u>	<u>868,063</u>
<b>PROGRAM REVENUES</b>						
Assessments	910,174	-	-	-	-	910,174
Interest earnings	1,516	-	-	-	-	1,516
Rent and resident fees	<u>1,172</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,172</u>
Total program revenues	<u>912,862</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>912,862</u>
Net program income (expense)	<u>\$ 801,420</u>	<u>\$ (895)</u>	<u>\$ (47,023)</u>	<u>\$ (608,907)</u>	<u>\$ (99,796)</u>	<u>44,799</u>

**GENERAL REVENUES**

Miscellaneous	<u>8,430</u>
Total general revenues	<u>8,430</u>
Increase in net position	53,229
NET POSITION - BEGINNING	<u>1,830,114</u>
NET POSITION - ENDING	<u>\$ 1,883,343</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
 BALANCE SHEET - GOVERNMENTAL FUNDS  
 September 30, 2019**

	<u>General Fund</u>	<u>Total Governmental Funds</u>
<b>ASSETS</b>		
Cash and investments	\$ 335,125	\$ 335,125
TOTAL ASSETS	<u>\$ 335,125</u>	<u>\$ 335,125</u>
 <b>LIABILITIES AND FUND BALANCE</b>		
<b>LIABILITIES</b>		
Accounts payable	\$ 20,585	\$ 20,585
Accrued expenses	8,960	8,960
Deposits	<u>529</u>	<u>529</u>
TOTAL LIABILITIES	<u>30,074</u>	<u>30,074</u>
 <b>FUND BALANCE</b>		
Nonspendable	-	-
General fund:		
Assigned for insurance deductibles	80,000	80,000
Assigned for emergency and/or mandated projects	60,000	60,000
Assigned for operational cash flow	100,000	100,000
Unassigned	<u>65,051</u>	<u>65,051</u>
TOTAL FUND BALANCE	<u>305,051</u>	<u>305,051</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 335,125</u>	<u>\$ 335,125</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL  
FUNDS TO THE STATEMENT OF NET POSITION  
September 30, 2019**

	<u>Amount</u>
Total fund balance for governmental funds	\$ 305,051
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.	
Capital assets not being depreciated:	
Land	-
Construction in progress	-
	<u>-</u>
Governmental capital assets being depreciated:	
Buildings, improvements, equipment and vehicles	3,073,071
Less: accumulated depreciation	<u>(1,486,951)</u>
	1,586,120
Other assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.	
Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental fund.	
Less: Compensated absences	<u>(7,828)</u>
	<u>(7,828)</u>
Total net position of governmental activities	<u>\$ 1,883,343</u>

The accompanying notes are an integral part of this statement.



**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCE - GOVERNMENTAL FUNDS**  
**Year Ended September 30, 2019**

	General Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>
<b>REVENUES</b>		
Non-ad valorem assessments	\$ 910,174	\$ 910,174
Interest	1,516	1,516
Rental	1,172	1,172
Other misc. revenue	8,430	8,430
	<u>921,292</u>	<u>921,292</u>
TOTAL REVENUES		
<b>EXPENDITURES</b>		
Current		
General government		
Legislative		
Operating expenditures	13,851	13,851
Financial & Admin		
Personnel services	59,386	59,386
Operating expenditures	36,291	36,291
	<u>95,677</u>	<u>95,677</u>
	<u>109,528</u>	<u>109,528</u>
Public safety		
Operating expenditures	895	895
Culture & recreation		
Personnel services	-	-
Operating expenditures	47,023	47,023
	<u>47,023</u>	<u>47,023</u>
Physical environment		
Personnel services	184,899	184,899
Operating expenditures	422,955	422,955
	<u>607,854</u>	<u>607,854</u>
Capital outlay	289,666	289,666
Debt Service		
Principal	-	-
Interest	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	1,054,966	1,054,966
EXCESS OF REVENUES OVER		
(UNDER) EXPENDITURES	<u>(133,674)</u>	<u>(133,674)</u>
OTHER FINANCING SOURCES (USES)		
Transfers in	-	-
Transfers out	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING		
SOURCES OVER (UNDER) EXPENDITURES AND		
OTHER FINANCING USES	(133,674)	(133,674)
<b>FUND BALANCE, Beginning</b>	438,725	438,725
<b>FUND BALANCE, Ending</b>	<u>\$ 305,051</u>	<u>\$ 305,051</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT  
RECONCILIATION OF THE STATEMENT OF REVENUES,  
EXPENDITURES AND CHANGES IN FUND BALANCE -  
GOVERNMENTAL FUNDS TO THE STATEMENT  
OF ACTIVITIES**

**Year Ended September 30, 2019**

	<u>Amount</u>
Net change (excess of revenues and other financing sources over (under) expenditures and other financing uses) in fund balance - total governmental funds.	\$ (133,674)
<p>The increase in net position reported for governmental activities in the Statement of Activities is different because:</p> <p>Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.</p>	
Add: expenditures for capital assets	289,666
Less: current year depreciation	(99,796)
Less: proceeds from issuance of debt	-
	189,870
<p>Repayments on long-term liabilities are reported as expenditures in the governmental fund statements but such repayments reduce liabilities in the Statement of Net Position and are eliminated in the Statement of Activities.</p>	
Less: (increase) decrease in compensated absences	(2,967)
Increase in net position of governmental activities	\$ 53,229

