

**GOLDEN LAKES
COMMUNITY
DEVELOPMENT DISTRICT**

AGENDA PACKAGE

November 7, 2023

**Conference call in:
646-838-1601, 444 921 839#**



313 CAMPUS STREET
CELEBRATION, FLORIDA 34747

Golden Lakes Community Development District

Board of Supervisors

Paul Weaver, Chairman
Lithea Beck, Vice Chairman
Sam Morrone, Assistant Secretary
Matt McDonald, Assistant Secretary
Shaun York, Assistant Secretary

Staff:

Lynn Hayes, District Manager
Scott D. Clark, District Counsel
Steven Shealey, District Engineer
JoAnna Likar, Property Manager
Ryan Roberts, General Manager
Wes Parker, Golf Course Superintendent
Tony Cianci, VP of Operations

Meeting Agenda

Tuesday, November 7, 2023 – 5:30 p.m.

-
1. **Call to Order and Roll Call**
 2. **Special Business Items**
 - A. Discussion Regarding Golf Course Insurance
 3. **Audience Comments on Agenda – Limit of 3 Minutes Per Person**
 4. **Staff Reports**
 - A. District Counsel
 1. District Counsel’s Report..... P.3
 2. Polk County Attorney Road Spills Letter P.10
 - B. District Engineer
 1. District Engineer’s Report P.14
 - C. Property Manager
 1. Property Manager’s Report..... P.25
 - D. Eaglebrooke Manager
 1. General Manager’s Report..... P.29
 - E. District Manager
 1. 3rd Quarter Website Compliance Audit Report..... P.41
 5. **Business Items**
 - A. Consideration of Beautiful Gardens Monthly Cleanout Pond Proposal P.53
 - B. Revised Eaglebrooke Bylaws and Rules and Regulations..... P.55
 - C. Consideration of Resolution 2024-02, Setting a Public Hearing for Eaglebrooke By Laws..... P.74
 - D. Consideration of the Motion to Assign Fund Balance for Fiscal Year 2023 P.75
 - E. Consideration of Resolution 2024-03, Appointment of Record Management Liaison Officer..... P.76
 - F. Grau & Associates Fiscal Year 2022 Final Audit Report..... P.80
 - G. Discussion of Securitas Guardhouse and Roadway Gate Operations Scope P.117
 - H. Discussion Regarding Front Entrance Camera Access/ Document Requests
 6. **Consent Agenda**
 - A. Consideration of the Meeting Minutes from Workshop Meeting on July 27, 2023, Regular Meeting on August 7, 2023, and Regular Meeting on October 3, 2023..... P.125
 - B. Review of the Financial Statements..... P.144
 - C. Consideration of the Check Register P.168
 7. **Supervisor Requests**
 8. **Audience Comments – Three- (3) Minute Time Limit**
 9. **Adjournment**

The next meeting is scheduled for Tuesday, January 9, 2024

District Office:

313 Campus Street
Celebration, FL 34747
407-566-1935
www.GoldenLakesCDD.org

Meeting Location:

Club at Eaglebrooke
1300 Eaglebrooke Boulevard
Lakeland, FL 33813
Call in: 646-838-1601, 444921839#

GOLDEN LAKES MEETING ATTORNEY REPORT LIST (11/07/23)

1. Road Spill

At the Board's direction, I contacted the County Attorney after the October meeting and indicated that the Board wanted a written proposal prior to the November meeting. The attorney acknowledged the request and promised to do so. A letter was provided on October 20 which is attached to this report. I do not believe the letter was satisfactory. I have made an initial response, also copied here. Further discussion needs to occur with the Board about the next steps. I have included in the agenda a draft resolution calling for governmental mediation under Florida Statutes Chapter 174. I will discuss this. It's an alternative to filing suit.

2. The Club at Eaglebrooke Bylaws

As discussed at the October meeting, I have provided proposed edits to the existing Bylaws and they are presented in the agenda for additional discussion by the Board.

3. General Update

Here are the followup items that we have accomplished since the last meeting:

- a. Additional communications with the County Attorney regarding the spill
- b. Completed agreement with the District Engineer for Pond A1 work
- c. Completed contract with AAA Asphalt for skimmer
- d. Completed contract for paver work
- e. Completed amendment to Securitas Contract for fee increase
- f. Completed Inframark sidewalk grinding and repair contract.
- g. Completed redraft of Eaglebrooke bylaws

Randy M. Mink, County Attorney*

Sandra B. Howard*
Thomas C. Norsworthy
Elizabeth W. Voss
Deputy County Attorneys

Breezi K. Hicks
Noah D. Milov
Randall E. Vogel
Assistant County Attorneys

*Board Certified in City, County and Local Government Law



330 West Church Street
PO Box 9005 • Drawer AT01
Bartow, Florida 33831-9005

PHONE: 863-534-6730
FAX: 863-534-7654
TOLL FREE: 800-780-5346

www.polk-county.net

OFFICE OF THE COUNTY ATTORNEY

October 20, 2023

via e-mail: sclark@winterparklawyers.com, and regular U. S. Mail

Scott D. Clark, Esq.
Clark & Albaugh LLP
1800 Town Plaza Court
Winter Springs, FL 32708

Re: Golden Lakes Community Development District; Road Spills

Dear Mr. Clark:

I write to update you on the referenced matter and to respond to your August 11, 2023 letter regarding the applicability of County Ordinance 93-06, the Polk County Stormwater Quality Management Ordinance, to the fluid spilled on the Eaglebrooke residential subdivision streets in January 2023 and late July 2023. On review of the narrative and photographs of the spills, there is no indication the spilled fluids entered the subdivision's storm water system. Consequently, the Ordinance would not be applicable to either spill event.

Regarding the January 2023 spill, FCC Environmental Services Florida, LLC ("FCC"), Polk County's residential solid waste collection franchisee for the area, dispatched its contractor OPG Plus LLC to address the affected street areas. On eight separate days between January 27, 2023 and March 27, 2023, OPG Plus treated the affected areas with a product that breaks down oil, petroleum, and similar hydrocarbons through a bioremediation process. I enclose a single page OPG Plus summary which generally describes its services and product. In May 2023 OPG Plus re-inspected the site and confirmed the environmental hazard and major staining of the areas had been cleared.

After being advised about the July 2023 spill, the County's Waste & Recycling division director instructed FCC's general manager to report how the company was responding to the spill, and what actions the company would take to address fluid leaks from its trucks. FCC directed OPG Plus to treat the streets affected by the second spill. When OPG Plus responded there was some confusion about the affected streets, so not all were treated during the initial response. However, OPG Plus has treated all streets affected by the July 2023 spill at least once. I enclose a single page document entitled "Spill Clean-up Treatments in the Golden Lakes Community Development District by OPG 10-06-2023 and 10-12-23" which depicts treatments performed earlier this month. FCC management has advised it will continue visits to the community to assess the treatments and to coordinate with OPG Plus for any required follow-up visits.

Scott D. Clark, Esq.
Clark & Albaugh, PLLC
October 20, 2023
Page 2 of 2

In addition to treating the streets affected by the spills, FCC has conducted several spill prevention training sessions with its drivers. It has also reviewed its trucks hydraulic systems for potential changes which may reduce spills originating from those lines. I understand FCC's review has resulted in it identifying a hydraulic line support system modification which could be helpful in preventing those type of leaks from its trucks.

Based on information from OPG Plus, we understand its bioremediation treatment eliminates the spilled materials ability, if any, to damage or degrade the structural integrity of the streets affected by the spill. After the treatment is applied a stain may remain on the streets for a while, then gradually fade over time.

Please contact me at your earliest convenience with any additional questions you may have.

Very truly yours,



Thomas G. Norsworthy
Deputy County Attorney

c: Randy M. Mink, County Attorney
Dale Henderson, Director, Waste & Recycling Division



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Rapid Oil, Grease & Fuel Removal

HOW IT WORKS

When it comes to environmental cleanup, the solution is clear. OPG+ Cleanup service utilizes a 100% biodegradable product that is the world's most environmentally safe and cost-effective remediation process for the mitigation of hazardous spills. Whether it's an oil, petroleum or grease spill, our team will quickly make your site and your business safe and operational again!

HYDROCARBON SPILL
All hydrocarbon spills including fuel, oil, grease, fuel, diesel, and more.

ONE-STEP NATURAL SOLUTION APPLIED
One-step application to the spill area. The biodegradable solution breaks down the spill and binds the residue into a solid matrix.

CO₂ AND H₂O
The solution reacts with the spill, creating a solid matrix that binds the residue into a solid matrix.

CO₂ EVAPORATES LEAVING WATER
The carbon dioxide evaporates, leaving water behind. No need to dispose of contaminants.

CLEANUP SITE IS SAFE & OPERATIONAL
The spill is gone, and the site is safe and operational again. No need to dispose of contaminants.

Save Time. Save Money. Save the Planet.

- ✓ Produces Fine Haze with 5 Minutes
- ✓ Rapidly Degrades Toxicity of Spill
- ✓ Eliminates Contaminant Odor
- ✓ Spill Cannot Adhere to Anything
- ✓ Prevents Oil from Leaking

WORKS ON

Fresh Water
Salt Water
Soil & Dirt
Asphalt
Concrete

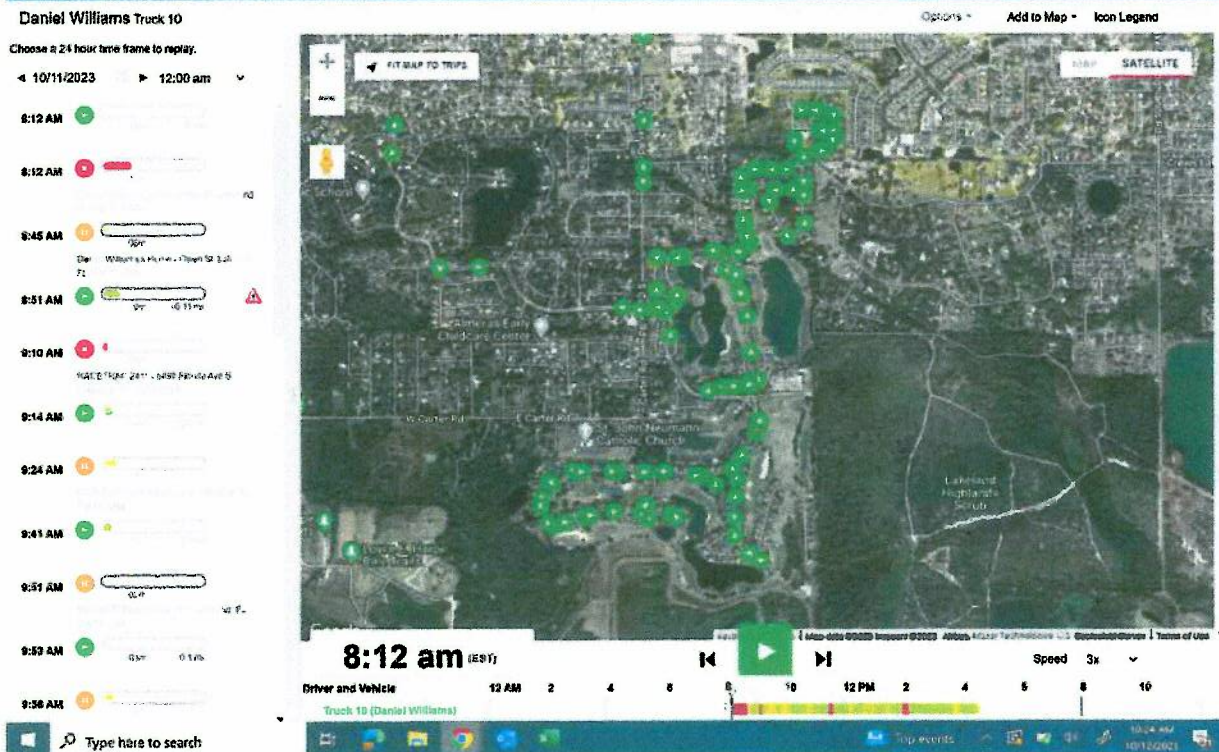
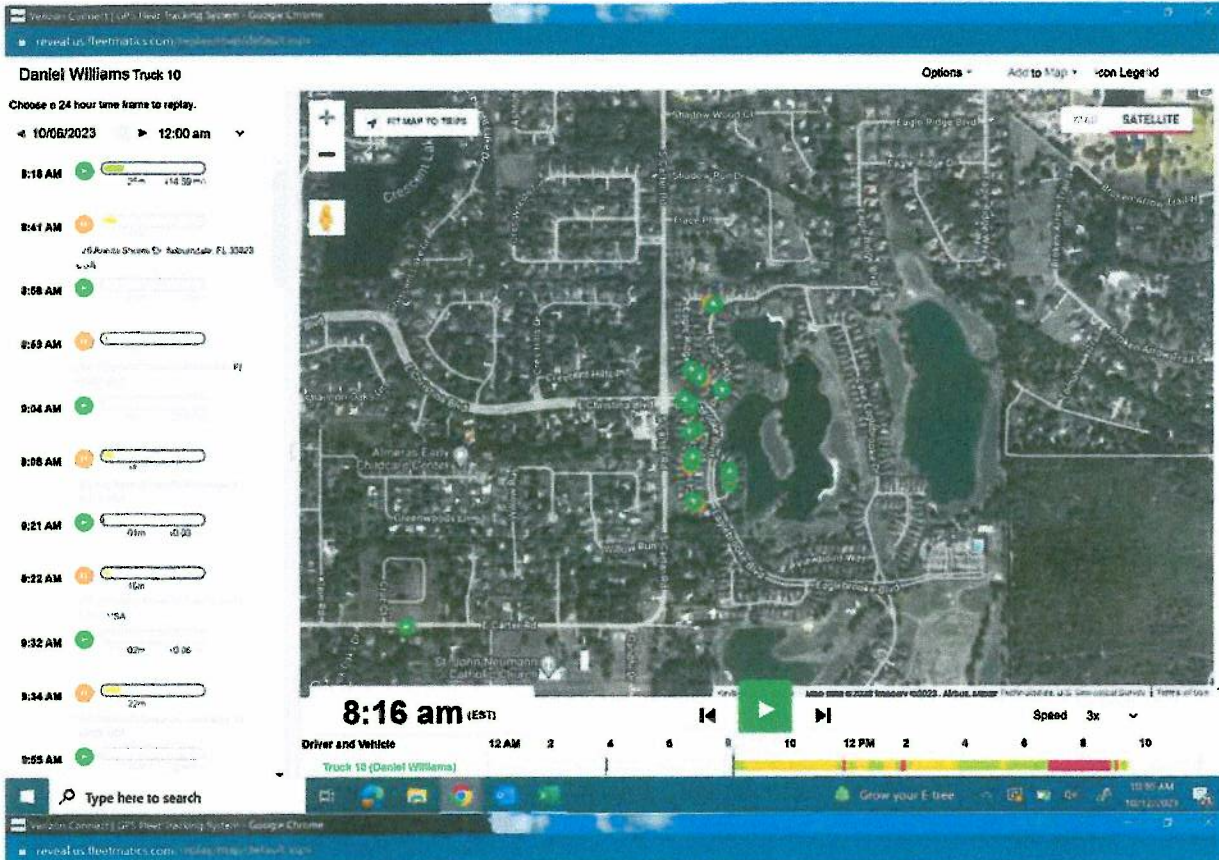
BEFORE **AFTER**

