

**LAKE ST. CHARLES COMMUNITY
DEVELOPMENT DISTRICT
BASIC FINANCIAL STATEMENTS
TOGETHER WITH ADDITIONAL REPORTS
YEAR ENDED
SEPTEMBER 30, 2024**

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HSC/Tuscan & Company, PA

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

INDEPENDENT AUDITOR'S REPORT

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

Opinions

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, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Summary of Opinions

<u>Opinion Unit</u>	<u>Type of Opinion</u>
Governmental Activities	Unmodified
General Fund	Unmodified

In our opinion, based on our audit, 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, 2024, 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.

Matter of Emphasis

Substantial Doubt About the District's Ability to Continue as a Going Concern

Over the course of the last two (2) fiscal years, the District has expended approximately \$197,000 or 40% of its fund balance.

The accompanying financial statements have been prepared assuming that the District will continue as a going concern. As discussed in our Report to Management Comment 2024-01 of these financial statements, the District operating costs have continued to increase and in an effort not to increase the annual assessment, routine maintenance of the District facilities has been deferred. In addition, the District incurred unexpected midge control costs and hurricane costs. As a result, fund balance was used to cover such costs. Now fund balance at September 30, 2024, is very low. This situation has made the District's financial condition to become tentative.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

INTEGRITY SERVICE EXPERIENCE

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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

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 - vi, 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 1 - Management's Response to Independent Auditor's Report to Management and Exhibit 2 - Florida Rules of the Auditor General - Rule 10.554(1)(i)7-9 Compliance - Unaudited are not a required part of the basic financial statements but are required by Government Auditing Standards and/or Rules of the Auditor General, Section 10.554(i), respectively. 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.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Section 218.415, Florida Statutes

In accordance with Section 218.415, Florida Statutes, we have also issued a report dated April 18, 2025, 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 April 18, 2025, 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.

HSC/Tuscan & Company, P.A.

HSC/TUSCAN & COMPANY, P.A.
Fort Myers, Florida
April 18, 2025

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

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

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 38.

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, 2024**

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 at that time and only used one fund since then and for the year ended September 30, 2024, 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, 2024**

GOVERNMENTAL ACTIVITIES FINANCIAL ANALYSIS

Summarized statements are presented in the table below:

Statements of Net Position

	2024	2023
Current and Other Assets	\$ 325,399	\$ 418,109
Capital Assets, Net	2,727,135	2,546,959
Total Assets	3,052,534	2,965,068
Current Liabilities	29,491	25,185
Long-Term Liabilities	14,815	20,215
Total Liabilities	44,306	45,400
Net Position:		
Net investment in Capital Assets	2,362,888	2,546,959
Restricted	-	-
Unrestricted	645,340	372,709
Total Net Position	\$ 3,008,228	\$ 2,919,668

The District had government-wide net position of \$3,008,228 as of September 30, 2024, an increase of \$88,560 over the previous year. Significant changes in the District's assets and liabilities during fiscal year 2024 include an increase in capital assets primarily due to additions of \$364,247 and depreciation expense of \$184,071.

The District had government-wide net position of \$2,919,668 as of September 30, 2023, an increase of \$595,343 over the previous year. Significant changes in the District's assets and liabilities during fiscal year 2023 include an increase in capital assets primarily due to additions of \$852,085 and depreciation expense of \$155,474.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

GOVERNMENTAL ACTIVITIES FINANCIAL ANALYSIS (CONTINUED)

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

Statements of Activities

	Years Ended September 30:	
	2024	2023
Revenues		
Non-ad valorem Assessments	\$ 1,221,739	\$ 1,220,159
Intergovernmental revenue	-	246,175
Investment Income	3,675	1,585
Miscellaneous Income	7,365	19,149
Total Revenue	1,232,779	1,487,068
 Expenses		
General Government	190,129	132,072
Public Safety	-	3,153
Culture and Recreation	125,454	59,832
Physical Environment	644,565	541,194
Depreciation Expense	184,071	155,474
	1,144,219	891,725
 Changes In Net Position	88,560	595,343
Net Position - Beginning of Year	2,919,668	2,324,325
 Net Position - End of Year	\$ 3,008,228	\$ 2,919,668

For the year ended September 30, 2024, the change in net position in the statement of activities above was \$88,560 as a result of no debt service, a decrease in intergovernmental revenue and an increase in repairs and maintenance expenses.

For the year ended September 30, 2023, the change in net position in the statement of activities above was \$595,343 as a result of no debt service, an increase in intergovernmental revenue and an increase in maintenance assessment.

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, 2024**

As of the end of the fiscal year ended September 30, 2024, the District's governmental fund (General Fund) reported an ending fund balance of \$295,908, a decrease of \$97,016 as compared to the total balance at September 30, 2023.

During fiscal year 2024, the District's fund balances had decreased by \$97,016. The primary reason for the unfavorable variation in the change in fund balance during the year ended September 30, 2024, was a decrease in intergovernmental income and an increase in repairs and maintenance expenses. The fund balance in the general fund at September 30, 2024 and 2023, was \$295,908 and \$392,924, respectively.

As of the end of the fiscal year ended September 30, 2023, the District's governmental fund (General Fund) reported an ending fund balance of \$392,924, a decrease of \$100,307 as compared to the total balance at September 30, 2022.

The primary reason for the unfavorable variation in the change in fund balance during the year ended September 30, 2023, was an increase in capital improvements of \$852,085. The fund balance in the general fund at September 30, 2022 and 2023 was \$493,231 and \$392,924, respectively.