The accompanying notes are an integral part of this statement.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Organization**

Lake St. Charles Community Development District (the "District") is an independent special district located in Hillsborough County, Florida (the "County") which was established on December 12, 1995 by Ordinance Number 95-30 as amended by Ordinance Number 00-35 of the Board of County Commissioners of Hillsborough County, Florida, pursuant to Chapter 190.005(2) of the Florida Statutes. The District's purpose is for planning, financing, constructing and maintaining infrastructure within its geographic boundaries. The District is governed by an at-large elected, five-member Board of Supervisors by residents within the District. The District maintains the property, lakes, common areas, wetlands, nature path, signage, perimeter walls, pool, clubhouse and playgrounds within the District. The District's roads and sidewalks were conveyed to the County who is now responsible for the related maintenance. The District's maintenance costs and other expenditures are paid from the General Fund through the collection of non-ad valorem assessments.

**Summary of Significant Accounting Policies**

The following is a summary of the significant accounting policies used in the preparation of these basic financial statements.

The basic financial statements of the District are comprised of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to the financial statements

**Reporting Entity**

The District adheres to Governmental Accounting Standards Board (GASB) Statement No. 14, "Financial Reporting Entity," as amended by GASB Statement No. 39, "Determining Whether Certain Organizations Are Component Units" and GASB Statement No. 61 "The Financial Reporting Entity: Omnibus - An Amendment of GASB Statement No. 14 and No. 34". These Statements require the financial statements of the District (the primary government) to include its component units, if any. A component unit is a legally separate organization for which the elected

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Reporting Entity, continued**

officials of the primary government are financially accountable. Based on the criteria established in GASB Statement No. 14, as amended, there are no component units included and/or required to be included in the District's basic financial statements.

**Government-wide Financial Statements**

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all of the activities of the District and do not emphasize fund types. These governmental activities comprise the primary government. General governmental and intergovernmental revenues support the governmental activities. The purpose of the government-wide financial statements is to allow the user to be able to determine if the District is in a better or worse financial position than in the prior year. The effect of all interfund activity between governmental funds has been removed from the government-wide financial statements.

Government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis of accounting, revenues, expenses, gains, losses, assets, and liabilities resulting from exchange and exchange-like transactions are recognized when the exchange takes place. Revenues, expenses, gains, losses, assets, and liabilities resulting from nonexchange transactions are recognized in accordance with the requirements of GASB Statement No. 33, "Accounting and Financial Reporting for Nonexchange Transactions."

Amounts paid to acquire capital assets are capitalized as assets in the government-wide financial statements, rather than reported as expenditures. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as other financing sources. Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability in the government-wide financial statements rather than as expenditures.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Government-wide Financial Statements, continued**

The Statement of Activities demonstrates the degree to which the direct expenses of a given function are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include: 1) charges to customers or applicants who purchase, use or directly benefit from goods, services, or privileges provided by a given function, and 2) grants and contributions that are restricted to meeting the operational or capital improvements of a particular function. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Program revenues are considered to be revenues generated by services performed and/or by fees charged such as rental fees and assessments.

**Fund Financial Statements**

The District adheres to GASB Statement Number 54, "Fund Balance Reporting and Governmental Fund Type Definitions" (GASB 54).

The accounts of the District are organized on the basis of funds, each of which is considered a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity or retained earnings, revenues, and expenditures or expenses, as appropriate. Government resources are allocated to and accounted for in individual funds based upon the purpose for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the District's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually and nonmajor funds, in aggregate, for governmental funds.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Governmental Funds**

When both restricted and unrestricted resources are combined in a fund, expenditures are considered to be paid first from restricted resources, as appropriate, and then from unrestricted resources. Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon enough thereafter to pay liabilities of the current period.

The District's major funds are presented in separate columns on the governmental fund financial statements. The definition of a major fund is one that meets certain criteria set forth in GASB Statement No. 34, "Basic Financial Statements - and Management's Discussion and Analysis - for State and Local Governments". The funds that do not meet the criteria of a major fund are considered non-major funds and are combined into a single column on the governmental fund financial statements.

Separate financial statements are provided for governmental funds. Major individual governmental funds are reported in separate columns on the fund financial statements. All governmental funds of the District are considered to be major funds.

**Measurement Focus and Basis of Accounting**

Basis of accounting refers to when revenues and expenditures, or expenses, are recognized in the accounts and reported in the financial statements. Basis of accounting relates to the timing of the measurements made, regardless of the measurement focus applied.

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Non-ad valorem maintenance assessments are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements have been met.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Measurement Focus and Basis of Accounting, continued**

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period and soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers tax revenues to be available if they are collected within sixty (60) days of the end of the current fiscal period.

Revenues susceptible to accrual are maintenance and debt assessments, interest on investments, and intergovernmental revenues. Maintenance assessments are recorded as revenues in the fiscal year in which they are collected, provided they are collected in the current period or within sixty days thereafter. Interest on invested funds is recognized when earned. Intergovernmental revenues that are reimbursements for specific purposes or projects are recognized when all eligibility requirements are met.