IN JUST MINUTES



CALL AT 844-444-8899

Spill Clean-up Treatments in the Golden Lakes Community Development District by OPG 10-06-2023 and 10-12-2023





CLARK & ALBAUGH

PROFESSIONAL LIMITED LIABILITY COMPANY

SCOTT D. CLARK, ESQ.
sclark@winterparklawyers.com

October 27, 2023

Thomas C. Norsworthy,
Deputy County Attorney
330 West Church Street
Bartow, Florida 33831

RE: Golden Lakes Community Development District / Road Spills

Dear Mr. Norsworthy:

Thank you for your letter of October 20, 2023. The letter has been forwarded to the Golden Lakes Board of Supervisors and will be discussed at their November 7, 2023, meeting. Unfortunately, I believe the letter fails to adequately or correctly address the situation in two regards.

The first issue relates to the application of County Ordinance 93-06. Your letter states, based upon “the narrative and photographs,” that there is “no indication that the spilled fluids entered the subdivision’s storm water system.” In the Polk County Code, Section 12-150, a “municipal separate storm sewer system” is defined to include “roads with drainage systems” and “municipal streets.” The reason for this choice of language is obvious. Whatever is spilled on a street with storm drains ends up in the stormwater ponds. Interpreting your code to permit chemical spills on streets with storm drains and to wait to require cleanup when the spill reaches water does not make any sense. Moreover, the County cannot have determined from the photographs whether the chemicals spilled have been washed into the stormwater catch basins and ponds. By your own admission, nothing was done about the July spill for nearly three months, during the rainy season.

In regard to the determination that Ordinance 93-06 does not apply, I request to be informed what person or body made that determination. Respectfully, if that determination was made by your office as a legal opinion on the Ordinance, I would caution that the County Attorney has a conflict of interest in this matter. Since the spills in question were caused by



Thomas C. Norsworthy
Deputy County Attorney
Page two

a contractor acting under an exclusive franchise agreement with the County, the County is potentially liable for the actions of its agent. We believe that the County must obtain outside legal representation in determining whether its agent violated the Ordinance.

Secondly, we disagree with the implication that the areas involved in the January spill have been treated in the manner set forth in your letter. Notably, your letter includes no documentary evidence to support the claimed treatment. We also believe that FCC and its vendor only treated a single street in the Eaglebrooke neighborhood.

The attachment to your letter indicates that there may be video logs or other evidence documenting the treatments that were made. The District requests full copies of any such evidence, any logs and any materials that exist to document the treatment, the discussions and correspondence about the treatment and any other records that relate in any way to this issue. This request is made pursuant to Chapter 119, Florida Statutes. Section 19 of the Residential Solid Waste and Recyclable Materials Collection Franchise Agreement dated December 6, 2016 (the "Franchise") requires that FCC maintain detailed records on its operations, including spillage and damage reports and provides that those records be readily available to Polk County. To the extent that the records we request hereunder are in the possession of FCC, they are in the constructive possession of Polk County.

Lastly, the Board will want to know what ongoing efforts will be made to remedy the damage caused by the two spills. The Franchise Agreement contains detailed requirements in the event of Spillage. Those provisions require immediate action by FCC and require that "the affected area be completely clean" within ten (10) days (Section 6 (l), Franchise). The Franchise further contains a requirement that, when FCC damages property, it "shall be required to restore the public or private property to a condition equal to or better than the condition that existed before the damage occurred." That standard has not been met, and the Board will want to know what is being done to enforce this contractual requirement.

I will be in further touch with you after the Board meets.

Sincerely,



Scott D. Clark

cc: Board of Supervisors

Randy M. Mink, County Attorney*

Sandra B. Howard*
Thomas C. Norsworthy
Elizabeth W. Voss
Deputy County Attorneys

Breezi K. Hicks
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OFFICE OF THE COUNTY ATTORNEY

October 20, 2023

via e-mail: sclark@winterparklawyers.com, and regular U. S. Mail

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Thomas G. Norsworthy
Deputy County Attorney

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- ✓ One Step Process
- ✓ Permanently Removes Oil & Fuel
- ✓ Non-Toxic & Totally Safe
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- ✓ Made in the USA
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HOW IT WORKS


When it comes to environmental cleanup, the solution is clear. OPG+ Cleanup service utilizes a 100% biodegradable product that is the world's most environmentally safe and cost-effective remediation process for the mitigation of hazardous spills. Whether it's an oil, petroleum or grease spill, our team will quickly make your site, and your business, safe and operational again!




HYDROCARBON SPILL
Oil, Petroleum, Grease, Aviation Fuel, Hydraulic Fluid, Solvents and More




OPG+ NATURAL SOLUTION APPLIED
Special Application is a One Step Process that Permanently Eliminates Hazardous Materials and Free Hazards Within Minutes



CO₂ IMMEDIATELY BREAKS DOWN
OPG+ Spends no money's worth of Altering Hydrocarbons at the Molecular Level to Carbon Dioxide & Water



CO₂ EVAPORATES LEAVING WATER BEHIND
The Carbon Dioxide Evaporates Leaving Water Behind - No Need to Dispose of Contaminants



CLEANUP SITE IS SAFE & OPERATIONAL
Versatility of Spill is Quickly Remediated. Other is Gone. Spill Will No Longer Adhere to Anything. Site is Safe!



- ✓ Reduces Fire Hazard within 5 Minutes
- ✓ Rapidly Diminishes Toxicity of Spill
- ✓ Eliminates Contaminant Odor
- ✓ Spill Cannot Adhere to Anything
- ✓ Prevents Oil from Sinking

WORKS ON

Fresh Water
Salt Water
Soil & Dirt
Asphalt
Concrete



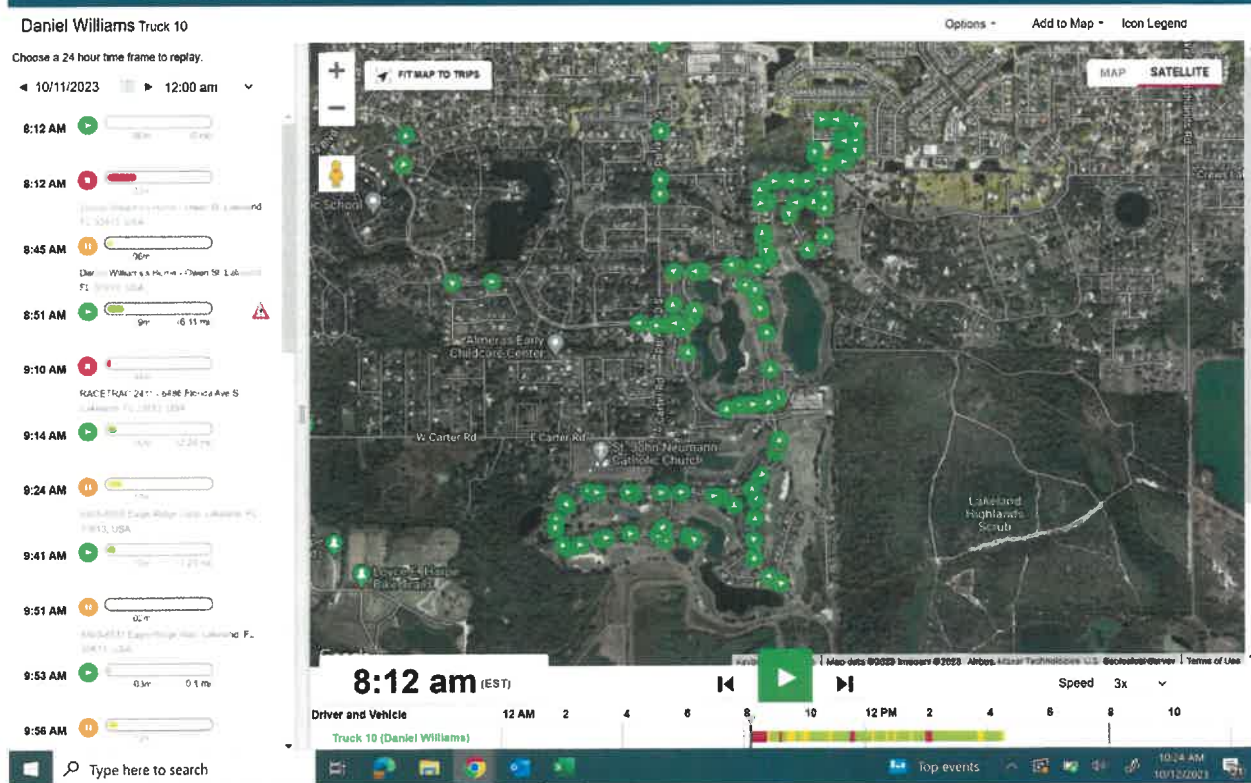
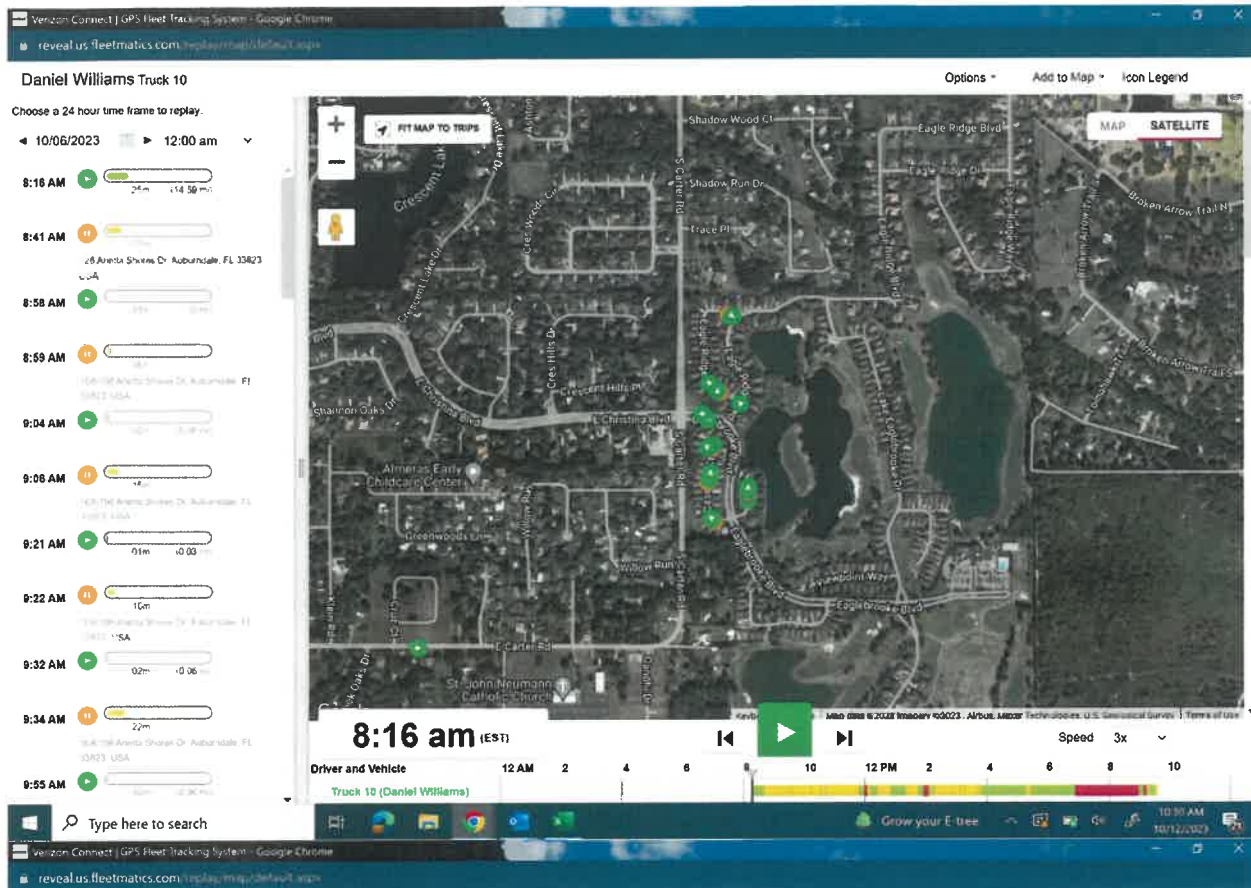
BEFORE **AFTER**