CAPITAL ASSETS AND LONG-TERM DEBT

The District's capital assets, net of accumulated depreciation, for its governmental activities, respectively, of September 30, 2024 and 2023, were \$2,727,135 and \$2,546,959, 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, 2024 or 2023, except accrued compensated absences of \$14,815 and \$20,215, respectively.

BUDGET VARIANCE IN THE GENERAL FUND

There was one amendment to the budget for the general fund for the year ended September 30, 2024. The actual net change in budgetary fund balance for the general fund for the year ended September 30, 2024, was to adjust to the audited fund balance at September 30, 2023. The comparison of budget and actual results for the general fund can be found on pages 26-31. The only three significant differences between budgeted (final) and actual results were that the District received less grant revenue than budgeted, expended more on recreation facilities maintenance than budgeted and more on capital expenditures than budgeted.

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. However, the District has expended over 40% of its fund balance during the last two (2) fiscal years to cover operational costs, especially related to legal, repairs and maintenance and capital outlay. These issues substantially related to turnover in the staff and Board and prior year deferred maintenance.

**LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
MANAGEMENT'S DISCUSSION AND ANALYSIS
SEPTEMBER 30, 2024**

CURRENTLY KNOWN FACTS

During the year ended September 30, 2024, the District adopted its FY 25 budget. As part of its FY 25 budget the District resolved to assess its annual non-ad valorem maintenance assessments, consistent with FY 24, as follows:

Townhouses (Villas)	\$1,500
Single Family Homes	\$1,500
Commercial (per Acre)	\$4,225

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, 2024

	<u>Governmental Activities</u>
ASSETS	
Current assets:	
Cash and investments - unrestricted	\$ 325,399
Total current assets	<u>325,399</u>
Noncurrent assets:	
Capital assets:	
Construction in progress	-
Depreciable buildings, improvements, equipment and vehicles (net of \$2,173,967 accumulated depreciation)	<u>2,727,135</u>
Total noncurrent assets	<u>2,727,135</u>
TOTAL ASSETS	<u><u>3,052,534</u></u>
LIABILITIES	
Current liabilities:	
Accounts payable	23,290
Accrued expenses	5,770
Deposits	<u>431</u>
Total current liabilities	29,491
Noncurrent liabilities:	
Accrued compensated absences	14,815
Commitments and contingencies	<u>-</u>
TOTAL LIABILITIES	<u><u>44,306</u></u>
NET POSITION	
Net investment in capital assets	2,727,135
Unrestricted	<u>281,093</u>
TOTAL NET POSITION	<u><u>\$ 3,008,228</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, 2024

	<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>
EXPENSES						
Governmental activities						
Personnel services	\$ 92,942	\$ -	\$ -	\$ 229,350	\$ -	\$ 322,292
Operating	97,187	-	125,454	415,215	-	637,856
Depreciation	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>184,071</u>	<u>184,071</u>
Total expenses	<u>190,129</u>	<u>-</u>	<u>125,454</u>	<u>644,565</u>	<u>184,071</u>	<u>1,144,219</u>
PROGRAM REVENUES						
Rent and resident fees	<u>1,460</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,460</u>
Total program revenues	<u>1,460</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,460</u>
Net program income (expense)	\$ (188,669)	\$ -	\$ (125,454)	\$ (644,565)	\$ (184,071)	(1,142,759)
GENERAL REVENUES						
						1,221,739
Maintenance Assessments						-
Intergovernmental revenue						3,675
Interest earnings						-
Gain on disposition of capital assets						<u>5,905</u>
Miscellaneous						
						<u>1,231,319</u>
						88,560
						<u>2,919,668</u>
						<u>\$ 3,008,228</u>

The accompanying notes are an integral part of this statement.

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET - GOVERNMENTAL FUNDS
September 30, 2024

	General Fund	Total Governmental Funds
	<u> </u>	<u> </u>
ASSETS		
Cash and investments	\$ 325,399	\$ 325,399
TOTAL ASSETS	<u>\$ 325,399</u>	<u>\$ 325,399</u>
 LIABILITIES AND FUND BALANCE		
LIABILITIES		
Accounts payable	\$ 23,290	\$ 23,290
Accrued expenses	5,770	5,770
Deposits	<u>431</u>	<u>431</u>
TOTAL LIABILITIES	<u>29,491</u>	<u>29,491</u>
 FUND BALANCE		
Nonspendable	-	-
General fund:		
Assigned for insurance deductibles	80,000	80,000
Assigned for emergency and/or mandated projects	70,000	70,000
Assigned for operational cash flow	124,000	124,000
Unassigned	<u>21,908</u>	<u>21,908</u>
TOTAL FUND BALANCE	<u>295,908</u>	<u>295,908</u>
TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 325,399</u>	<u>\$ 325,399</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, 2024**

	<u>Amount</u>
Total fund balance for governmental funds	\$ 295,908
<p>Amounts reported for governmental activities in the Statement of Net Position are different because:</p>	
<p>Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental fund.</p>	
<p>Capital assets not being depreciated:</p>	
Land	-
Construction in progress	-
	<u>-</u>
<p>Governmental capital assets being depreciated:</p>	
Buildings, improvements, equipment and vehicles	4,901,102
Less: accumulated depreciation	<u>(2,173,967)</u>
	2,727,135
<p>Other assets used in governmental activities are not financial resources and, therefore, are not reported in the governmental funds.</p>	
<p>Long-term liabilities are not due and payable in the current period and, therefore, are not reported in the governmental fund.</p>	
Less: Accrued Compensated absences	<u>(14,815)</u>
	<u>(14,815)</u>
Total net position of governmental activities	<u>\$ 3,008,228</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, 2024