Expenditures are generally recognized under the modified accrual basis of accounting when the related fund liability is incurred. Exceptions to this general rule include: (1) principal and interest on the long-term debt, if any, is recognized when due, and (2) expenditures are generally not divided between years by the recording of prepaid expenditures.

Separate financial statements are provided for governmental funds.

**Non-current Governmental Assets/Liabilities**

GASB Statement No. 34 requires non-current governmental assets such as land and buildings, and non-current governmental liabilities such as compensated absences and notes payable, to be reported in the governmental activities column in the government-wide Statement of Net Position.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Major Funds**

The District reports the following major governmental funds:

The General Fund is the District's primary operating fund. It accounts for all financial resources of the District.

**Budgetary Information**

The District has elected to report budgetary comparison of its major fund as required supplementary information (RSI).

**Investments**

The District adheres to the requirements of GASB Statement No. 31, "Accounting and Financial Reporting for Certain Investments and for External Investment Pools," in which all investments are reported at fair value. In addition, the District abides by Florida Statute 218.415(17) as its deposit and investment policy.

Investments, including restricted investments, consist of money markets.

**Capital Assets**

Capital assets, which include land, buildings, improvements (roads), equipment and vehicles, are reported in the government-wide financial statements in the Statement of Net Position.

The District follows a capitalization policy which calls for capitalization of all capital assets that have a cost or donated value of \$1,000 or more and have a useful life in excess of one year.

All capital assets are valued at historical cost or estimated historical cost if actual historical cost is not available. Land, lakes and park land was donated by the developer at the time of the establishment of the District and therefore was not valued or recorded by the District. The District capitalized buildings and other improvements such as pool resurfacing, repaving, and fencing. No debt-related interest expense was capitalized as part of capital assets in accordance with GASB Statement No. 34.



**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Capital Assets, continued**

Maintenance, repairs and minor renovations are not capitalized.

Expenditures that materially increase values, change capacities or extend useful lives are capitalized. Upon sale or retirement, the cost is eliminated from the respective accounts.

Expenditures for capital assets are recorded in the fund statements as current expenditures. However, such expenditures are not reflected as expenditures in the government-wide statements, but rather are capitalized and depreciated.

Depreciable capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Buildings and building improvements	5-30
Improvements other than buildings	2-40
Equipment (including vehicles)	3-10

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Budgets and Budgetary Accounting**

The District has adopted an annual budget for the General Fund.

The District follows these procedures in establishing budgetary data for both the General Fund.

1. On or before June 15 of each year, the District Manager and/or Treasurer submits to the Board of Supervisors a proposed operating budget for the fiscal year commencing on October 1. The operating budget includes proposed expenditures and the means of financing them.
2. Public hearings are conducted to obtain citizen comments.
3. The budget is adopted by approval of the Board of Supervisors.
4. Budget amounts, as shown in these financial statements, are as originally adopted or as amended by the Board of Supervisors.
5. The budget is adopted on a basis consistent with accounting principles generally accepted in the United States of America.
6. The level of control for appropriations is exercised at the fund level.
7. The District approved two (2) budget amendments in the General Fund for the year ended September 30, 2019 which reduced the total budget by \$7,113.

**Due From Other Governments**

No allowance for losses on uncollectible accounts has been recorded since the District considers all amounts to be fully collectible.

**Compensated Absences**

The District's employees accumulate annual leave based on the number of years of continuous service. Upon termination of employment, employees can receive payment of accumulated annual leave, if certain criteria are met. The costs of vacation and personal leave benefits (compensated absences) are expended in the respective operating funds when payments are made to employees. The liability for all accrued vacation and personal leave benefits is generally recorded in the government-wide Statement of Net Position.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Encumbrances**

Encumbrances accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is not employed by the District because it is at present not necessary in order to assure effective budgetary control or to facilitate effective cash planning and control. All appropriations lapse at year-end.

**Management Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the District to make estimates and assumptions that affect the reported amounts of assets, liabilities, fund balances/net assets and disclosure of contingent assets and liabilities at September 30, 2019 and revenues and expenditures during the year ended September 30, 2019. Actual results could differ from those estimates.

**Fund Equity**

The District's assigned fund balances are a result of the District's Board approval. The District's intent is to maintain a minimum assigned fund balance level of two (2) months of prior year total expenditures. The assigned fund balance will serve as the District's operational reserve to carry the District's operations from October 1 through December 31 of the subsequent fiscal year. The Board's intent is also to hold assigned fund balance amounts for insurance deductibles and mandated projects. Any use or change of the assigned fund balance requires the District's Board approval.

In the governmental fund financial statements, restriction of fund balance indicates amounts that are limited for a specific purpose, are not appropriable for expenditure, or are legally segregated for a specific future use. Assignments of fund balance represent tentative management plans. Such assignments can be changed and/or amended by Board action. Unassigned fund balance indicates funds that are available for current expenditure.

**NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED**

**Interfund Transactions**

The District considers interfund receivables (due from other funds) and interfund liabilities (due to other funds) to be loan transactions to and from other funds to cover temporary (three months or less) cash needs. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing funds and as reduction of expenditures/expenses in the fund that is reimbursed.