IN JUST MINUTES



Oil, Petroleum, Grease Cleanup

Spill Clean-up Treatments in the Golden Lakes Community Development District by OPG 10-06-2023 and 10-12-2023



MEMORANDUM

To: Golden Lakes Community Development District Board of Supervisors

From: Steven C. Shealey, PE, District Engineer

Re: November 2023 Engineer's Report

Date: October 27, 2023

Gentlemen,

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

1. Pond A1 Permanent Repairs:
 - a. Submitted construction documents to the State for review.
 - b. Submitted quarterly report to State for the quarter ending September 30, 2023.
 - c. Received approval from State to bid project on October 24, 2023.
2. SWFWMD Inspection was performed on October 24, 2023, and the required recertification documents have been submitted to SWFWMD.
3. Reflections Loop Depression – This work was to have been completed by October 10, 2023. We are still waiting on the report.
4. Preserves Wet Pond Maintenance – The new contractor completed the initial spraying on October 5, 2023.
5. Oil Leaks – The original and subsequent oil/hydraulic fluid leaks have still not been cleaned to our satisfaction.
6. Hole #10 Flooding Issue – The contract to replace the skimmer on hole #10 has been executed and the Contractor has ordered the new skimmer. It should be received and installed in 4 to 6 weeks.
7. Other Outfall Structure Issues - As a part of item #2 above, we inspected the remaining outfall structures. All the structures in the original portion of the development need attention

including replacement/installation of skimmers and removal of vegetation and debris around the structure. The structures in the Preserves are in a bit better condition but also need some clearing or improvement. The attached report provides details on each outfall and discusses need improvements. The recommend and timing for repairs is summarized below.

- a. Currently under contract and schedule for repair – Pond Outfall 300.
- b. Recommended for repair and maintenance this fiscal year – Pond Outfall 575, Pond Outfall 550A, Pond Outfall 550B, Pond Outfall 5650 and Pond Outfall 800.
- c. Recommended to be delayed until 2024/25 – Pond Outfall 1200 and Pond Outfall 200.

Golden Lakes CDD

Stormwater Outfall Evaluation

This report was requested by the Boards at their last meeting. Since that meeting our staff has physically inspected and photographed each outfall structure. This report is focused on the outfall structures in the original Eaglebrooke development as they are the oldest and in the worse condition. Prior to the next meeting, we will provide a report on the structures in the newer section of the Development (north).

Pond 100 Outfall

This outfall is located adjacent to the 13th tee and is in fair condition. The fiberglass skimmers are functional but starting to deteriorate. Skimmer replacement recommended within the next two years. When the skimmer is replaced, we should consider re-grading the bank around the structure and dredging the area around the lower orifice to improve the function of the structure.



Pond 200 Outfall

This outfall is located near the 16th tee and is fair condition. The fiberglass skimmer is functional but starting to deteriorate. Skimmer replacement recommended within the next two years. When the skimmer is replaced, we should consider re-grading the bank around the structure and dredging the area around the lower orifice to improve the function of the structure.



Pond 300 Outfall

This outfall is located adjacent to the 10th fairway and is in fair condition. The fiberglass skimmer has failed, and the Board has approved a contract for replacement. No other repairs or maintenance needs were identified.



Pond 550 Outfall

This outfall is located behind the 4th green and is in fair condition. The fiberglass skimmers are functional but starting to deteriorate. The middle structure grate has been damaged and is bent but still working. There is significant overgrowth and debris that needs to be cleared out. When the skimmers are replaced, we should consider re-grading the bank around the structure and dredging the area around the lower orifices to improve the function of the structure. This structure is a high priority for upgrades and maintenance.



Pond 550A Outfall

This outfall is located in the swamp adjacent to the golf course maintenance facility and was inaccessible when we performed our inspections. Considerable overgrowth and debris needs to be removed to allow access so that this outfall can be inspected and maintained.

Pond 550B Outfall

This outfall is an end wall located between the 2nd green and the 3rd tee and is in good condition. There is significant overgrowth and debris that needs to be cleared out. When the overgrowth and debris are removed, we should consider re-grading the bank around the structure and dredging the area around the lower orifices to improve the function of the structure. This structure is a high priority for upgrades and maintenance.



Pond 575 Outfall

This outfall is located between the 4th green and 5th tee and is in fair condition. The fiberglass skimmers are gone and need to be replaced immediately. No other repairs or maintenance needs were identified.



Pond 800 Outfall

This outfall is located in the swamp adjacent behind the pond behind the 6th green and was inaccessible when we performed our inspections. Considerable overgrowth and debris needs to be removed to allow access so that this outfall can be inspected and maintained. From the video below we know that this structure also needs dredging and vegetation clearing on the pond side to insure proper function.



To: Golden Lakes CDD Board Members

From: JoAnna Likar, Property Manager

November 2023

Quotes:

Homeowners brought up concerns about the sidewalks on Eaglebrooke Blvd. I went out and inspected and there are more than just a couple of small sections that need this.

- Lighting Pressure Washing submitted a proposal to clean all of Eaglebrooke Blvd - \$2500.00.
- Target Pressure Cleaning submitted a proposal to clean the sidewalks on Eaglebrooke Blvd - \$3600.00 – to clean the curbing and the island curbing would be an additional \$3600.00. If you choose to do both at the same time - \$6250.00.



P. O. Box 5621, Lakeland, FL 33807
(863)640-8349

targetpressurecleaning.com

Golden Lakes CDD

20, Oct., 2023

Target Pressure Cleaning Inc. appreciates the opportunity to earn your business. We have completed a walk around and survey of your property. Target Pressure cleaning takes pride in providing quality, professional services in hopes of repeat business and maintaining

Target Pressure Cleaning Inc. will provide all equipment, supplies, cleaning chemicals and labor associated with the pressure cleaning of your property discussed. All areas will be soaped, treated with proper cleaning detergents necessary to clean and kill mildew, dirt and grime. We also run DUAL HOT WATER systems. All areas are rinsed thoroughly assuring cleanliness and remove any residue.

PRESSURE CLEANING OF THE FOLLOWING:

Eaglebrooke Blvd. – All sidewalks both sides – \$3600.00
All curbing on islands and both sides - \$3600.00

Total if both done at the same time \$6250.00

All work will be performed in a timely and professional manner. I trust the above proposal will meet your expectations and needs for your property. We look forward to earning your business. If you have any questions or concerns you would like to discuss please feel free to call me at any time. Upon approval of the above agreement please complete the information below and return by e-mail. Services will be scheduled at your convenience.

Acceptance of proposal information below:

Respectfully Submitted,
Target Pressure Cleaning Inc.
P. O. Box 5621
Lakeland, FL 33807
(863) 640-8349
Targetpressurecleaning.com
targetpressure@aol.com

AUTHORIZED BY

SIGNATURE _____

PRINT NAME _____



Superior Service, Shocking Results

Lightning Pressure Washing

3362 Heather Glynn Drive

Mulberry, FL 33860

863-899-1849

lightningpressure@gmail.com

www.lightningpressurewashing.com

Introduction

Insurance

Customer Reviews

Service Descriptions 2

Service Descriptions 1

Testimonials

Before & After Photos
Proposal
In Closing

◀ Proposal ▶

Presented To:

Golden Lakes CDD
 Joanna Likar
 813-951-0312 Cell.
 manager@eaglebrooke.net

Service location:

Description

Amount

Concrete Cleaning

\$2,500.00

Sidewalk Cleaning on Eaglebrook Blvd. Shown in attached pic. Includes water meter rental for hydrant to supply water. Will be placed near clubhouse at golf course.

Total \$2,500.00

November 7th,
2023
Presentation

glebrook



2023 Recap

- All in All – great year
- Revenue Numbers were up across the board
- We completed numerous capital projects
- Cash Flow at year end - \$375K
- EBITDA was right at - \$375K
- The Labor Shortage happening throughout the country was a major challenge early on in the year (F&B & Agronomy were the two departments that struggled the most)
- There was a significant increase in Operating Costs (everything is simply getting more expensive at a rapid pace)



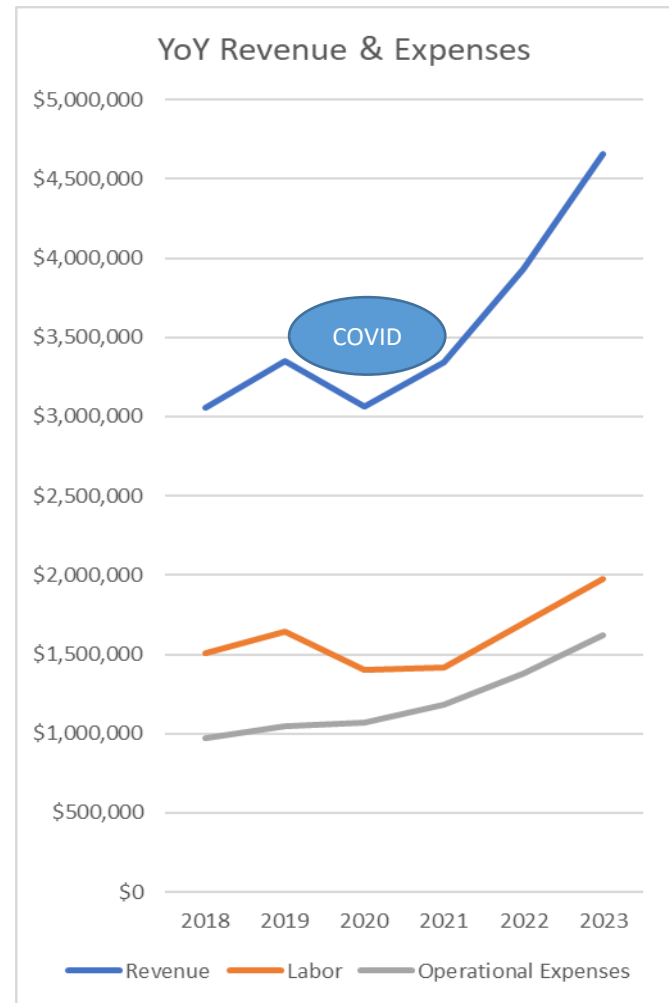
2023 Completed Projects

(\$270,545 from Facility Cash Flow /
\$70,829 from Golf Course Reserves)

- Range Tee expansion
- 11 windows in the process of getting replaced
- Significant amount of Tree Work completed
- New Water / Ice Machine
- New Flattop Grill
- New Salad Prep Line
- New Pool Furniture
- New Kitchen A/C
- New Main Dining Room A/C
- New Pro Shop A/C
- New Ballroom #1 A/C
- Activity Court Resurface / Enhancements
- New Carpet in the Trophy Room
- New Merchant Account
- New Metal Transitions on the course (street crossings)
- New Dishwasher
- New Exhaust Fan for the Dishwasher
- New Workstations throughout building