	General Fund	Total Governmental Funds
	<u> </u>	<u> </u>
REVENUES		
Non-ad valorem assessments	\$ 1,221,739	\$ 1,221,739
Intergovernmental revenue	-	-
Interest	3,675	3,675
Rental	1,460	1,460
Other misc. revenue	5,905	5,905
	<u>1,232,779</u>	<u>1,232,779</u>
TOTAL REVENUES		
EXPENDITURES		
Current		
General government		
Legislative		
Personnel	15,197	15,197
Operating expenditures	175	175
	<u>15,372</u>	<u>15,372</u>
Financial & Admin		
Personnel services	77,745	77,745
Operating expenditures	97,012	97,012
	<u>174,757</u>	<u>174,757</u>
	<u>190,129</u>	<u>190,129</u>
Public safety		
Operating expenditures	-	-
Culture & recreation		
Operating expenditures	125,454	125,454
Physical environment		
Personnel services	234,750	234,750
Operating expenditures	415,215	415,215
	<u>649,965</u>	<u>649,965</u>
Capital outlay	364,247	364,247
Debt Service		
Principal	-	-
Interest	-	-
	<u>-</u>	<u>-</u>
	<u>-</u>	<u>-</u>
TOTAL EXPENDITURES	<u>1,329,795</u>	<u>1,329,795</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>(97,016)</u>	<u>(97,016)</u>
OTHER FINANCING SOURCES		
Proceeds from disposition of capital assets	-	-
TOTAL OTHER FINANCING SOURCES	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	<u>(97,016)</u>	<u>(97,016)</u>
FUND BALANCE, Beginning	<u>392,924</u>	<u>392,924</u>
FUND BALANCE, Ending	<u>\$ 295,908</u>	<u>\$ 295,908</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, 2024

	<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.	\$ (97,016)
<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	364,247
Less: current year depreciation	(184,071)
Less: proceeds from disposition of capital assets	-
Plus: gain on disposition of capital assets	-
	180,176
<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	5,400
Increase in net position of governmental activities	\$ 88,560

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, 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. The land, lakes and park land were donated by the developer at the time of the establishment of the District and, therefore, was not valued or recorded by the District because no reasonable estimate was determinable. The District capitalized buildings and other improvements such as pool resurfacing, repaving, and fencing. Roads and sidewalks were all dedicated to the County and, therefore, not recorded by the District. 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	3-40
Improvements other than buildings	5-40
Equipment (including vehicles)	5-20

Leases

During the year ended September 30, 2022, the District adopted GASB Statement No. 87 - Leases (GASB 87). This Statement required the recognition of certain lease assets and liabilities in the Statement of Net Position for leases that previously were classified as operating leases. The District, however, determined its current office equipment lease agreements to be immaterial, and did not meet the recording criteria of GASB 87 at September 30, 2024.

GASB 94: Public-Private and Public-Public Partnerships and Availability Payment Arrangements

In March 2020, the GASB issued Statement No. 94 (*Public-Private and Public-Public Partnerships and Availability Arrangements*) to bring a uniform guidance on how to report public-private and public-public partnership arrangements, will recognize receivables for installment payments, deferred inflows of resources, and, when applicable, capital assets. Operators will recognize liabilities for installment payments and intangible right-to-use assets, and when applicable, deferred outflows of resources and liabilities for assets being transferred.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

**GASB 94: Public-Private and Public-Public Partnerships and Availability
Payment Arrangements, continued**

This Statement also provides guidance for accounting and financial reporting for availability payment arrangement in which a government compensates an operator for services such as designing, constructing, financing, maintaining, or operating an underlying asset for a period of time in an exchange or exchange-like transaction. The provisions of this Statement are effective for the District's financial statements for the year ended September 30, 2023. The District, however, had no arrangements that met this Statement's reporting criteria at September 30, 2024.

GASB 96: Subscription-Based Information Technology Arrangements (SBITAs)

In May 2020, the GASB issued Statement No. 96 (*Subscription-Based Information Technology Arrangements (SBITAs)*), which defined the SBITAs and provides accounting and financial reporting for SBITAs by governments. This Statement requires a government to recognize a subscription liability and an intangible right-to-use subscription asset for the SBITAs. The provisions of this Statement are effective for the District's financial statements for the year ended September 30, 2023. The District had no arrangements that met this Statement's reporting criteria at September 30, 2024.

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.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

Budgets and Budgetary Accounting, continued

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, 2024, which decreased the total budget by \$100,307.

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.

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 year end and revenues and expenditures during the year ended September 30, 2024. Actual results could differ from those estimates.

NOTE A - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES, CONTINUED

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.

Subsequent Events

Subsequent events have been evaluated through April 18, 2025, which is the date the financial statements were available to be issued.

NOTE B - CASH AND INVESTMENTS

At September 30, 2024, the District's cash and investments consisted of the following:

<u>Type</u>	<u>General Fund</u>
Unrestricted:	
Petty Cash	\$ 1,956
Depository Accounts	63,954
Assigned:	
Money Market Accounts	<u>259,489</u>
Total Cash and Investments	<u>\$ 325,399</u>

Deposits

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

NOTE B - CASH AND INVESTMENTS CONTINUED

Deposits, continued

At September 30, 2024, the carrying amounts of the District's deposits were \$323,443 in the General Fund. The bank balances were \$330,659 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).