**Subsequent Events**

Subsequent events have been evaluated through March 4, 2020, which is the date the financial statements were available to be issued.

**NOTE B - CASH AND INVESTMENTS**

At September 30, 2019, the District's cash and investments consisted of the following:

<u>Type</u>	<u>General Fund</u>
Unrestricted:	
Petty Cash	\$ 1,194
Depository Accounts	91,202
Assigned:	
Money Market Accounts	<u>242,729</u>
Total Cash and Investments	<u>\$ 335,125</u>

**Deposits**

The District's deposit policy allows deposits to be held in demand deposit, SBA or money market accounts. Deposits, at times during the year, exceeded FDIC insurance limits.

At September 30, 2019, the carrying amounts of the District's deposits were \$333,931 in the General Fund. The bank balances were \$359,014 in the General Fund. These deposits were entirely insured by federal depository insurance or by collateral pursuant to the Public Depository Security Act of the State of Florida (F.S. 280).

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**NOTES TO THE FINANCIAL STATEMENTS**  
**September 30, 2019**

**NOTE C - CAPITAL ASSETS ACTIVITY**

The following is a summary of changes in capital assets activity for the year ended September 30, 2019:

	Balance October 1 2018	Increase/ Additions	Decrease/ Retirements	Balance September 30 2019
Capital Assets				
Being Depreciated:				
Buildings	\$ 338,315	\$ 253,035	\$ -	\$ 591,350
Improvements other than buildings	2,111,644	19,455	-	2,131,099
Equipment and furniture	<u>333,446</u>	<u>17,176</u>	<u>-</u>	<u>350,622</u>
Total Capital Assets				
Being Depreciated	<u>2,783,405</u>	<u>289,666</u>	<u>-</u>	<u>3,073,071</u>
Less Accumulated Depreciation:				
Buildings	(198,561)	(16,322)	-	(214,883)
Improvements other than buildings	(1,033,619)	(15,532)	-	(1,049,151)
Equipment and furniture	<u>(154,975)</u>	<u>(67,942)</u>	<u>-</u>	<u>(222,917)</u>
Total Accumulated Depreciation	<u>(1,387,155)</u>	<u>(99,796)</u>	<u>-</u>	<u>(1,486,951)</u>
Total Capital Assets being				
Depreciated, Net	<u>1,396,250</u>	<u>189,870</u>	<u>-</u>	<u>1,586,120</u>
Capital Assets, Net	<u>\$ 1,396,250</u>	<u>\$ 189,870</u>	<u>\$ -</u>	1,586,120
			Related debt, net	<u>-</u>
			Net investment in capital assets	<u>\$ 1,586,120</u>

Depreciation expense of \$99,796 was not allocated among the District functions during the year ended September 30, 2019.

**NOTE D - ACCRUED COMPENSATED ABSENCES**

Employees of the District are entitled to annual leave and sick time based on length of service and job classification.

The following is a summary of accrued compensated absences for the year ended September 30, 2019:

	Balance October 1 2018	Additions	Retirements And Adjustments	Balance September 30 2019	Current Portion
Compensated Absences	\$ 4,861	\$ 2,967	\$ -	\$ 7,828	\$ -

**NOTE E - FUND BALANCE**

The District adheres to GASB 54. Implementation of GASB 54 was required for the fiscal year ended September 30, 2011. The intention of GASB 54 is to provide a more structured classification of fund balance and to improve the usefulness of fund balance reporting to the uses of the District's financial statements.

GASB 54 provides for two major types of fund balances, which are nonspendable and spendable. Nonspendable fund balances are balances that cannot be spent because they are either (a) not in spendable form; or (b) legally contractually required to be maintained intact.

GASB 54 has provided a hierarchy of spendable fund balances, based on a hierarchy of spending constraints.

The District's fund balance policy states the District's goal is to maintain general fund assigned balances of approximately \$200,000, which should be cash funded.

Nonspendable: A nonspendable fund balance of \$0 was created for prepaid expenditures. It represents the portion of the General Fund balance that is not available for expenditure because of advance payment of insurance premiums and other administrative costs.

Spendable: The District has classified the spendable fund balances as Restricted and Assigned within the General Fund and considered each to have been spent when expenditures are incurred.

**NOTE E - FUND BALANCE, CONTINUED**

Restricted: Amounts that can be spent only for the specific purposes stipulated by: (a) external resource providers; or (b) imposed by law through constitutional provisions or enabling legislation.

The District's policy is to apply expenditures against restricted fund balance and committed fund balance, in that order, under circumstances where a particular expenditure can be made from more than one fund classification.

Fund balances were categorized for the following purposes at September 30, 2019:

	<u>Amount</u>
Nonspendable - General Fund	\$ -
Assigned Fund Balances - General Fund:	
Insurance deductibles	80,000
Emergency and/or mandated projects	60,000
Operational cash flow	<u>100,000</u>
	<u>240,000</u>
Unassigned	<u>65,051</u>
	<u>\$ 305,051</u>

**NOTE F - ASSESSMENTS**

The District levies an annual assessment for operating and maintenance (O&M) used to fund the District's general operations (General Fund).