YoY Total Revenue, Labor, & Expenses



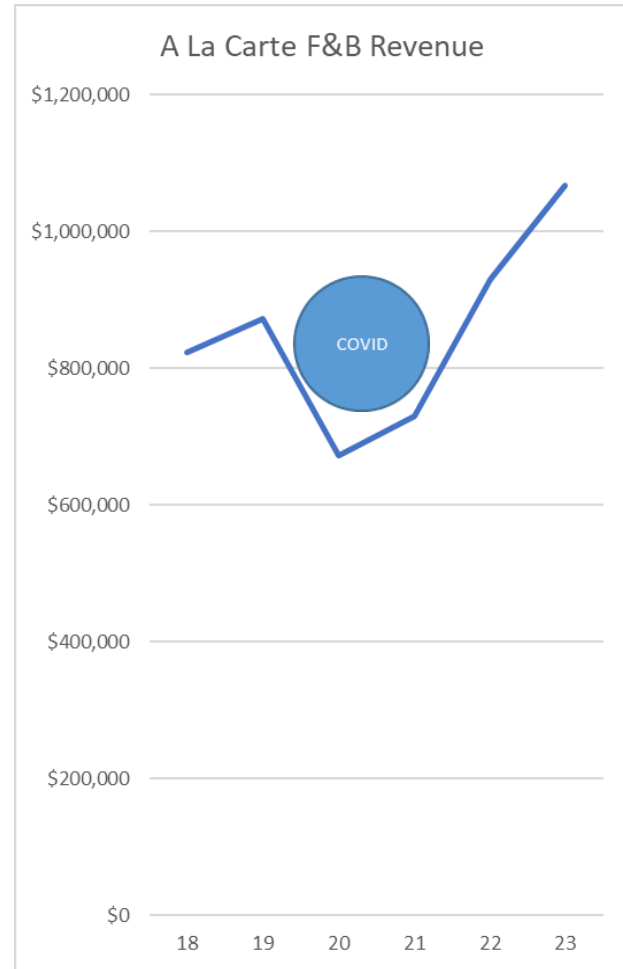
YoY Total Maintenance Spend



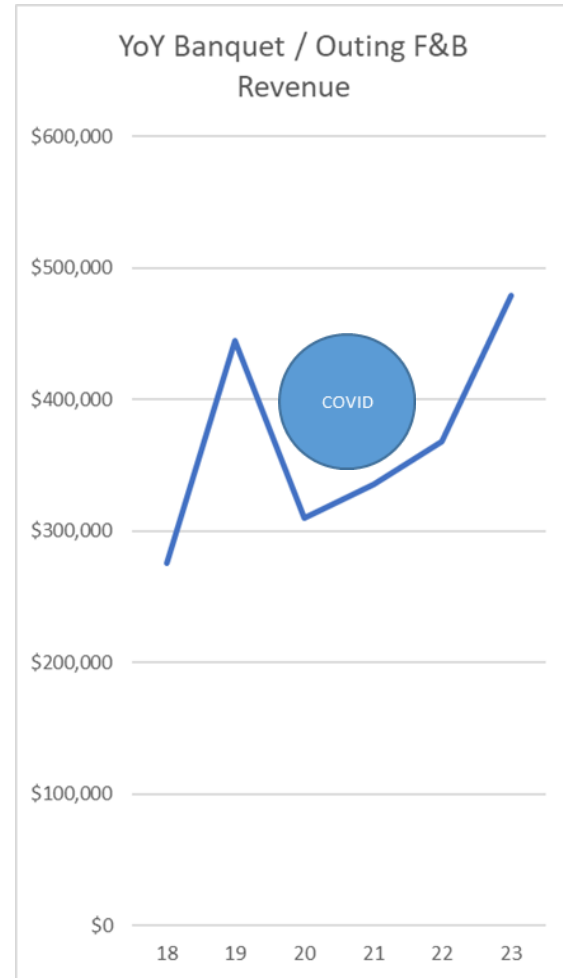
YoY Total F&B Revenue



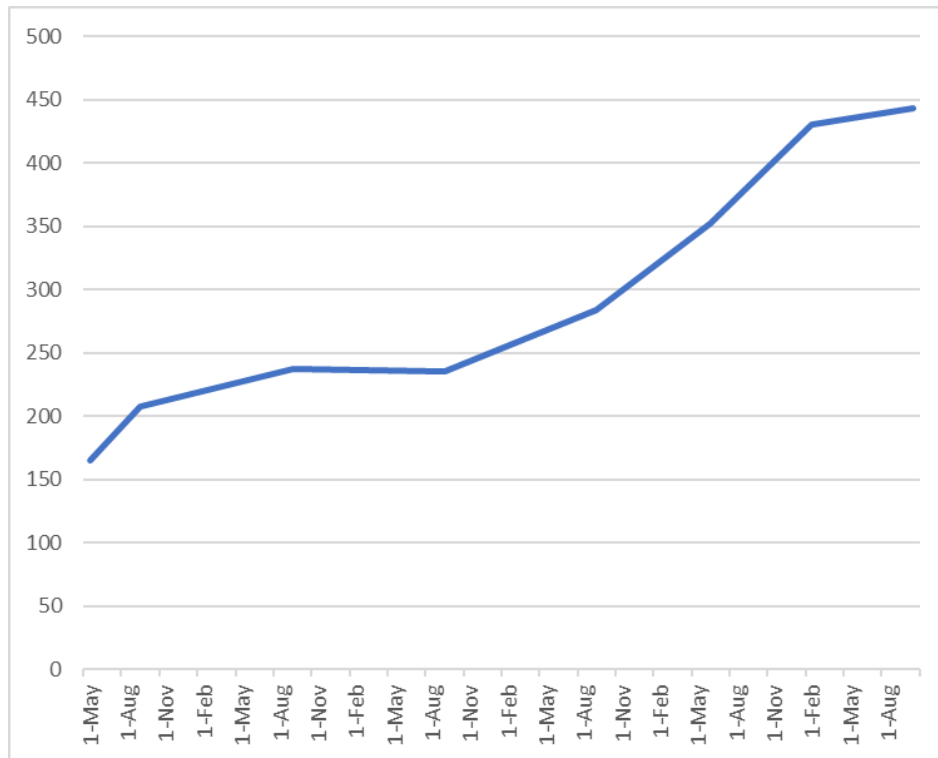
YoY A La Carte Revenue



YoY Banquet / Outing F&B Revenue

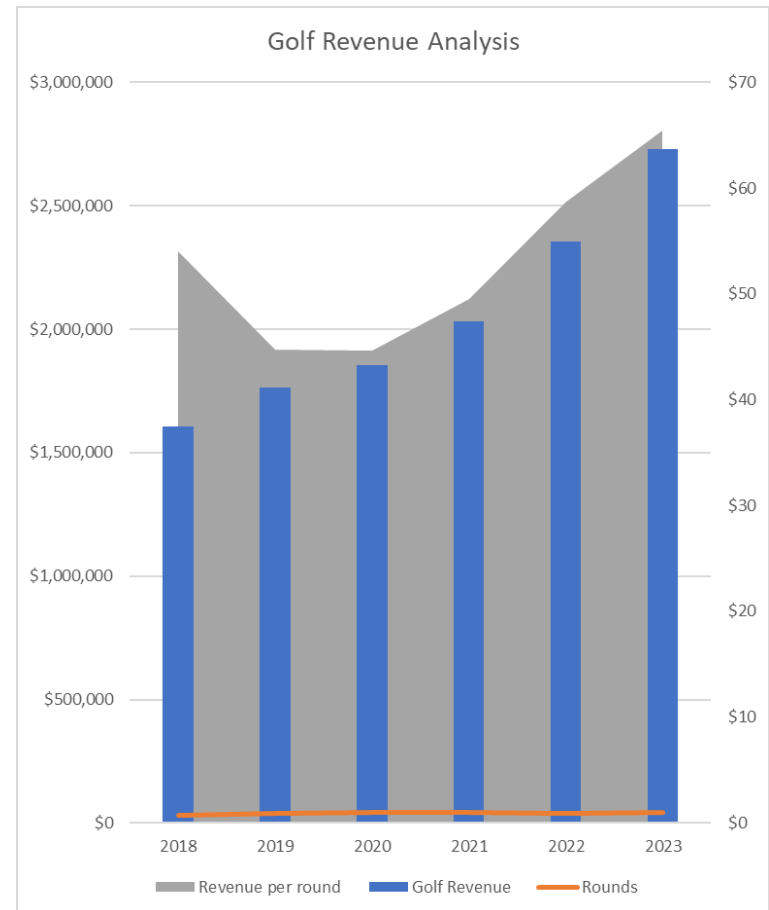


Membership Recap



	<u>2022</u>	<u>2023</u>	<u>Growth</u>
Platinum	121	138	14%
Gold	69	79	14%
Silver / Jr	119	155	30%
Social	59	71	20%

YoY Golf Revenue Analysis (Green Fee, Cart Fee, Range, Membership)



YoY Bottom Line Performance





THANK
YOU



Quarterly Compliance Audit Report

Golden Lakes

Date: October 2023 - 3rd Quarter

Prepared for: Sandra Demarco

Developer: Inframark

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

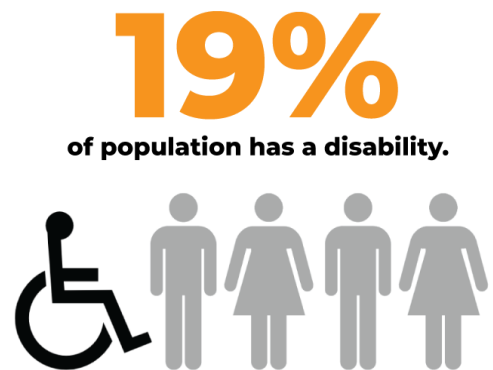
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



Sight, hearing, physical, cognitive.

The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitertools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

THANK YOU FOR YOUR BUSINESS!

BYLAWS & RULES AND REGULATIONS

The Club at Eaglebrooke

ARTICLE 1.

NAME AND PURPOSE

The official name of the club is The Club at Eaglebrooke (the "Club"). The purpose of the Club is to promote social enjoyment, lifestyle programming, dining, golfing, fitness, swimming and other activities in an atmosphere of camaraderie and congeniality for Members and their invited guests. The Club is a public course owned and operated by the Golden Lakes Community Development District (the "District"), a local unit of special purpose government organized pursuant to Chapter 190 of the Florida Statutes. The District has adopted these Bylaws in order to assure the orderly conduct of the Club in a manner that will promote the efficient operation of the Club, the financial stability of the Club's operation and the proper atmosphere that Members and Guests of the Club will find appropriate and beneficial.

ARTICLE 2. MEMBERSHIP

SECTION 1. MEMBERSHIP PRIVILEGES

A Family Membership entitles the Member, an additional adult who resides with the Member on a full-time basis, any unmarried children or grandchildren who are under the age of 21 and who reside with the Member on a full-time basis, and any unmarried children or grandchildren who are under the age of 23 who reside with the Member on a full-time basis and attend school on a full-time basis, to use the Club's facilities to the extent provided by the category of membership held.

Family privileges may be extended to a Member's other children and house guests upon the payment of such fees and subject to such limitations as shall be established from time to time pursuant to the Club rules. However, a single membership shall not entitle a spouse, child or any other person who resides with the Member to use the Club's facilities except as a guest of the Member, who shall pay guest fees for such person.

If a couple are not married and want to be included on the same membership, a spousal agreement form must be signed committing them to the financial obligations of any charges they may incur while in membership at the club.

Membership categories shall have the following rights and privileges:

Golf Membership:

A Golf Membership allows the non-exclusive use of all of the facilities provided at the Club and attendance at designated club-sponsored events held at the facilities on a space available basis. These Golf Members shall not be charged green fees, court fees, or pool fees for use of the golf, tennis, and pool facilities, but shall pay golf cart fees, personal charges incurred at the Club, and dues and other Club Fees established by the management. These Golf Members shall have such advance sign-up privileges to reserve golf starting times and tennis court times (which may be changed) as may be established by management from time to time. Golf Members are eligible to receive a 10% discount off all food purchases made at the club, a 15% discount off all golf merchandise purchases, and waived room rental fees for a banquet hosted by the member. Golf Membership does entitle the member's immediate family to have access to the pool and tennis courts for no additional fees.

Range Membership:

A Range Membership allows the non-exclusive use of the golf practice facilities, pool, and tennis facilities at the Club. These Members shall not be charged golf practice fees, court fees or pool fees for use of the golf practice, tennis and pool facilities, but shall pay all other personal charges incurred at the Club, and dues and other Club Fees established by management. Range Members are eligible to receive a 10% discount off all food purchases made at the club as well as waived room rental fees for a banquet hosted by the member. This membership does entitle the member's immediate family to have access to the golf practice area, pool, and tennis courts for no additional fees.

Social Membership:

A Social Membership allows the non-exclusive use of the pool and tennis facilities at the Club and attendance at designated club-sponsored events held at the facilities on a space available basis. These Members shall not be charged court fees or pool fees for use of the tennis and pool facilities but shall pay all other personal charges incurred at the Club, and dues and other Club Fees established by management. Social Members are eligible to receive a 10% discount off all food purchases made at the club as well as waived room rental fees for a banquet hosted by the member. This membership does entitle the member's immediate family to have access to the pool and tennis courts for no additional fees.