The District's fund balance policy states the District will assign fund balance of at least \$254,000 and cash fund the assigned fund balance by at least \$254,000.

NOTE C - CAPITAL ASSETS ACTIVITY

The following is a summary of changes in capital assets activity for the year ended September 30, 2024:

	Balance October 1 2023	Increase/ Additions	Decrease/ Retirements	Balance September 30 2024
Capital Assets				
Being Depreciated:				
Buildings	\$ 611,978	\$ -	\$ -	\$ 611,978
Improvements other than buildings	3,559,881	364,247	-	3,924,128
Equipment and furniture	<u>364,996</u>	<u>-</u>	<u>-</u>	<u>364,996</u>
Total Capital Assets				
Being Depreciated	<u>4,536,855</u>	<u>364,247</u>	<u>-</u>	<u>4,901,102</u>
Less Accumulated Depreciation:				
Buildings	(301,626)	(22,517)	-	(324,143)
Improvements other than buildings	(1,468,133)	(138,202)	-	(1,606,335)
Equipment and furniture	<u>(220,137)</u>	<u>(23,352)</u>	<u>-</u>	<u>(243,489)</u>
Total Accumulated Depreciation	<u>(1,989,896)</u>	<u>(184,071)</u>	<u>-</u>	<u>(2,173,967)</u>
Total Capital Assets being				
Depreciated, Net	<u>2,546,959</u>	<u>180,176</u>	<u>-</u>	<u>2,727,135</u>
Capital Assets, Net	<u>\$ 2,546,959</u>	<u>\$ 180,176</u>	<u>\$ -</u>	<u>2,727,135</u>
			Related debt, net	<u>-</u>
			Net investment in capital assets	<u>\$ 2,727,135</u>

Depreciation expense of \$184,071 was not allocated among the District functions during the year ended September 30, 2024.

During the year ended September 30, 2024, the District did not have any disposals.

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, 2024:

	Balance October 1 2023	Additions	Retirements And Adjustments	Balance September 30 2024	Current Portion
Compensated Absences	\$ 20,215	\$ -	\$ (5,400)	\$ 14,815	\$ -

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 established by resolution states the District's goal is to maintain general fund assigned balances of approximately \$254,000, 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, 2024:

	<u>Amount</u>
Nonspendable - General Fund	\$ -
Assigned Fund Balances - General Fund:	
Insurance deductibles	80,000
Emergency and/or mandated projects	70,000
Operational cash flow	<u>124,000</u>
	<u>274,000</u>
Unassigned	<u>21,908</u>
	<u>\$ 295,908</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 assessment tax cycle (latest date, where appropriate) are as follows:

- Prior to June 16 * The proposed budget must be submitted to the Board.
- On or before * Assessment roll certified.
- August 31 * Assessment resolution approved.
- November 1 * Assessment due and payable (levy date) with various discount provisions through March 31.
- April 1 * Assessment becomes delinquent.
- Prior to June 1 * Assessment certificates sold by Hillsborough County.

The Board of Supervisors of the District, under Florida Statute Chapter 197.3632, levied non-ad valorem taxes on real property located within the District for the year ended September 30, 2024 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	\$ 1,500
Town Homes (Villas)	\$ 1,500
Commercial (per Acre)	\$ 4,225

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 officials liability, workmen's compensation, auto and general liability coverage. As of September 30, 2024, 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, 2024.

NOTE I - COMMITMENTS

During the year ended September 30, 2024, the District adopted its FY25 budget. As part of its FY 25 budget, the District resolved to assess its annual non-ad valorem assessments as follows:

Townhouses (Villas)	\$	1,500
Single Family Homes	\$	1,500
Commercial (per Acre)	\$	4,225

**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, 2024

	General Fund			
	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
REVENUES				
Assessments	\$ 1,206,262	\$ 1,206,262	\$ 1,221,739	\$ 15,477
Intergovernmental revenue	46,108	46,108	-	(46,108)
Interest	180	180	3,675	3,495
Rental	1,500	1,500	1,460	(40)
Other misc. revenue	1,675	1,675	5,905	4,230
TOTAL, PRIOR TO CARRYFORWARD	1,255,725	1,255,725	1,232,779	(22,946)
PRIOR YEAR CARRYFORWARD (IN)	493,231	392,924	-	(392,924)
TOTAL REVENUES	1,748,956	1,648,649	1,232,779	(415,870)
EXPENDITURES				
Current				
General government				
Legislative				
Personnel	14,360	14,360	15,197	(837)
Operating	175	175	175	-
	14,535	14,535	15,372	(837)
Financial & admin				
Personnel	76,495	92,241	77,745	14,496
Operating	53,548	100,130	97,012	3,118
	130,043	192,371	174,757	17,614
	144,578	206,906	190,129	16,777
Public safety				
Operating	1,000	2,000	-	2,000
Culture & recreation				
Operating	66,801	74,413	125,454	(51,041)
Physical environment				
Personnel	258,309	255,309	234,750	20,559
Operating	362,601	414,250	415,215	(965)
	620,910	669,559	649,965	19,594
Capital outlay	422,436	302,847	364,247	(61,400)
Debt service				
Principal retirement	-	-	-	-
Interest costs	-	-	-	-
	-	-	-	-
TOTAL	1,255,725	1,255,725	1,329,795	(74,070)
PRIOR YEAR CARRYFORWARD	493,231	392,924	-	392,924
TOTAL EXPENDITURES	1,748,956	1,648,649	1,329,795	318,854
EXCESS OF REVENUES				
OVER (UNDER) EXPENDITURES	-	-	(97,016)	(97,016)
OTHER FINANCING SOURCES				
Proceeds from disposition of capital assets	-	-	-	-
TOTAL OTHER FINANCING SOURCES	-	-	-	-
EXCESS OF REVENUES AND				
OTHER FINANCING SOURCES				
OVER (UNDER) EXPENDITURES	\$ -	\$ -	(97,016)	\$ (97,016)
FUND BALANCE - Beginning			392,924	
FUND BALANCE - Ending			\$ 295,908	