Assessments (non-ad valorem) are generally levied on November 1 of each year, after formal adoption of the District's budget. The fiscal year for which annual assessments may be levied begins on October 1, with discounts available for payments through the last day of February and become delinquent on April 1. If the taxes remain unpaid, tax certificates are then offered for sale to the general public. The billing and collection of all assessments are performed for the District by the Tax Collector for Hillsborough County. Assessments are recognized as revenue when levied to the extent that they result in current receivables.

**NOTE F - ASSESSMENTS, CONTINUED**

Key dates in the property tax cycle (latest date, where appropriate) are as follows:

- Prior to July 1           \* Assessment roll certified.
- On or before  
August 31               \* Assessment resolution approved.
- November 1             \* Assessment due and payable (levy date) with  
various discount provisions through March 31.
- April 1                 \* Assessment become delinquent.
- Prior to June 1         \* Assessment certificates sold by Hillsborough  
County.

The Board of Supervisors of the District, under Florida Statute 197.3632, levied non-ad valorem taxes on real property located within the District for the year ended September 30, 2019 as follows:

Tax revenue from this levy is used for the maintenance and operating costs of the District.

<u>Type of Property</u>	<u>Annual Assessment</u>
Single Family	\$ 1,120
Town Homes	\$ 1,120
Commercial (per Ac)	\$ 3,153

**NOTE G - CONTINGENCIES**

The District is involved from time to time in certain routine litigation, the substance of which, either as liabilities or recoveries, would not materially affect the financial position of the District. Although the final outcome of the lawsuits, assertions and claims or the exact amount of costs and/or potential recovery is not presently determinable, in the opinion of the District's legal counsel, the resolution of these matters will not have a materially adverse affect on the financial condition of the District. As a general policy, the District plans to contest any such matter.



**NOTE H - RISK MANAGEMENT**

The District is covered by Florida Statutes under Doctrine of Sovereign Immunity, which effectively limits the liability of individual claims to \$200,000/\$300,000 for all claims relating to the same incident.

The District maintains a commercial insurance policy that protects it against risks of losses related to torts; theft of, damage to, and destruction of assets; error and omissions; and natural disasters. Specifically, the District is third party insured in areas of property coverage, public officers liability, workmen's compensation, auto and general liability coverage. As of September 30, 2019, no claims exceeding coverage limits against the District have been made or asserted in any of the past three years. Management is not aware of any claims against the District as of September 30, 2019.

**REQUIRED SUPPLEMENTARY  
INFORMATION  
OTHER THAN MD&A**

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**SUMMARY STATEMENT**  
**Year Ended September 30, 2019**

	General Fund			
	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
<b>REVENUES</b>				
Assessments	\$ 900,657	\$ 906,537	\$ 910,174	\$ 3,637
Interest	1,450	1,450	1,516	66
Rental	1,900	1,900	1,172	(728)
Other misc. revenue	1,675	7,375	8,430	1,055
TOTAL, PRIOR TO CARRYFORWARD	905,682	917,262	921,292	4,030
PRIOR YEAR CARRYFORWARD (IN)	457,418	438,725	-	(438,725)
TOTAL REVENUES	1,363,100	1,355,987	921,292	(434,695)
<b>EXPENDITURES</b>				
Current				
General government				
Legislative				
Operating	14,535	14,535	13,851	684
Financial & admin				
Personnel	59,599	59,599	59,386	213
Operating	47,543	45,343	36,291	9,052
	107,142	104,942	95,677	9,265
	121,677	119,477	109,528	9,949
Public safety				
Operating	2,500	2,500	895	1,605
Culture & recreation				
Operating	56,195	56,195	47,023	9,172
Physical environment				
Personnel	190,951	190,951	184,899	6,052
Operating	209,060	221,560	422,955	(201,395)
	400,011	412,511	607,854	(195,343)
Capital outlay	325,299	504,336	289,666	214,670
Debt service				
Principal retirement	-	-	-	-
Interest costs	-	-	-	-
	-	-	-	-
TOTAL EXPENDITURES	905,682	1,095,019	1,054,966	40,053
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	457,418	260,968	(133,674)	(394,642)
PRIOR YEAR CARRYFORWARD (OUT)	(457,418)	(260,968)	-	260,968
TOTAL EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	\$ -	\$ -	(133,674)	\$ (133,674)
<b>FUND BALANCE - Beginning</b>			438,725	
<b>FUND BALANCE - Ending</b>			\$ 305,051	

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**DETAILED STATEMENT**  
**Year Ended September 30, 2019**