Dining Membership:

A Dining Membership entitles the member and immediate family to receive a 10% discount off all food purchases made at the club. This includes special events hosted at the club such as brunches or themed buffets.

SECTION 2. APPLICATIONS.

All membership applications must be filled out completely and are subject to an approval process by the ownership and management team.

SECTION 3. MEMBERSHIP UPGRADES AND DOWNGRADES

A. Upgrades

Members may upgrade their membership into a higher dues level category at any time during the life of their membership by filling out the appropriate paperwork. The new appropriate dues level will be effective immediately and the difference in dues will be prorated and charged to the members account. The new monthly dues will be effective on the first of the next month.

Upgrading Members may be subject to the current initiation fee in place.

B. Downgrades

Members may only downgrade their membership into a lower category once in the life of their membership. Downgrades may be made by filling out the appropriate paperwork. The new lower dues category will be effective on the first day of the next month.

Downgrading Members may be subject to the current initiation fee in place.

SECTION 4. RESIGNATIONS

- A. A member may resign their membership at any time during the life of the membership by giving at least a 60-day notice and by filling out the appropriate paperwork. In order to resign, the Member account must be in good standing with all charges paid prior to resignation being granted. If a loyalty agreement has been signed, said member is required to pay for all remaining months of membership left in the agreement.
- B. Relocation - Anyone who moves outside of a 75-mile radius of the club may be let out of the contract with no penalty however must still adhere to the 60-day notice resignation.
- C. Health/Death - All health-related or financial situations will be evaluated on a case-by-case basis by club management. If a member passes away while in membership at The Club at Eaglebrooke and has a family membership, that membership will immediately be converted to a single. If that person had a single membership to start, the membership will be cancelled upon payment of all current fees.

SECTION 5. LESSEE AGREEMENTS

A Member with family privileges shall have the right to designate a lessee of the Member's residential unit under a lease for one month or more as the Beneficial User of a Family membership for that address. A holder of a Single Membership shall have the right to designate a lessee under a lease for one month or more as the Beneficial User of a Single Membership for that address. A lessee's application for privileges must be approved by the Club and all applicable transfer fees paid prior to the use of the Club's facilities by the lessee. A Beneficial User shall be entitled to use the Club facilities only in accordance with the category of membership for which the lessee has been designated the Beneficial User.

During the period when a lessee is designated as a Beneficial User of a membership, the Member shall have no rights or privileges to use the facilities of the Club with respect to such membership, but shall be required to continue to pay dues, fees and other charges of the category of membership selected. A Member shall be responsible for all charges incurred by and the deportment of a lessee and lessee's guests.

SECTION 6. GUEST PRIVILEGES

Guests of a Member may be extended guest privileges in the Member's category of membership subject to applicable guest fees and charges. Members are responsible for the deportment of their guests. Members are responsible for all charges incurred by their guests. Guest rules and restrictions shall be determined by ownership and Club Management and privileges may be denied, withdrawn or revoked at any time for reasons considered sufficient by the ownership and Club Management.

ARTICLE 3. DUES

SECTION 1. DUES

The Ownership and Club Management will set the Dues to be charged to Members on a recurring annual basis for the ensuing membership year, which will be the twelve-month period commencing October 1, and ending the following September 30. It is the policy of the Club that all Dues, plus other receipts by the Club, shall be sufficient, insofar as possible to project, to meet the needs of the Club. The Dues, as they are established from time to time by the ownership and Club Management, shall, insofar as possible, reflect this stated policy. All obligations owed to the Club shall be payable in United States Dollars and are due on the 1st of every month.

ARTICLE 4.

BILLING / DELINQUENCIES

SECTION 1. STATEMENTS.

An itemized statement of any Dues and other charges shall be mailed/mailed monthly to each Member and any Member failing to pay the statement by the last day of the month in which the statement was mailed shall be subject to such penalties of action as is determined reasonable and appropriate by the ownership and Club Management. The failure of any Member to make timely payments after appropriate notice and warning may result in termination of Club membership and the outstanding balance turned over to a debt collection service.

Each Member is required to keep a credit card on file and, if chosen, can pay their full statement via credit card. All credit cards will be charged on the 20th of the month that the dues and fees are due.

ARTICLE 5. DISCIPLINE

SECTION 1. HEALTH, SAFETY AND WELFARE OF CLUB PATRONS AND DAMAGE TO CLUB FACILITIES.

Notwithstanding anything contained herein, the Club staff may, at any time, remove any Member and/or any family member or guest of a Member from the Club premises and/or restrict or suspend any Member's and/or any family member's or guest's privileges to use any or all Club facilities (the procedures for which are outlined below), when such action is necessary to:

- A. Protect the health, safety and welfare of other Members and their family members and guests.
- B. Protect the health, safety and welfare of District and Club staff.
- C. Protect the Club facilities from damage.
- D. Protect the Club's Food & Beverage Operator's ability to comply with all local, state and federal guidelines.

SECTION 2. EXPULSION.

Expulsion of a Member and/or any family member or guest of a Member shall be at the discretion of the Club management and staff, District Manager or the Board of Supervisors, resulting from:

- A. Hostile behavior that is a threat, or is likely to be perceived as a threat, to other Members, Guests or Club staff. Such hostile behavior shall include, but not be limited to excessive argumentative behavior, violence or threats of violence or making statements which by their very utterance inflict injury or tend to incite an immediate breach of the peace, that is, words that are likely to provoke a violent reaction, or A.—behavior deemed by the Chairman of the Board of Supervisors, or his or her designee, in his or her sole discretion, to constitute a violation of sections 784.011, 784.021, 784.03, 784.041, or 784.046, Florida Statutes, whether or not law enforcement is contacted or charges are filed. Hostile behavior that is a threat to

~~other Members, family members or guests, District staff, Club staff, and/or District property.~~

- B. Behavior that, if left unchecked by Club staff, could either jeopardize the Food & Beverage Operator's Food & Beverage license(s) or otherwise affect its lawful operation of the District's Food & Beverage facilities.
- C. Commission of a criminal act occurring on District premises.

Such physical expulsion from the premises shall be undertaken only by local Sheriff's deputies and not District or Club Facilities Staff, or a member of the Board of Supervisors. For these purposes, District's Field Supervisor, District Manager, and the on-duty members of the Club facilities Staff are hereby delegated the authority to execute a trespass notice adequate to cause the Sheriff's Department to expel the offending person. Upon issuance of a trespass notice, a copy shall be promptly transmitted to the District Manager. At the Board of Supervisors meeting next following issuance of the trespass notice, the Board shall discuss the notice and determine whether to ratify, extend or cancel the notice, and the Board shall follow the procedures set forth below in that regard.

SECTION 3. RESTRICTION OR SUSPENSION OF PRIVILEGES.

The authority to restrict or suspend any Member's and/or any family member's or guest's privileges to use any or all the Club facilities is formally granted by the Board of Supervisors to the District Manager, and/or the Club Manager. Such action may be initiated by the District Manager or Club Manager, with its final determination made by the Board of Supervisors at the next Board of Supervisors meeting (or as soon as practical). For more details, see "District Suspension and Expulsion Process" outlined below.

A Member's and/or any family member's or guest's privileges at any or all Club facilities may be subject to various lengths of suspension or termination for up to one (1) calendar year by the Board of Supervisors, and a Member, family member or guest may also be required to pay restitution for any property damage, if such person:

- A. Fails to abide by these Bylaws & Rules and Regulations and District policies established and approved by the Board of Supervisors.
- B. Submits false information on the application for Club membership or any forms or other documents utilized by the District in connection with the Club facilities.
- C. Permits unauthorized use of the Club facilities by a family member or guest.
- D. Violates any applicable law, ordinance, rule or regulation.

- E. Treats District staff or the personnel or employees of the Club facilities, or Club patrons and guests, in an unreasonable or abusive manner. Such treatment includes but is not limited to verbal and/or written communication.
- F. Is intoxicated or engages in conduct that is improper or likely to endanger the welfare, or safety of the District or Club Manager's staff, or Club Members, patrons or guests.
- G. Damages or destroys District property.
- H. Trespasses onto the golf course property during times when the golf course is closed for business. Persons caught trespassing on golf course property shall be subject to a trespass notice and physical expulsion in the manner set forth in Section 2 above.

SECTION 4. DISTRICT SUSPENSION AND EXPULSION PROCESS.

In response to any violation of the rules, regulations, policies and procedures specified herein, the District shall follow the process outlined below for suspension or termination of a Member's and/or any family member's or guest's privileges to use the Club facilities:

A. Automatic Suspension Without Notice: Any violation of these rules, regulations, regulations, policies and procedures occurring on Club Property which constitutes conduct described in A through C under the section titled "Expulsion from Premises," or conduct which is deemed by the Chairman of the Board of Supervisors, or his or her designee, in his or her sole discretion, to constitute an assault, aggravated assault, battery, domestic battery or similar conduct which would constitute a violation of sections 784.011, 784.021, 784.03, 784.041, or 784.046, Florida Statutes, whether or not law enforcement is contacted or charges are filed, shall result in the immediate suspension, without notice or hearing, of the offending Member or Guest to use the Club Facilities. The Chairman, or his or her designee, may make such investigation or inquiry as may be necessary to determine the details of any violation he or she suspects may be grounds for an Expulsion or constitute a violation of sections 784.011, 784.021, 784.03, 784.041, or 784.046, Florida Statutes. In the event of such conduct, the Board may take one or more of the actions described under "Second Offense" and "Third Offense" below without requiring any additional warning. Any suspension imposed pursuant to this provision shall be ratified by the District's Board of Supervisors at its next regular meeting,

A.B. First Offense – Issuance of either a verbal or a written warning by Club staff of policy violations. After the initial verbal or written warning, a follow-up written summary by the Club Manager or other designee of the District shall be transmitted to the District office. The summary shall describe the alleged offense in sufficient detail and shall also state whether the matter is considered to have been resolved at the time of the warning. After the time of such transmittal, the summary shall be reviewed by the Chairman of the District Board of Supervisors, or his or her designee, to determine what, if any, additional action shall be taken. The Chairman

or such designee may make such investigation or inquiry as may be necessary to determine any further course of action, including efforts to resolve the matter through informal means. At the discretion of the Chairman or such designee, the matter may be considered settled at that time, or further action may be required. The Chairman, or his or her designee, may at that time determine to deliver a written warning (a "Notice of First Offense"), which shall be sent by such designee or the District Manager by certified mail to the resident's mailing address on file. (The Notice of First Offense may not necessarily occur immediately at the time of the violation, due to frequent, past instances of patrons' refusal to provide their name or contact information to Club Staff.) The Notice of First Offense shall have a term of sixty (60) days. However, if the Chairman or his or her designee believes that a longer term is warranted, the matter may be referred to the Board of Supervisors, which may, by action taken at a Board meeting, elect for the Notice of First Offense to have a longer term. Notwithstanding the foregoing, if the First Offense falls within the scope of conduct described above under Section 2, "Expulsion," no warning shall be necessary prior to contacting the Sheriff's Department and issuing the trespass notice described above.

B.C. Second Offense – In the event that a second violation of the rules regulations and procedures set forth herein occurs during the effective term of an existing Notice of First Offense, or in the event that more than one Notice of First Offense has been delivered to the offender during the twelve (12) month period immediately preceding the offense, the offender shall be subject to suspension of all Club privileges by District Manager or the Board of Supervisors until further notice, for a period of up to ninety (90) days. Again, confirmation of this action shall be sent by certified mail to the resident. A written report shall be provided by the Club Manager or the District Field Supervisor to the District Manager, and a final decision relating to the term of suspension of privileges shall be made by the Board of Supervisors either within one (1) month of the incident or by the next Board of Supervisors meeting, whichever comes first.

C.D. Third Offense – Automatic suspension of all Club privileges for a minimum of ninety (90) days, with confirmation sent to the resident by certified mail. At the next Board of Supervisors meeting, a written account of all previous offenses shall be submitted by the Club Manager, Field Supervisor or District Manager and shall be reviewed by the Board of Supervisors, with possible suspension of privileges beyond ninety (90) days, including possible termination of the Member's and/or any family member's or guest's privileges for one (1) or more years.

Note 1: Should a Member and/or any family member or guest of a Member ignore or otherwise violate his or her suspension of privileges by such behavior as continuing to attempt to use the Club facilities, Staff has the authority to call the Sheriff's deputy to report a trespass upon the District's premises.

Note 2: Adherence to the above procedures for suspension and/or termination of Club privileges has no bearing whatsoever on whether a Member and/or any family member or guest of a Member may be physically removed from District premises, as described previously.