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, 2024

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
REVENUES				
Assessments				
O&M assessment				
Assessment gross	\$ 1,283,257	\$ 1,283,257	\$ 1,283,257	\$ -
Tax collector commission	(25,665)	(25,665)	(24,703)	962
Discounts	(51,330)	(51,330)	(48,845)	2,485
Tax collector interest	-	-	2,223	2,223
	<u>1,206,262</u>	<u>1,206,262</u>	<u>1,211,932</u>	<u>5,670</u>
Excess fees	-	-	9,807	9,807
	<u>1,206,262</u>	<u>1,206,262</u>	<u>1,221,739</u>	<u>15,477</u>
Intergovernmental revenue	46,108	46,108	-	(46,108)
Interest	180	180	3,675	3,495
Rental	1,500	1,500	1,460	(40)
Other misc. revenue	1,675	1,675	5,905	4,230
TOTAL OPERATIONAL REVENUES	<u>1,255,725</u>	<u>1,255,725</u>	<u>1,232,779</u>	<u>(22,946)</u>
PRIOR YEAR CARRYFORWARD (IN)	<u>493,231</u>	<u>392,924</u>	<u>-</u>	<u>(392,924)</u>
TOTAL REVENUES	<u>1,748,956</u>	<u>1,648,649</u>	<u>1,232,779</u>	<u>(415,870)</u>
EXPENDITURES				
Current				
General government				
Legislative				
Personnel				
Supervisor fees	12,000	12,000	12,800	(800)
Payroll taxes	1,460	1,460	1,069	391
Payroll service fees	900	900	1,328	(428)
	<u>14,360</u>	<u>14,360</u>	<u>15,197</u>	<u>(837)</u>
Operating				
Special district fees	175	175	175	-
	<u>14,535</u>	<u>14,535</u>	<u>15,372</u>	<u>(837)</u>
Financial & admin				
Personnel services				
District F&A employees				
District manager	69,230	69,230	69,222	8
District admin asst	-	15,746	-	15,746
Medical stipend	2,400	2,400	2,400	-
Payroll service charge	465	465	595	(130)
Payroll taxes	4,400	4,400	5,528	(1,128)
	<u>76,495</u>	<u>92,241</u>	<u>77,745</u>	<u>14,496</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, 2024

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
EXPENDITURES, CONTINUED				
Operating				
Accounting services	500	500	-	500
Auditing services	14,000	14,000	14,000	-
Banking & investment mgmt. fees	200	200	3	197
Dues licenses & fees	500	500	439	61
General insurance				
Crime	660	651	651	-
General liability	4,422	4,358	4,358	-
Public officials liability	3,633	3,581	3,581	-
Legal advertising	3,000	3,000	1,946	1,054
Local/other taxes	3,933	3,933	-	3,933
Office supplies	1,000	1,000	1,579	(579)
Postage	250	250	195	55
Printer supplies	2,000	2,900	3,089	(189)
Professional development	1,000	1,000	925	75
Technology services/upgrades	5,000	5,000	4,599	401
Telephone	3,600	3,600	4,276	(676)
Travel per diem	200	2,000	721	1,279
Website development & monitor	2,650	3,657	3,657	-
Legal counsel & professional fees	7,000	50,000	52,993	(2,993)
	<u>53,548</u>	<u>100,130</u>	<u>97,012</u>	<u>3,118</u>
	<u>130,043</u>	<u>192,371</u>	<u>174,757</u>	<u>17,614</u>
	<u>144,578</u>	<u>206,906</u>	<u>190,129</u>	<u>16,777</u>
Public Safety				
Operating				
Car fuel	1,000	2,000	-	2,000
	<u>1,000</u>	<u>2,000</u>	<u>-</u>	<u>2,000</u>
SUBTOTAL CARRIED FORWARD	<u>145,578</u>	<u>208,906</u>	<u>190,129</u>	<u>18,777</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, 2024