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
<b>REVENUES</b>				
Assessments				
O&M assessment				
Assessment gross	\$ 958,146	\$ 958,146	\$ 958,146	\$ -
Tax collector commission	(19,163)	(19,163)	(18,450)	713
Discounts	(38,326)	(38,326)	(36,249)	2,077
Tax collector interest	-	-	846	846
	900,657	900,657	904,293	3,636
Excess fees	-	5,880	5,881	1
	900,657	906,537	910,174	3,637
Interest	1,450	1,450	1,516	66
Rental	1,900	1,900	1,172	(728)
Other misc. revenue	1,675	7,375	8,430	1,055
<b>TOTAL OPERATIONAL REVENUES</b>	<b>905,682</b>	<b>917,262</b>	<b>921,292</b>	<b>4,030</b>
PRIOR YEAR CARRYFORWARD (IN)	457,418	438,725	-	(438,725)
<b>TOTAL REVENUES</b>	<b>1,363,100</b>	<b>1,355,987</b>	<b>921,292</b>	<b>(434,695)</b>
<b>EXPENDITURES</b>				
Current				
General government				
Legislative				
Operating				
Special district fees	175	175	175	-
Supervisor fees	12,000	12,000	12,000	-
Payroll taxes	1,460	1,460	1,002	458
Payroll service fees	900	900	674	226
	14,535	14,535	13,851	684
Financial & admin				
Personnel services				
District F&A employees				
District manager	51,334	51,334	51,334	-
Medical stipend	2,400	2,400	2,400	-
Payroll service charge	465	465	416	49
Payroll taxes	4,400	4,400	4,236	164
Performance stipend	1,000	1,000	1,000	-
	59,599	59,599	59,386	213

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**DETAILED STATEMENT, CONTINUED**  
**Year Ended September 30, 2019**

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
<b>EXPENDITURES, CONTINUED</b>				
Operating				
Accounting services	500	-	-	-
Auditing services	12,500	12,500	12,500	-
Banking & investment mgmt. fees	200	200		200
Dues licenses & fees	500	500	327	173
General insurance				
Crime	600	600	510	90
General liability	3,868	3,868	3,517	351
Public officials liability	3,179	3,179	2,890	289
Legal advertising	2,600	2,600	2,018	582
Local/other taxes	3,396	3,396	3,196	200
Office supplies	1,000	1,000	930	70
Postage	250	250	172	78
Printer supplies	2,000	2,000	2,298	(298)
Professional development	1,000	305	305	-
Technology services/upgrades	2,000	995	791	204
Telephone	3,100	3,100	3,237	(137)
Travel per diem	200	200	128	72
Website development & monitor	2,650	2,650	2,556	94
Legal counsel & professional fees	8,000	8,000	916	7,084
	<u>47,543</u>	<u>45,343</u>	<u>36,291</u>	<u>9,052</u>
	<u>107,142</u>	<u>104,942</u>	<u>95,677</u>	<u>9,265</u>
	<u>121,677</u>	<u>119,477</u>	<u>109,528</u>	<u>9,949</u>
Public Safety				
Operating				
Car maintenance & repairs	1,000	1,000	186	814
Car fuel	1,500	1,500	709	791
Other protection services	-	-	-	-
	<u>2,500</u>	<u>2,500</u>	<u>895</u>	<u>1,605</u>
SUBTOTAL CARRIED FORWARD	<u>124,177</u>	<u>121,977</u>	<u>110,423</u>	<u>11,554</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**DETAILED STATEMENT, CONTINUED**  
**Year Ended September 30, 2019**

	General Fund			
	Original Budget	Final Budget	Actual	Variance - Favorable (Unfavorable)
<b>EXPENDITURES, CONTINUED</b>				
SUBTOTAL BROUGHT FORWARD	\$ 124,177	\$ 121,977	\$ 110,423	\$ 11,554
Culture & Recreation				
Operating				
Auto liability	755	755	697	58
Bike/jogging trail maintenance	-	-	-	-
Club facility maintenance	5,000	5,000	2,641	2,359
Clubhouse supplies	2,300	2,300	1,209	1,091
Locks/keys	100	100	122	(22)
Dock maintenance	400	400	422	(22)
Nature Path/Trail Maintenance	1,800	1,800	-	1,800
Park facility maintenance	5,000	5,000	4,051	949
Parks & rec cell phones	1,700	1,700	1,359	341
Playground maintenance	2,000	2,000	68	1,932
Pool service/maintenance contract	19,600	19,600	18,300	1,300
Pool maintenance repairs	12,000	12,000	12,635	(635)
Pool snack vending items	300	300	345	(45)
Sec system monitoring contract	240	240	180	60
Security repairs	5,000	5,000	4,994	6
	<u>56,195</u>	<u>56,195</u>	<u>47,023</u>	<u>9,172</u>
Physical environment				
Personnel				
Employer workmen comp	9,000	9,000	6,719	2,281
Facilities monitor	34,570	34,570	34,570	-
Medical stipends	6,000	6,000	6,000	-
Payroll service charge	2,500	2,500	2,229	271
Payroll taxes - employer taxes	13,500	13,500	12,729	771
Performance stipend	2,600	2,600	2,600	-
Fulltime hybrid employee	25,459	25,459	23,674	1,785
Property maintenance part time	1,425	1,425	1,097	328
Property maintenance team lead	28,221	28,221	28,213	8
Property manager	61,776	61,776	61,553	223
Recreational assistants	5,900	5,900	5,515	385
	<u>190,951</u>	<u>190,951</u>	<u>184,899</u>	<u>6,052</u>
SUBTOTAL CARRIED FORWARD	<u>371,323</u>	<u>369,123</u>	<u>342,345</u>	<u>26,778</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**DETAILED STATEMENT, CONTINUED**  
**Year Ended September 30, 2019**