Upon the taking of action by the Board of Supervisors regarding the suspension or expulsion of a person from the use of the Club facilities, the District Manager shall provide notice, by certified mail, of the Board's determination, at the most recent address provided by such person in the District's records. Within fifteen (15) days from receipt of such notice, the person having been suspended or expelled (the "Affected Person") may request in writing, sent by certified mail to the District Offices, that the Board of Supervisors conduct a hearing regarding the suspension or expulsion. The right to a hearing, the requirement of written notice and the address to which such notice is to be sent, shall be clearly set forth in the District Manager's notice.

If the Affected Person requests a hearing, the Board of Supervisors shall set a date and time, not later than ~~sixty-ninety~~ (690) days after the written request and shall conduct a hearing regarding its decision to suspend or expel the person from the Club facilities. The District Manager shall give written notice, by certified mail, of the date and time of the hearing. At such hearing:

The Affected Person shall have the right:

- to counsel of his/her own choice;
- to hear or read a full report of testimony of witnesses;
- to confront and cross-examine witnesses who appear in person at the hearing;
- to present his or her own witnesses;
- to testify in his or her own behalf and to give reasons for his or her conduct; and
- to a fair and impartial decision based on substantial evidence.

The District shall keep a record of the proceedings by tape recording or court reporter, at its option. However, if anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

The conduct of the hearing shall proceed generally in accordance with the Florida Rules of Civil Procedure and Florida Evidence Code, except that the formality of the proceedings shall not be as great as that of a court proceeding. The introduction of hearsay evidence shall not be objectionable.

At the conclusion of the hearing, the District's Board of Supervisors shall, by majority vote, determine whether to uphold or modify its prior action. The Board's actions shall be read into the record at the hearing and shall include findings of fact supporting the action.

If the Affected Person wishes to appeal the determination of the Board of Supervisors, he/she may file a petition for writ of certiorari as authorized in the manner prescribed by the state appellate rules in the circuit court of the county, to review the decision of the Board of Supervisors. The court shall not conduct a trial de novo. The proceedings before the Board of Supervisors, including the testimony of witnesses, and any exhibits, photographs or other

documents filed before them, shall be subject to review by the circuit court of the county. The petition together with the transcript of the testimony of the witnesses, as record of the proceedings, shall be filed in the circuit court within thirty (30) days after the pronouncement of the ruling by the Board of Supervisors to which such petition is addressed.

SECTION 5. CONSENT TO VIDEO OR AUDIO RECORDING

To protect the safety of the District, the Club facilities and their guests and occupants, and to otherwise assist in the administration of these rules, the District may elect, from time to time, to install and operate various forms of video and audio monitoring devices within or upon the District's property. By use of the Club facilities or other District property, each user consents to the recording and storage of video images or audio recordings by electronic means. The District shall have the right to disregard incident reports which are not filed within thirty (30) days of the occurrence of an injury or alleged violation of these Bylaws & Rules and Regulations, because the delay impairs the ability of the District to review and verify the incident through these electronic means.

ARTICLE 6. HOUSE RULES

SECTION 1. PRIVATE PARTIES

- A. The Club wishes to encourage the use of the clubhouse facilities by Club members for private parties, on any day or evening, provided it does not interfere with the normal operation of the Club, or with the services regularly available to the members. Members are requested to make reservations with the Private Events Director for available dates and arrangements. There is a minimum required for private parties, the number to be determined by the Events Director
- B. A group is considered a special party when it requests and obtains special services, or a private dining room or any other facility not ordinarily being offered on the date of the function involved. Prior arrangements must be made with the Events Director.
- C. All outside parties, private parties, and special parties are subject to a 22% service charge and applicable state and/or federal taxes as listed in the private event agreement.

SECTION 2. GRATUITIES

- A. Tipping is allowed. A member or guest may offer any gratuity to any employee of the Club.
- B. All Club sponsored events such as holiday celebrations, golf tournaments with a dining portion and others to be determined will include a 22% service charge to accompany the usage charges and tax for the event.

All private events, whether sponsored by a Member or non-Member will include a 22% service charge.

SECTION 3. CHARGE ACCOUNTS

A. Each member will be assigned an account number to be used on all vouchers. Members are required to sign receipts for all Club accounts. Members shall be responsible for all debts and all other obligations to the Club incurred by themselves, their guests, and members of their immediate family.

SECTION 4. GRILL ROOM

A. Attire:

- Soft spikes are permitted throughout
- Gentlemen are not permitted to wear caps, or visors in the grille room
- Dress code is determined by both season, and scheduled event. Special event dress code is noted on flyers, and the event calendars
- Respectable denim is allowed in the grill room at all times

B. Cell phone use is to be limited to use as not to negatively affect other Members.

C. For the comfort of all and in the interest of rendering proper and efficient service, the following grill room reservation and cancellation policy must be observed:

- Reservations and request for service shall be accepted only in accordance with the Club's ability to properly accommodate member and guests, as determined by the Manager.
- It is requested that evening reservations be made at least twenty-four (24) hours in advance, and (with certain exceptions) may be made not more than two (2) weeks prior to the date of the dinner. The exceptions are special events, dinner dances and Saturday night theme nights, when reservations may be made up to one month prior to the date of the event.
- Members must be seated and order at the reserved time.
- Special occasions such as Christmas, New Years, Thanksgiving etc., and as otherwise indicated, require cancellation at least 24 hours in advance. If cancelled within that window, the host will be charged a minimum of 50% of the price for the special occasion.
- No person under the age of 21 years shall be permitted at the bar at any time.
- No alcoholic beverages shall be sold or served to any person less than 21 years of age. Each Member, family member and guest shall provide proof of age when purchasing alcoholic beverages.
- Members of guests shall not bring any food or beverage into the Clubhouse or operational grounds to include the range, golf course, Box Hill, etc.

- The Club Manager may suspend dining room service when appropriate. When possible, members will be given 48-hour notice.

D. Alcoholic Beverages: The sale and service of alcoholic beverages are regulated by the State of Florida, and the Club intends to comply with all applicable federal, state, local and District laws, ordinances, rules and regulations pertaining alcohol sales and service. Alcoholic beverages may not be brought onto or removed from Club premises. Alcohol is prohibited in or around the pool area and fitness center. Instances of intoxication on Club property may result in disciplinary action. Club employees may refuse service of alcoholic beverages to any individual they feel is intoxicated or on the verge of becoming intoxicated. Members should not attempt to leave the Club and operate a motor vehicle in an intoxicated condition.

SECTION 5. LOCKER ROOMS

- A. The Club is not responsible for loss of valuables, clothing, shoes or other personal property from a locker or the locker rooms.
- B. Cloth towels are for use in the locker rooms and are not to be removed.

SECTION 6. MISCELLANEOUS CLUBHOUSE RULES

- A. Members and their guests are not permitted to enter any service area of the Club; e.g., behind the bar or kitchen.
- B. No commercial advertisements shall be posted or circulated in the Club. Nor shall business of any kind be solicited on Club property, nor upon Club stationery.
- C. Only the Manager, Club owner or a person designated by the Owner may approve the placement of announcements on any bulletin board or elsewhere in the Clubhouse and Club grounds.
- D. Other than as permitted by the By-laws of the Club, a petition shall not be solicited or posted within the Clubhouse or on any Club property.
- E. House guests are those persons living in the private home of a member. They may use the Clubhouse as long as they are house guests and are accompanied by the member.
- F. Children under the age of 14 must be accompanied by an adult when using the dining facilities. Children over the age of 14 and parents of members may use dining facilities unaccompanied by a member. Charging privileges must be arranged and approved by the Member.

ARTICLE 6.

GOLF RULES & REGULATIONS

SECTION 1. GOLF COURSE PLAYING RULES

- A. All players must register in the golf shop. Play may not start before 7:00 a.m., without the approval of the golf professional.
- B. Groups must be ready to play 10 minutes prior to starting time. Late arrivals shall be assigned at a later time, if available. Members should cancel reservations when they cannot play.
- C. All players must start from assigned tee unless permission to start on any other tee is obtained from the starter.
- D. Holes must be played in consecutive order unless otherwise directed by starter. Players shall have no right to cut in on any hole.
- E. Threesomes and foursomes have equal rights on the course. The starter may combine twosomes, whenever practical.
- F. Fivesomes may be permitted with the approval of the Golf Professional.
- G. Players shall play without delay. If a group fails to keep its place and has a full hole open in front of it, the players must signal the following players to play through. The Ranger may direct the slow players to go to the next tee. This applies to regular and tournament play. Members are urged to report infractions of this rule to the Pro shop as promptly after the episode as possible.
- H. Unless waved through by preceding players, no player shall play from the tee or through the green until the players in front have played out of range, nor play to the putting green until the players in front have holed out and moved away. The golfer hitting the ball must personally determine that the area is clear, and that it is safe to hit.
- I. Players must immediately leave the green when the result of the hole has been determined.
- J. Stopping for food or refreshments during the course of a round is at the risk of the player's position; such players shall report to the starter for tee reassignment.

SECTION 2. PRACTICE AREA RULES

- A. The following rules apply to the driving range, putting green and chipping green:
 - Only members and their guest may use these areas.
 - Guests, children, grandchildren and parents have unlimited use of these areas based on their age, as follows:
 - Age 15 and younger - unaccompanied by an adult member upon completion of an etiquette and rule certification course administered by the professional golf staff.
 - Proper golf attire must be worn
 - Practice on the driving range is confined to designated areas.

ARTICLE 7

GOLF COURSE GROUND RULES

U.S.G.A.rules shall govern all play except as amended by posted local rules.

ARTICLE 8.

CARE OF GOLF COURSE

- A. Players must tee off between markers. All tees must be picked up. Broken tees must be discarded in provided boxes or placed in a trash receptacle.
- B. Players must replace divots. If divot cannot be replaced, fill divots with sand mix, whether on the tee or fairway and repair ball marks on greens.
- C. No practice shots may be taken from any regular tees, nor may practice shots be taken from any fairway to any regular green. All practice is restricted to the area provided for that purpose.
- D. Players must level footmarks in bunkers by rake and leave traps at that point of entry. All rakes are to be placed in bunkers with the handles perpendicular to the edge of the bunker.

ARTICLE 9

GOLF CART REGULATIONS

- A. Carts are limited to two persons
- B. No one under 16 years of age is allowed to drive golf cart.
- C. No golf carts may be driven on fairways within 25 yards of greens and within 10 yards of side edge of sand traps. **CARTS MUST BE PARKED ON CART PATHS AT ALL TEES AND GREENS.**
- D. Rules of travel are posted each day. It is extremely important to the proper maintenance of the course that this rule is observed. Violation of travel rules may result in suspension of playing privileges.
- E. Golf carts are not permitted on resident's private property.
- F. Golf cart **MUST** follow cart direction signs or arrows and stay away from area marked "UNDER REPAIR" or "NO CARTS ALLOWED".
- G. After 18 holes have been played, if the golfer wishes to play additional holes, he must return the cart to the staging area, and receive a tee assignment from the starter.
- H. Rented golf carts are restricted for use on the golf course only.
- I. The operator of a rented golf carts shall be liable for damages caused to any person, Club property, personal property, or the golf cart during its operation.
- J. Rented golf carts used for more than 4 holes but less than 14 will be charged for 9 holes and carts used for more than 13 holes will be charged for 18 holes.
- K. Private golf cart owners are required to indemnify the Club and its members for any damage caused by the owner's golf cart.
- L. Private golf carts must display the current Club decal.

BLUE FLAG REGULATIONS

- A. Golfers with physical problems may be issued Blue Flag permits if the following Blue Flag rules are observed:
 - A doctor's letter stating the condition which qualifies the member for a permit.
 - Blue Flag is necessary, or a current valid State Handicap Parking Permit.
 - Blue Flag regulations can only be used by the person in whose name the permit is issued.
 - Do not drive closer than 15 yards from the front of any green as long as you are on a flat surface, not a slope.
 - Do not drive on any slopes around any green.
 - Remain on the cart path at all tees and greens.
 - When cart use is restricted to the cart paths only, a blue flagged cart must follow the same rules.

A copy of the Blue Flag rules must be signed each year, stating that you agree to and will abide by the Blue Flag rules before the Blue Flag annual permit is valid.

ARTICLE 10

GOLF RULES GOVERNING CHILDREN UNDER 16 YEARS OF AGE

- A. Children ages 10-15 are permitted to play, while walking the course unaccompanied by an adult upon completion of etiquette, and rule certification course administered by the Professional Golf Staff.
- B. Children 8-10 are not permitted to play golf unless qualified by the Golf Professional and then only when accompanied by an adult member or grandparent and possessing a golf bag and set of clubs.
- C. Starting times for children 10 to 16 shall be established at the discretion of the starter.
- D. Children and grandchildren under 16 shall be charged guest fees.
- E. No one under 16 years of age is allowed to drive a golf cart at anytime, anywhere on the Club property.