	General Fund			
	Original Budget	Final Budget	Actual	Variance - Favorable (Unfavorable)
EXPENDITURES, CONTINUED				
SUBTOTAL BROUGHT FORWARD	\$ 145,578	\$ 208,906	\$ 190,129	\$ 18,777
Culture & Recreation				
Operating				
Auto liability insurance	901	1,013	1,013	-
Club facility maintenance	5,000	10,000	42,882	(32,882)
Clubhouse supplies	2,300	2,300	4,049	(1,749)
Locks/keys	100	100	-	100
Dock maintenance	400	400	-	400
Nature path/trail maintenance	4,225	4,225	7,194	(2,969)
Park facility maintenance	7,000	8,500	8,248	252
Parks & rec cell phones	2,500	2,500	1,853	647
Playground maintenance	2,000	3,000	20,918	(17,918)
Pool service/maintenance contract	24,675	24,675	23,100	1,575
Pool maintenance repairs	12,000	12,000	12,751	(751)
Pool snack vending items	300	300	462	(162)
Sec system monitoring contract	400	400	206	194
Security repairs	5,000	5,000	2,778	2,222
	<u>66,801</u>	<u>74,413</u>	<u>125,454</u>	<u>(51,041)</u>
Physical environment				
Personnel				
Employer workmen comp	9,360	9,360	5,845	3,515
Facilities monitor	48,119	62,000	61,446	554
Medical stipends	6,000	6,000	5,100	900
Payroll service charge	2,500	2,500	3,765	(1,265)
Payroll taxes - employer taxes	16,500	16,500	16,353	147
Clubhouse Staff	-	-	14,373	(14,373)
Full time maintenance employee	36,067	36,067	29,847	6,220
Property maintenance part time	1,658	1,658	2,897	(1,239)
Property maintenance team lead	42,708	42,708	42,705	3
Property manager	69,230	55,349	42,757	12,592
Misc. landscape - temp staff	3,000	-	-	-
Grant management	12,167	12,167	-	12,167
Recreational assistants	11,000	11,000	9,662	1,338
	<u>258,309</u>	<u>255,309</u>	<u>234,750</u>	<u>20,559</u>
SUBTOTAL CARRIED FORWARD	<u>470,688</u>	<u>538,628</u>	<u>550,333</u>	<u>(11,705)</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, 2024

	General Fund			
	Original Budget	Final Budget	Actual	Variance - Favorable (Unfavorable)
EXPENDITURES, CONTINUED				
SUBTOTAL BROUGHT FORWARD	\$ 470,688	\$ 538,628	\$ 550,333	\$ (11,705)
Operating				
Entry & walls maintenance	2,000	2,000	254	1,746
Fountain in lake	3,000	4,500	4,438	62
Fountain maintenance # 21	580	580	568	12
Gas-equip	400	400	559	(159)
Gas-truck	1,800	1,800	1,681	119
Irrigation maintenance	15,800	10,000	12,028	(2,028)
Lake # 27 aeration maintenance	2,500	2,500	2,452	48
Lake buoy monitoring	3,450	3,450	-	3,450
Lake buoy maintenance	5,000	5,000	-	5,000
Landscape maintenance	137,400	173,100	172,119	981
Truck maint - F250	3,000	7,000	6,269	731
Misc. landscape maintenance	16,762	23,000	52,613	(29,613)
Lake water quality and pond area	33,941	33,941	25,171	8,770
Mulch	10,500	13,500	11,536	1,964
New plantings	8,000	8,000	8,559	(559)
Pond & stormwater maintenance contract	16,319	16,319	16,024	295
Pond #9, 22, 23, & 24 aeration maintenance	1,501	1,501	1,471	30
Property & casualty insurance	18,685	25,696	25,696	-
Sod replacement	4,000	4,000	4,776	(776)
Mitigation maintenance contract	1,063	1,063	652	411
Midge survey	1,500	1,500	-	1,500
Utilities				
Electric utility svcs	55,000	55,000	53,616	1,384
Gas utility svcs	5,600	5,600	4,636	964
Garbage/solid waste svcs	5,000	5,000	4,253	747
Water/sewer svcs	9,800	9,800	5,844	3,956
	<u>362,601</u>	<u>414,250</u>	<u>415,215</u>	<u>(965)</u>
	<u>620,910</u>	<u>669,559</u>	<u>649,965</u>	<u>19,594</u>
SUBTOTAL CARRIED FORWARD	<u>833,289</u>	<u>952,878</u>	<u>965,548</u>	<u>(12,670)</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, 2024

	General Fund			Variance - Favorable (Unfavorable)
	Original Budget	Final Budget	Actual	
EXPENDITURES, CONTINUED				
SUBTOTAL BROUGHT FORWARD	<u>833,289</u>	<u>952,878</u>	<u>965,548</u>	<u>(12,670)</u>
Capital Outlay				
Future CIP projects and reserves	422,436	302,847	364,247	(61,400)
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total capital outlay	<u>422,436</u>	<u>302,847</u>	<u>364,247</u>	<u>(61,400)</u>
Debt Service				
Principal retirement	-	-	-	-
Interest costs	-	-	-	-
	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
PRIOR YEAR CARRYFORWARD	<u>493,231</u>	<u>392,924</u>	<u>-</u>	<u>392,924</u>
TOTAL EXPENDITURES	<u>1,748,956</u>	<u>1,648,649</u>	<u>1,329,795</u>	<u>318,854</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	<u>-</u>	<u>-</u>	<u>(97,016)</u>	<u>(97,016)</u>
OTHER FINANCING SOURCES				
Proceeds from disposition of capital assets	-	-	-	-
TOTAL OTHER FINANCING SOURCES	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	<u>\$ -</u>	<u>\$ -</u>	<u>(97,016)</u>	<u>\$ (97,016)</u>
FUND BALANCE, BEGINNING			<u>392,924</u>	
FUND BALANCE, ENDING			<u>\$ 295,908</u>	

The accompanying notes are an integral part of this statement.

ADDITIONAL REPORTS

**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, 2024, 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 April 18, 2025.