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
<b>EXPENDITURES, CONTINUED</b>				
SUBTOTAL BROUGHT FORWARD	\$ 371,323	\$ 369,123	\$ 342,345	\$ 26,778
Operating				
Entry & walls maintenance	2,000	2,000	29	1,971
Fountain in lake	3,000	3,000	1,443	1,557
Gas-truck	1,800	1,800	1,363	437
Gas-equip	400	400	257	143
Irrigation maintenance	8,000	10,000	10,595	(595)
Landscape maintenance	87,000	87,000	83,250	3,750
Truck maint - F250	1,000	3,500	3,442	58
Misc. landscape maintenance	9,500	8,500	7,059	1,441
Misc. landscape - temporary staff	3,000	-	-	-
Mulch	4,000	11,000	10,228	772
New plantings	6,000	6,000	6,590	(590)
Pond & stormwater maintenance contract	12,780	12,780	12,588	192
Property & casualty insurance	12,000	12,000	11,040	960
Sod replacement	4,000	4,000	768	3,232
Water drainage maintenance	900	900	900	-
Utilities				
Electric utility svc	38,800	38,800	34,661	4,139
Gas utility svc	4,000	4,000	2,992	1,008
Garbage/solid waste svc	2,880	2,880	1,810	1,070
Water/sewer svcs	8,000	8,000	4,954	3,046
	<u>209,060</u>	<u>216,560</u>	<u>193,969</u>	<u>22,591</u>
CIP projects & reserves expense	-	5,000	46,513	(41,513)
Unassigned CIP projects expense	-	-	182,473	(182,473)
	<u>209,060</u>	<u>221,560</u>	<u>422,955</u>	<u>(201,395)</u>
	<u>400,011</u>	<u>412,511</u>	<u>607,854</u>	<u>(195,343)</u>
SUBTOTAL CARRIED FORWARD	<u>580,383</u>	<u>590,683</u>	<u>765,300</u>	<u>(174,617)</u>

The accompanying notes are an integral part of this statement.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN**  
**FUND BALANCE - BUDGET AND ACTUAL - GENERAL FUND -**  
**DETAILED STATEMENT, CONTINUED**  
**Year Ended September 30, 2019**

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
<b>EXPENDITURES, CONTINUED</b>				
SUBTOTAL BROUGHT FORWARD	<u>580,383</u>	<u>590,683</u>	<u>765,300</u>	<u>(174,617)</u>
Capital Outlay				
Future CIP projects and reserves	325,299	325,299	289,666	35,633
Unassigned CIP projects	<u>-</u>	<u>179,037</u>	<u>-</u>	<u>179,037</u>
Total capital outlay	<u>325,299</u>	<u>504,336</u>	<u>289,666</u>	<u>214,670</u>
Debt Service				
Principal retirement	-	-	-	-
Interest costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>905,682</u>	<u>1,095,019</u>	<u>1,054,966</u>	<u>40,053</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>457,418</u>	<u>260,968</u>	<u>(133,674)</u>	<u>(394,642)</u>
PRIOR YEAR CARRYFORWARD (OUT)	<u>(457,418)</u>	<u>(260,968)</u>	<u>-</u>	<u>260,968</u>
TOTAL EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES AND OTHER FINANCING USES	<u>(457,418)</u>	<u>(260,968)</u>	<u>-</u>	<u>260,968</u>
FUND BALANCE, BEGINNING			<u>438,725</u>	
FUND BALANCE, ENDING			<u>\$ 305,051</u>	

The accompanying notes are an integral part of this statement.



## **ADDITIONAL REPORTS**



**TUSCAN**  
& Company, PA

**Certified Public Accountants & Consultants**

Affiliations

Florida Institute of Certified Public Accountants

American Institute of Certified Public Accountants

Private Companies Practice Section

Tax Division

**INDEPENDENT AUDITOR'S REPORT ON INTERNAL  
CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF BASIC  
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE  
WITH GOVERNMENT AUDITING STANDARDS**

Board of Supervisors  
Lake St. Charles Community Development District  
6801 Colonial Lake Drive  
Riverview, Florida 33578

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America, the basic financial statements of the governmental activities and each major fund of Lake St. Charles Community Development District (the "District") as of and for the year ended September 30, 2019, and the related notes to the financial statements which collectively comprise the District's basic financial statements as listed in the table of contents and have issued our report thereon dated March 4, 2020.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the basic financial statements will not be prevented or detected and

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corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

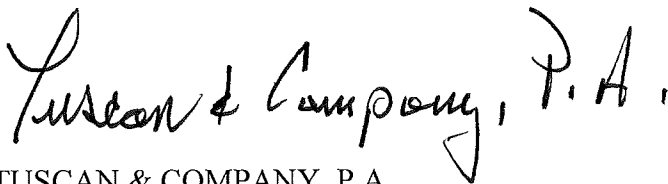
Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses, as defined previously. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Lake St. Charles Community Development District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

**Purpose of This Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



TUSCAN & COMPANY, P.A.  
Fort Myers, Florida  
March 4, 2020



**TUSCAN**  
& Company, PA

**Certified Public Accountants & Consultants**

Affiliations

Florida Institute of Certified Public Accountants

American Institute of Certified Public Accountants

Private Companies Practice Section

Tax Division

**INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

Board of Supervisors  
Lake St. Charles Community Development District  
6801 Colonial Lake Drive  
Riverview, Florida 33578

We have examined Lake St. Charles Community Development District's compliance with Section 218.415, Florida Statutes, regarding the investment of public funds during the year ended September 30, 2019. Management is responsible for Lake St. Charles Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Lake St. Charles Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Lake St. Charles Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Lake St. Charles Community Development District's compliance with specified requirements.