ARTICLE 11

MISCELLANEOUS GOLF REGULATIONS

- A. On any Men's, Women's or Mixed Tournament Day, the course shall be closed to other play until such time as regular play shall not interfere with tournament play. The Tournament Chairman and the Director of Golf shall be responsible for permitting regular play to start.
- B. Attire: Players may not wear short shorts, tennis shorts, tank tops, jeans, or exercise attire on the golf course or on any practice area at any time. Walking shorts are acceptable. All

players must wear proper outside upper body clothing; men's shirts must have a collar, or a mock turtleneck. Shirts are to be tucked inside pants.

- C. All trash is to be deposited in trash receptacles. Cigarette and cigar butts must be deposited in ash trays, available from the bag staff.
- D. Other than the Club Championship, non-players and spectators are not permitted on the golf course at any time unless notice to contrary is posted. Residents may use the course to go to and from home to the clubhouse, but do so at their own risk, and must not interfere with play.
- E. Fishing in lakes on the golf course is prohibited at all times without exception.
- F. Cell phone use on the course and practice areas should be used for emergencies only, and be placed in vibration mode

ARTICLE 12

GOLF COURSE GUEST RULES

- A. Guests will be limited to three people at one time, and must play with the member unless excused by the Head Professional
- B. Annually the same individual may not receive the member's guest rate more than 6 times. This does not include Member - Guest Tournaments.
- C. Although the Club welcomes guests, members are always given first consideration.

ARTICLE 13. HANDICAPS

- A. Handicaps shall be determined in accordance with the U.S.G.A. current handicap systems, including equitable stroke control.
- B. Members' scores must be placed into the computer after every round when at least two members play together. A member who fails or refuses to place his score into the computer shall be subject to a reduction in handicap or prohibited from participating in tournament play.
- C. Miscellaneous handicap rules may be posted from time to time and must be obeyed.

ARTICLE 14. POOL RULES

- A. Proper pool attire is required at all times
- B. Inclement Weather
 - a. Pool Closing and Inclement Weather Policy Center is subject to early closing if low attendance (4 patrons or less in a two-hour period), weather warrants, or for a special program.
 - b. The pool facilities will close whenever projected high air temperatures for the day are below 68 degrees.

- c. If outside temperatures drop below 65 degrees during open swim the pool will be closed.
- d. When inclement weather occurs, including but not limited to: Rain, wind, lightning and/or severe conditions (tornado, thunderstorm watch/warnings) that compromise the safety of the patrons or staff, the water will be cleared, staff will remain at the facility and attempt to reopen as soon as possible. If it is not feasible to reopen after 60 minutes, the pool will close

(Policies are subject to change/modification without notice)

- C. Cover ups must be worn to and from the pool to other Club facilities
- D. Persons with infections or diseases that may be transmitted by the pool water are prohibited
- E. Patrons should shower before entering the pool area
- F. No diving
- G. No running on deck area
- H. Feet first entries only into pool
- I. No rough play
- J. Toys only with approval based on size of crowd and type of toy
- K. No one under the age of 14 without adult supervision
- L. No entrance into the pool area prior to signing in
- M. No swimming allowed when no lifeguard is present
- N. Infants must be diapered
- O. No alcohol is permitted in or around the pool

ARTICLE 15.

FITNESS CENTER RULES (FUTURE AMENITY)

- A. All facilities and equipment are used at your own risk.
- B. Children under 10 years of age are not permitted. Ages 10 through age 15 are permitted when accompanied by an adult.
- C. Proper attire and footwear must be worn at all times.
- D. No food is permitted in the Fitness Center.
- E. Towels are provided. Please wipe down equipment after use.
- F. When all treadmills are in use there is a maximum of 30 minutes per person.
- G. Guests are not allowed before 10:00 a.m.

ARTICLE 16.

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

- A. The Club shall not be responsible for loss or damage to any private property left or stored on the Club premises, whether in lockers or elsewhere.
- B. No member or guest shall remove any property belonging to the Club without proper authorization from the Club Manager. Every member of the Club shall be liable for any property damage, and/or personal injury at the club or at any activity or function operated, organized, arranged or sponsored by the Club, caused by the member, any guest, or any family member. Members shall pay the cost of such damage promptly upon receipt of a statement from the Club.
- C. Any member, guest or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the Club, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the Club, either on or off the Club's premises, shall do so at his or her own risk, and shall hold the Club, its officers, employees, representatives and agents harmless and indemnify them from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of any officer, employee, representative or agent of the Club in respect to any such loss, cost, claim, injury, damage or liability sustained or incurred by any guest of such member.

ARTICLE 17. PARKING

- A. Automobiles and golf carts must be parked in designated areas only. The Club is not responsible for either damage or theft of automobiles or golf carts or their contents. Cars and golf carts parked in violation shall be subject to removal by towing at member's expense. After notification, and if violations continue, members are subject to suspension.
- B. Only automobiles and golf carts displaying handicap emblems may use the handicap parking area.

ARTICLE 18. PETS

- A. Dogs or other pets are not permitted on Club property, including the golf course, swimming pool, practice area, and clubhouse at any time.

ARTICLE 19. SOLICITATION

- A. Solicitation, of any kind, or for any purpose, of Club members and Club personnel shall not be permitted unless approved in writing by the Club owner. No member may use the membership mailing list for purposes of advertising or soliciting.

ARTICLE 20. COMPLAINTS AND SUGGESTIONS

- A. Members shall refrain from reprimanding or arguing with any of the Club's employees. Any suggestion or complaints must be registered in writing to the attention of the General Manager.

ARTICLE 21. MISCELLANEOUS

SECTION 1. FISCAL YEAR.

The fiscal year of the Club shall commence on the first day of October and conclude on the thirtieth day of September.

SECTION 2. CONFLICT BETWEEN BYLAWS AND ARTICLES OF INCORPORATION.

In the event of a conflict between the terms of these bylaws and the Articles of Incorporation, the latter shall prevail.

ARTICLE 22. AMENDMENTS

These bylaws may be altered, amended or repealed or new bylaws adopted at any time by the ownership and/or Club Management.

ARTICLE 23. DEFINITIONS

As used herein, the following terms wherever capitalized shall have the following meanings, except where the context clearly indicates that a different meaning is intended.

Dues shall mean the amount charged by the Club for the privilege of being a Member of the Club. This amount is set by the Club's Ownership and Management team prior to the beginning of each membership year and will vary depending upon the category of membership.

Member shall mean the natural person named on the Application for Membership.

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING ON PROPOSED BYLAWS & RULES AND REGULATIONS FOR DISTRICT FACILITIES KNOWN AS THE CLUB AT EAGLEBROOKE PURSUANT TO FLORIDA LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“**Board**”) of the Golden Lakes Community Development District (“**District**”) previously adopted its Bylaws & Rules and regulations for District facilities known as the Club at Eaglebrooke; and

WHEREAS, the Board desires to review and considering proposed amendments to the Bylaws & Rules and regulations for the Club at Eaglebrooke; and

WHEREAS, the Board has established a date for a public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT:

1. **SETTING A PUBLIC HEARING.** A public hearing on the proposed amendments to the Bylaws & Rules and regulations for the Club at Eaglebrooke is hereby declared and set for **January 9, 2024, at 5:30 p.m.** at the following location:

LOCATION: The Club at Eaglebrooke
 1300 Eaglebrooke Blvd
 Lakeland, FL 33813

2. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

3. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 7th DAY OF NOVEMBER, 2023.

ATTEST:

**GOLDEN LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

By: _____
Its: _____

**GOLDEN LAKES
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/23

The Board hereby assigns the FY 2023 Reserves as follows:

	<u>FY2023</u>
Operating Reserves	199,268
Reserves - Renewal & Replacement	190,260
Reserves - Roadways	288,752
Reserves - Roof	20,025
Reserves - Sidewalks	25,000
Reserves - Streetlights	25,000

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR THE DESIGNATION OF A RECORDS CUSTODIAN; PROVIDING FOR THE APPOINTMENT OF A RECORDS MANAGEMENT LIAISON OFFICER; PROVIDING THE DUTIES OF THE RECORDS MANAGEMENT LIAISON OFFICER; ADOPTING A RECORDS RETENTION POLICY; DETERMINING THE ELECTRONIC RECORD TO BE THE OFFICIAL RECORD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Golden Lakes Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District desires to designate an officer of the District to be its Records Custodian (“Records Custodian”); and

WHEREAS, Section 257.36(5), *Florida Statutes*, requires the District to establish and maintain an active and continuing program for the economical and efficient management of records and to provide for the appointment of a records management liaison officer (“Records Management Liaison Officer”); and

WHEREAS, the District desires for the Records Management Liaison Officer to be an employee of the District or an employee of the District Manager; and

WHEREAS, the District desires to authorize the Records Custodian to appoint a Records Management Liaison Officer, which may or may not be the District’s records custodian; and

WHEREAS, the District desires to prescribe duties of the Records Management Liaison Officer and provide for the assignment of additional duties; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution a Records Retention Policy (the “Policy”) for immediate use and application; and

WHEREAS, the District desires to provide for future amendment of the Records Retention Policy.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The District hereby designates the Secretary of the District as the Records Custodian. The District hereby authorizes the Records Custodian to appoint a Records Management Liaison Officer and report such appointment to the appropriate State of Florida agencies. A Records Management Liaison Officer shall be an employee of the District or the District Manager. The Board and the Records Custodian shall each have the individual power to remove the Records Management Liaison Officer at any time for any reason. Immediately following the removal or resignation of a Records Management Liaison Officer, the District's records custodian shall appoint a replacement Records Management Liaison Officer.

SECTION 2. The duties of the Records Management Liaison Officer shall include the following:

- A.** Serve as the District's contact with the Florida Department of State, State Library and Archives of Florida;
- B.** Coordinate the District's records inventory;
- C.** Maintain records retention and disposition forms;
- D.** Coordinate District records management training;
- E.** Develop records management procedures consistent with the attached Records Retention Policy, as amended;
- F.** Participate in the development of the District's development of electronic record keeping systems;
- G.** Submit annual compliance statements;
- H.** Work with the Florida Department of State, State Library and Archives of Florida to establish individual retention schedules for the District, from time to time and as may be necessary; and
- I.** Such other duties as may be assigned by the Board or the District's records custodian in the future.

SECTION 3. The District hereby adopts as its Records Retention Policy the applicable provisions of Section 257.36(5), *Florida Statutes*, the rules adopted by the Division of Library and Information Services of the Department of State ("Division") pursuant to Section 257.36, *Florida Statutes*, and the General Records Schedules established by the Division. However, the District will retain certain records longer than required by the General Records Schedules established by the Division as set forth in **Exhibit A**. To the extent the above statute, rules or schedules are amended or supplemented in the future, the District's Records Retention Policy shall automatically incorporate such amendment or supplement provided that such automatic amendment shall not reduce the retention times set forth in **Exhibit A**. The Records Retention Policy shall remain in full force and effect until such time as the Board amends the Policy.

SECTION 4. In accordance with section 668.50, Florida Statutes, and section 119.01, Florida Statutes, the Board finds that the electronic record shall be considered the official record and any paper originals are hereby duplicates which may be disposed of unless required to be preserved by any applicable statute, rule or ordinance.

SECTION 5. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 6. This resolution shall become effective upon its passage; shall replace, supplant, and supersede any prior policy or resolution of the District regarding records retention; and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 7th day of November 2023.

ATTEST:

**GOLDEN LAKES COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: District Amendments to General Records Schedules Established by the Division

Exhibit A

District Amendments to General Records Schedules established by the Division

ADVERTISEMENTS: LEGAL (Item #25)

The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to proceedings under uniform method of collection of debt assessments permanently. The District shall retain mailed and published legal advertisements, and corresponding affidavits, relating to the levy of assessments securing bonds for five (5) fiscal years provided applicable audits have been released, or until three (3) calendar years after related bonds are redeemed, whichever is later.

AUDITS: INDEPENDENT (Item #56)

The District shall retain the record copy of independent audits for ten (10) fiscal years or until three (3) calendar years after all related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: DETAIL (Item #340)

The District shall retain the record copy of disbursement records relating to the use of bonds for five (5) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

DISBURSEMENT RECORDS: SUMMARY (Item #341)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after related bonds are redeemed, whichever is later.

FINANCIAL REPORTS: LOCAL GOVERNMENT ANNUAL REPORTS (Item #107)

The District shall retain the record copy of disbursement records relating to the use of bonds for ten (10) fiscal years provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

INCIDENT REPORT FILES (Item #241)

The District shall retain incident reports for five (5) anniversary years from the date of the incident.

MINUTES: OFFICIAL MEETINGS (PRELIMINARY/AUDIO RECORDINGS/VIDEO RECORDINGS (Item #4)

The District shall retain audio recordings of board of supervisor meetings for five (5) calendar years after adoption of the official minutes.

PROJECT FILES: CAPITAL IMPROVEMENT (Item #136)

The District shall retain the record copy of project files for projects funded with bonds for ten (10) fiscal years after completion of the project provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later.