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) as a basis for designing 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

INTEGRITY SERVICE EXPERIENCE

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.

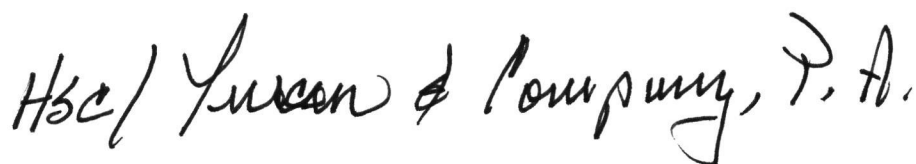
We did, however, note certain other matters that we have reported in our Independent Auditor's Report to Management dated April 18, 2025.

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 financial statements. 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.

A handwritten signature in black ink that reads "HSC/Tuscan & Company, P.A." The signature is written in a cursive, flowing style.

HSC/TUSCAN & COMPANY, P.A.
Fort Myers, Florida
April 18, 2025

HSC/Tuscan & Company, PA

CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS

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

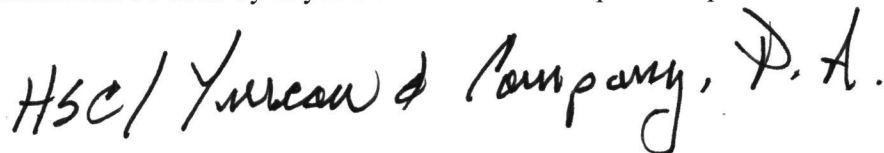
Board of Supervisors
Lake St. Charles Community Development District
6801 Colonial Lake Drive
Riverview, Florida 33578

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, 2024. 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, 2024.

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.



HSC/TUSCAN & COMPANY, P.A.
Fort Myers, Florida
April 18, 2025

INTEGRITY SERVICE EXPERIENCE

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, 2024, and have issued our report thereon dated April 18, 2025.

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 April 18, 2025, 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. The unresolved financially significant prior year comments are repeated below.
- 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. Such recommendations were noted below to improve financial management.

INTEGRITY SERVICE EXPERIENCE

- Section 10.554(1)(i)3., Rules of the Auditor General, requires that we address noncompliance with 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 have 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. In connection with our audit, we determined that the District did meet certain of the criteria of a deteriorating financial condition described in Auditor General Rule Section 10.554(1)(i)(5).a.
- 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. Such conditions were noted in our Report to Management as a Matter of Emphasis in our Opinion.
- 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.
- Pursuant to Section 10.554(1)(i)7, Rules of the Auditor General, requires disclosure of certain unaudited data. See Exhibit 2.
- Pursuant to Section 10.554(1)(i)8, Rules of the Auditor General, requires an independent special district that imposes ad valorem taxes to disclose certain related unaudited data. See Exhibit 2.
- Pursuant to Section 10.554(1)9, Rules of the Auditor General, requires an independent special district that imposes a non-ad valorem special assessment to disclose certain unaudited data. See Exhibit 2.

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 April 18, 2025, included herein.

PRIOR YEAR COMMENTS:

2023-01 New Internal Controls Should be Implemented After the Departure of the Property Manager

In light of the fact that the administrative team is small in number and, at this point, related, we recommend, for their protection and that of the District, the Board sign all checks, approve all wires (EFT), and add controls over cash receipts. We recommend monthly bank statements be submitted to a Board member unopened for review and signature before bank reconciliation is performed.

FY 2024 Addendum

We continue to recommend the corrective action noted above.

2023-02 Uncleared Bank Account Items Should be Investigated and Properly Disposed

During the audit, we noted 3 items outstanding in the operating cash account over 12 months old.

We recommend that the District investigate these items and properly dispose of them.

FY 2024 Addendum

We continue to recommend investigation the reconciliation issues and properly resolving them.

CURRENT YEAR COMMENTS:

2024-01 Fund Balance Should be Monitored

Over the prior two fiscal years, the District has expended approximately \$197,000 or 40% of its fund balance. At September 30, 2024, the District had fund balance of approximately \$296,000 of which \$274,000 was assigned.

The District has had to recently expend significant resources on repairs and maintenance for its facilities as well as hurricane related costs. At the same time revenue was not increased. As such, the District expended fund balance to cover these costs. This had resulted in indications of a deteriorating financial condition.

We recommend the Board consider an increase in income since the need for expenditures is uncertain given the age of assets and unresolved permit issues.

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.

HSC/Tuscan & Company, P.A.

HSC/TUSCAN & COMPANY, P.A.
Fort Myers, Florida
April 18, 2025

EXHIBIT 1

Auditor General
State of Florida
111 West Monroe Street
Tallahassee, FL 332999-1450

Re: Response to Management Letter – Fiscal Year 2023-2024

In response to the Independent Auditor's Report to Management letter contained in the independent audit by HSC/Tuscan & Company, PA for the Lake St. Charles Community Development District Audit for Fiscal Year 2023-2024, we provide the following:

For prior year FY 2022- 2023, there were two financially significant comments noted.

2023-01 New Internal Controls Should be Implemented After the Departure of the Property Manager.

The District has resolved to contract with a third-party district management company effective July 1, 2025 to include operations, management and accounting functions. As such, the Board will work with this company to establish proper internal controls. Existing staff was given 30 days' notice and will complete their employment effective June 30, 2025,

2022-02 Uncleared Bank Account Items Should be Investigated and Properly Disposed.