In our opinion, Lake St. Charles Community Development District complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2019.

This report is intended solely for the information and use of the Lake St. Charles Community Development District and the Auditor General, State of Florida, and is not intended to be and should not be used by anyone other than these specified parties.

TUSCAN & COMPANY, P.A.  
Fort Myers, Florida  
March 4, 2020

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**INDEPENDENT AUDITOR'S REPORT TO MANAGEMENT**

Board of Supervisors  
 Lake St. Charles Community Development District  
 6801 Colonial Lake Drive  
 Riverview, Florida 33578

We have audited the accompanying basic financial statements of Lake St. Charles Community Development District (the "District") as of and for the year ended September 30, 2019 and have issued our report thereon dated March 4, 2020.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States of America and Chapter 10.550, Rules of the Florida Auditor General. We have issued our Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the basic financial statements performed in accordance with Government Auditing Standards and Chapter 10.550, Rules of the Florida Auditor General. Disclosures in those reports, which are dated March 4, 2020, should be considered in conjunction with this report to management.

Additionally, our audit was conducted in accordance with Chapter 10.550, Rules of the Auditor General, which governs the conduct of local governmental entity audits performed in the State of Florida. This letter included the following information, which is not included in the aforementioned auditor's report:

- Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no prior comments reported.
- Section 10.554(1)(i)2., Rules of the Auditor General, requires that we address in the management letter any recommendations to improve financial management. No such recommendations were noted below to improve financial management.

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- Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address violations of provisions of contracts or grant agreements, or abuse, that have an effect on the financial statements that is less than material but more than inconsequential. In connection with our audit, we did not have any such findings.
- Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in the management letter, unless disclosed in the notes to the financial statements. The District discloses this information in the notes to the financial statements.
- Section 10.554(1)(i)5.a., Rules of the Auditor General, requires a statement be included as to whether or not the local government entity has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and identification of the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.
- Pursuant to Sections 10.554(1)(i)5.b. and 10.556(7), Rules of the Auditor General, we applied financial condition assessment procedures. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
- Pursuant to Section 10.554(1)(i)5.b.2, Rules of the Auditor General, if a deteriorating financial condition(s) is noted then a statement is so required along with the conditions causing the auditor to make such a conclusion. No such conditions were noted.
- Pursuant to Section 10.554(1)(i)5.c., Rules of the Auditor General, requires a statement indicating a failure, if any, of a component unit Special District to provide financial information necessary to a proper reporting of the component unit within the audited financial statements of this entity (F.S. Section 218.39(3)(b)). There are no known component special districts required to report within these financial statements.
- Section 10.556(10)(a), Rules of the Auditor General, requires that the scope of our audit to determine the District's compliance with the provisions of Section 218.415, Florida Statutes, regarding the investment of public funds. In connection with our audit, we determined that the District complied with Section 218.415, Florida Statutes as reported in our Independent Accountant's Report on Compliance with Section 218.415, Florida Statutes dated March 4, 2020, included herein.

**PRIOR YEAR COMMENTS:**

There were no financially significant prior year comments noted.

**CURRENT YEAR COMMENTS:**

There were no financially significant comments noted.

Pursuant to Chapter 119, Florida Statutes, this management letter is a public record and its distribution is not limited. Auditing standards generally accepted in the United States of America require us to indicate that this letter is intended solely for the information and use of the Board of Supervisors, management, the Auditor General of the State of Florida and other Federal and State agencies. This report is not intended to be and should not be used by anyone other than these specified parties.

*Tuscan & Company, P.A.*

TUSCAN & COMPANY, P.A.  
Fort Myers, Florida  
March 4, 2020

**EXHIBIT**





**Lake St. Charles Community Development District**  
**6801 Colonial Lake Drive · Riverview, FL 33578**  
(813) 741-9768 District Office · (813) 741-2101 Fax  
[districtmgr@lakestcharles.org](mailto:districtmgr@lakestcharles.org) District E-mail  
[www.lakestcharles.org](http://www.lakestcharles.org) District Website

Auditor General  
State of Florida  
111 West Monroe Street  
Tallahassee, FL 33299-1450

Re: Response to Management Letter – Fiscal Year 2018-2019

Dear Sir:

In response to the management letter contained in the independent audit by Tuscan & Company, PA for the Lake St. Charles Community Development Audit for Fiscal Year 2018-2019, we provide the following:

For prior year FY 2017-2018, there were no financially significant comments noted.

For the current year, there were no financially significant comments noted.

Sincerely yours,

Adriana Urbina, District Manager