The District has elected to contract with a third-party district management company, effective July 1, 2025, including operations, management and accounting functions. As such, the Board will work with this company to rectify this situation.

For the current year, the following comment was noted.

2024-01 Fund Balance Should be Monitored.

The Board understands the fund balance is too low. As a result of the decision to move to a third-party district management company, the District should realize improved savings in payroll and related costs over the next 12 months. The Board is committed to monitoring expenditures along with the management company and will consider all options including an increase in the annual maintenance assessment should the need arise.

Submitted by,



John Marshall, District Treasurer

EXHIBIT 2

**UNAUDITED
COMPLIANCE WITH REPORTING REQUIRED BY:**

Auditor General Rule 10.554(1)(i)7

For a dependent special district or an independent special district, or a local government entity that includes the information of a dependent special district as provided in Section 218.39(3)(a), Florida Statutes, the following specific information provided by management (with explanatory verbiage that the auditor provides no assurance on the information):

- a. The total number of district employees compensated in the last pay period of the district's fiscal year being reported (see information required in Section 218.32(1)(e)2.a., Florida Statutes). 12 regular employees, including 7 elected supervisors
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the district's fiscal year being reported (see information required in Section 218.32(1)(e)2.b., Florida Statutes). 0
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency (see information required in Section 218.32(1)(e)2.c., Florida Statutes). (Total wage compensation for the fiscal year being audited)
\$ 293,209
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency (see information required in Section 218.32(1)(e)2.d., Florida Statutes). (Amounts paid that would be reported on a Form 1099 for FYE) \$0
- e. Each construction project with a total cost of at least \$65,000 approved by the district that was scheduled to begin on or after October 1 of the fiscal year being reported, together with the total expenditures for such project (see information required in Section 218.32(1)(e)2.e., Florida Statutes). N/A
- f. A budget variance report based on the budget adopted under section 189.016(4), Florida Statutes, before the beginning of the fiscal year reported if the district amends a final adopted budget under Section 189.016(6), Florida Statutes (see information required in Section 218.32(1)(e)3., Florida Statutes). If there were amendments then include budget variance (original budget vs. actual at FYE). See attached page 3.

Auditor General Rule 10.554(1)(i)8

For an independent special district that imposes ad valorem taxes, the following specific information provided by management (with explanatory verbiage that the auditor provides no assurance on the information): (see information required in Section 218.32(1)(e)4., Florida Statutes).

- a. The millage rate or rates imposed by the district. N/A
- b. The current year gross amount of ad valorem taxes collected by or on behalf of the district. N/A
- c. The total amount of outstanding bonds issued by the district and terms of such bonds. N/A

Auditor General Rule 10.554(1)(i)9

For an independent special district that imposes non-ad valorem special assessments, the following specific information provided by management (with explanatory verbiage that the auditor provides no assurance on the information): (see information required in Section 218.32(1)(e)5., Florida Statutes).

- a. The rate or rates of such assessment imposed by the district. N/A
Town Homes (Villas) and Single Family Homes - \$1,500
Commercial - \$4,225 per acre
- b. The total amount of special assessments (gross) collected by or on behalf of the district. \$1,232,779
- c. The total amount of outstanding bonds issued by the district and the terms of such bonds. N/A

LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
ORIGINAL BUDGET vs. ACTUAL COMPARISON REPORT - UNAUDITED -
GENERAL FUND
Year Ended September 30, 2024

	General Fund		
	Original Budget	Actual	Variance Favorable (Unfavorable)
REVENUES			
Assessments	\$ 1,206,262	\$ 1,221,739	\$ 15,477
Intergovernmental revenue	46,108	-	(46,108)
Interest	180	3,675	3,495
Rental	1,500	1,460	(40)
Other misc. revenue	1,675	5,905	4,230
TOTAL, PRIOR TO CARRYFORWARD	1,255,725	1,232,779	(22,946)
PRIOR YEAR CARRYFORWARD (IN)	493,231	-	(493,231)
TOTAL REVENUES	1,748,956	1,232,779	(516,177)
EXPENDITURES			
Current			
General government			
Legislative			
Personnel	14,360	15,197	(837)
Operating	175	175	-
	14,535	15,372	(837)
Financial & admin			
Personnel	76,495	77,745	(1,250)
Operating	53,548	97,012	(43,464)
	130,043	174,757	(44,714)
	144,578	190,129	(45,551)
Public safety			
Operating	1,000	-	1,000
Culture & recreation			
Operating	66,801	125,454	(58,653)
Physical environment			
Personnel	258,309	234,750	23,559
Operating	362,601	415,215	(52,614)
	620,910	649,965	(29,055)
Capital outlay	422,436	364,247	58,189
Debt service			
Principal retirement	-	-	-
Interest costs	-	-	-
PRIOR YEAR CARRYFORWARD	493,231	-	493,231
	-	-	-
TOTAL EXPENDITURES	1,748,956	1,329,795	419,161
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	-	(97,016)	(97,016)
OTHER FINANCING SOURCES			
Proceeds from disposition of capital assets	-	-	-
TOTAL OTHER FINANCING SOURCES	-	-	-
EXCESS OF REVENUES AND OTHER FINANCING SOURCES OVER (UNDER) EXPENDITURES	\$ -	(97,016)	\$ (97,016)
FUND BALANCE - Beginning		392,924	
FUND BALANCE - Ending		\$ 295,908	

The accompanying notes are an integral part of this statement.