REAL PROPERTY RECORDS: CONDEMNATION/DEMOLITION (Item #364)

The District shall retain the record copy of project files for condemnation/demolition projects funded with bonds for five (5) anniversary years after final action or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

REAL PROPERTY RECORDS: PROPERTY ACQUIRED (Item #172)

The District shall retain the record copy of documents related to property acquisitions funded with bonds for three (3) fiscal years after final disposition of the property provided applicable audits have been released or until three (3) calendar years after all related bonds are redeemed, whichever is later. The record copy of deeds and easements shall be kept permanently.

**GOLDEN LAKES
COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of Golden Lakes Community Development District, Polk County, Florida (the "District") as of and for the fiscal year ended September 30, 2022 and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the District as of September 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. 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.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for 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 GAAS 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 GAAS, 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.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who 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 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 information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the 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 Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated October 13, 2023, 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, contracts, grant agreements and other matters. The purpose of that report is solely 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 the effectiveness of the District's 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 the District's internal control over financial reporting and compliance.

October 13, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Golden Lakes Community Development District, Polk County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2022. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the fiscal year ended September 30, 2022 resulting in a net position of \$2,430,073.
- The change in the District's total net position in comparison with the prior fiscal year was (\$762,428), a decrease. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental fund reported ending fund balance of \$973,789, a decrease of (\$28,030) in comparison with the prior fiscal year. A portion of the fund balance is non-spendable for deposits, assigned to reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

1) Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessment revenues and user charges. The governmental activities of the District include the general government (management) and maintenance functions. The business-type activities include the golf course.

2) 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, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the District can be divided into two categories: governmental funds and proprietary funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

2) Fund Financial Statements (Continued)

Governmental Funds

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 fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a 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 fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental fund for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Proprietary Funds

The District maintains one type of proprietary fund, enterprise fund. An enterprise fund is used to report the same function presented as business-type activities in the government-wide financial statements. The District maintains one enterprise fund. The District uses the golf course fund to account for the operations of the golf course, pro-shop and restaurant within the District.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

3) Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

	NET POSITION SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021 (Restated)	2022	2021
Current and other assets	\$ 1,032,507	\$ 1,032,172	\$ 1,124,558	\$ 1,049,209	\$ 2,157,065	\$ 2,081,381
Capital assets, net of depreciation	2,294,238	2,223,598	3,348,647	3,191,663	5,642,885	5,415,261
Total assets	3,326,745	3,255,770	4,473,205	4,240,872	7,799,950	7,496,642
Current liabilities	74,760	30,353	473,926	401,918	548,686	432,271
Long-term liabilities	1,000,000	-	3,821,191	3,871,870	4,821,191	3,871,870
Total liabilities	1,074,760	30,353	4,295,117	4,273,788	5,369,877	4,304,141
Net position						
Net investment in capital assets	1,294,238	2,223,598	(161,572)	(603,461)	1,132,666	1,620,137
Restricted	-	-	3,780	8,505	3,780	8,505
Unrestricted	957,747	1,001,819	335,880	562,040	1,293,627	1,563,859
Total net position	\$ 2,251,985	\$ 3,225,417	\$ 178,088	\$ (32,916)	\$ 2,430,073	\$ 3,192,501

The District's net position decreased during the most recent fiscal year. The majority of the decrease represents the extent to which the cost of operations and maintenance and depreciation expense exceeded ongoing program revenues.

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,					
	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021 (Restated)	2022	2021 (Restated)
Revenues:						
Program revenues						
Charges for services	\$ 855,577	\$ 855,772	\$ 4,253,912	\$ 3,663,348	\$ 5,109,489	\$ 4,519,120
Operating grants and contributions	882	-	-	-	882	-
Capital grants and contributions	27	-	-	-	27	-
General revenues						
Unrestricted investment earnings	4,104	3,456	6	7	4,110	3,463
Miscellaneous income	-	-	-	(728)	-	(728)
Total revenues	860,590	859,228	4,253,918	3,662,627	5,114,508	4,521,855
Expenses:						
General government	145,325	151,874	-	-	145,325	151,874
Maintenance and operations	1,556,909	1,232,366	-	-	1,556,909	1,232,366
Debt issue costs	101,950	-	-	-	101,950	-
Golf course	-	-	3,873,554	3,247,973	3,873,554	3,247,973
Interest	29,838	-	169,360	167,938	199,198	167,938
Total expenses	1,834,022	1,384,240	4,042,914	3,415,911	5,876,936	4,800,151
Change in net position	(973,432)	(525,012)	211,004	246,716	(762,428)	(278,296)
Net position - beginning, as previously stated	3,225,417	-	(9,428)	-	3,215,989	(278,296)
Adjustment for GASB 87	-	-	(23,488)	-	(23,488)	(404,718)
Net position - beginning, as restated	3,225,417	3,750,429	(32,916)	(279,632)	3,192,501	3,470,797
Net position - ending	\$ 2,251,985	\$ 3,225,417	\$ 178,088	\$ (32,916)	\$ 2,430,073	\$ 3,192,501

Governmental activities

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$1,834,022. The costs of the District's activities were primarily funded by program revenues. Program revenues were comprised primarily of assessments for both the current and prior fiscal years. In total, expenses increased from the prior fiscal year. The majority of the increase was the result of an increase in maintenance expenses for the District's roads and drainage infrastructure, and issuance costs and interest expense related to the Series 2021 Note.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Business-type activities

Business-type activities reflect the operations of the golf course of the District, which includes a pro-shop and restaurant. The cost of operations is primarily covered by charges to customers. The increases in both revenues and expenses is primarily the result of increased golf, food and beverage operations as activities continued to increase recovering from the COVID pandemic.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations and use of fund balance by \$220,000. Actual general fund expenditures for the fiscal year ended September 30, 2022 did not exceed appropriations.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2022, the District had \$12,336,865 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$10,042,627 has been taken, which resulted in a net book value of \$2,294,238. The District's business-type activities reported net capital assets of \$3,348,647. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2022, the District had a \$1,000,000 Note issued during the current fiscal year outstanding for its governmental activities. At September 30, 2022, the District had \$3,560,000 Bonds outstanding for its business-type activities. The District also had \$310,972 in lease payable for its business-type activities at September 30, 2022. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, customers, investors and creditors with a general overview of the District's finances and 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 Golden Lakes Community Development District's Finance Department at 210 N. University Drive, Suite 702, Coral Springs, Florida 33071.

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities	Business type Activities	Total
ASSETS			
Cash	\$ 1,201,314	\$ 346,071	\$ 1,547,385
Investments	4,896	-	4,896
Assessments receivable	1,737	646	2,383
Accounts receivable, net	11,953	177,373	189,326
Inventories	-	126,992	126,992
Prepays and deposits	7,955	80,628	88,583
Internal balances	(264,305)	264,305	-
Restricted assets:			
Investments	68,957	74,603	143,560
Cash	-	53,940	53,940
Capital assets:			
Nondepreciable	2,050,912	2,500,000	4,550,912
Depreciable, net	243,326	848,647	1,091,973
Total assets	<u>3,326,745</u>	<u>4,473,205</u>	<u>7,799,950</u>
LIABILITIES			
Accounts payable	58,718	171,295	230,013
Accrued interest payable	16,042	70,823	86,865
Customer deposits payable from restricted assets	-	53,940	53,940
Unearned revenue	-	177,868	177,868
Non-current liabilities:			
Due within one year	102,763	186,134	288,897
Due in more than one year	897,237	3,635,057	4,532,294
Total liabilities	<u>1,074,760</u>	<u>4,295,117</u>	<u>5,369,877</u>
NET POSITION			
Net investment in capital assets	1,294,238	(161,572)	1,132,666
Restricted for debt service	-	3,780	3,780
Unrestricted	957,747	335,880	1,293,627
Total net position	<u>\$ 2,251,985</u>	<u>\$ 178,088</u>	<u>\$ 2,430,073</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Functions/Programs	Program Revenues				Net (Expense) Revenue and Changes in Net Position		Total
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contribution	Governmental Activities	Business-type Activities	
Primary government:							
Governmental activities:							
General government	\$ 145,325	\$ 145,325	\$ 881	\$ -	\$ 881	\$ -	\$ 881
Maintenance and operations	1,556,909	710,252	-	27	(846,630)	-	(846,630)
Debt issue costs	101,950	-	-	-	(101,950)	-	(101,950)
Interest on long-term debt	29,838	-	1	-	(29,837)	-	(29,837)
Total governmental activities	1,834,022	855,577	882	27	(977,536)	-	(977,536)
Business-type activities:							
Golf course	3,873,554	4,253,912	-	-	-	380,358	380,358
Interest on long-term debt	169,360	-	-	-	-	(169,360)	(169,360)
Total business-type activities	4,042,914	4,253,912	-	-	-	210,998	210,998
General revenues:							
Unrestricted investment earnings					4,104	6	4,110
Total general revenues					4,104	6	4,110
Change in net position					(973,432)	211,004	(762,428)
Net position - beginning, as previously stated					3,225,417	(9,428)	3,215,989
Adjustment for GASB 87					-	(23,488)	(23,488)
Net position - beginning, as restated					3,225,417	(32,916)	3,192,501
Net position - ending					\$ 2,251,985	\$ 178,088	\$ 2,430,073

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Fund			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 1,201,314	\$ -	\$ -	\$ 1,201,314
Investments	4,896	13,964	54,993	73,853
Assessments receivable	1,737	-	-	1,737
Accounts receivable, net of allowance	11,953	-	-	11,953
Deposits	7,955	-	-	7,955
Total assets	\$ 1,227,855	\$ 13,964	\$ 54,993	\$ 1,296,812
LIABILITIES				
Accounts payable	\$ 58,718	\$ -	\$ -	\$ 58,718
Due to other funds	250,505	13,800	-	264,305
Total liabilities	309,223	13,800	-	323,023
FUND BALANCES				
Nonspendable:				
Deposits	7,955	-	-	7,955
Restricted for:				
Debt service	-	164	-	164
Capital projects	-	-	54,993	54,993
Assigned to:				
Operating reserve	149,009	-	-	149,009
Roadways	288,752	-	-	288,752
Roof	20,025	-	-	20,025
Sidewalks	25,000	-	-	25,000
Streetlights	25,000	-	-	25,000
Renewal and replacement	190,260	-	-	190,260
Unassigned	212,631	-	-	212,631
Total fund balances	918,632	164	54,993	973,789
Total liabilities and fund balances	\$ 1,227,855	\$ 13,964	\$ 54,993	\$ 1,296,812

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Total fund balances - governmental funds \$ 973,789

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 as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	12,336,865	
Accumulated depreciation	(10,042,627)	2,294,238

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements. □

Accrued interest payable	(16,042)	
Note payable	(1,000,000)	(1,016,042)

Net position of governmental activities		\$ 2,251,985
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See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 855,577	\$ -	\$ -	\$ 855,577
Interest earnings	4,104	1	27	4,132
Miscellaneous revenue	881	-	-	881
Total revenues	860,562	1	27	860,590
EXPENDITURES				
Current:				
General government	145,325	-	-	145,325
Maintenance and operations	693,424	-	934,125	1,627,549
Debt service:				
Interest	-	13,796	-	13,796
Debt issue costs	-	-	101,950	101,950
Total expenditures	838,749	13,796	1,036,075	1,888,620
Excess (deficiency) of revenues over (under) expenditures	21,813	(13,795)	(1,036,048)	(1,028,030)
OTHER FINANCING SOURCES (USES)				
Transfers in (out)	(105,000)	2	104,998	-
Bond issuance	-	13,957	986,043	1,000,000
Total other financing sources (uses)	(105,000)	13,959	1,091,041	1,000,000
Net change in fund balances	(83,187)	164	54,993	(28,030)
Fund balances - beginning	1,001,819	-	-	1,001,819
Fund balances - ending	\$ 918,632	\$ 164	\$ 54,993	\$ 973,789

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	(28,030)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position.		95,240
Depreciation on capital assets is not recognized in the governmental fund financial statements but is reported as an expense in the statement of activities.		(24,600)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		(16,042)
Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		<u>(1,000,000)</u>
Change in net position of governmental activities	\$	<u>(973,432)</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF NET POSITION - PROPRIETARY FUND
SEPTEMBER 30, 2022**

	Business-type Activities - Enterprise Fund	
	Golf Course	Total
ASSETS		
Current assets:		
Cash and cash equivalents	\$ 346,071	\$ 346,071
Assessment receivable	646	646
Accounts receivable, net	177,373	177,373
Due from other funds	264,305	264,305
Restricted assets:		
Cash	53,940	53,940
Investments	74,603	74,603
Inventories	126,992	126,992
Prepays and deposits	80,628	80,628
Total current assets	<u>1,124,558</u>	<u>1,124,558</u>
Noncurrent assets:		
Capital assets:		
Golf course	2,500,000	2,500,000
Improvements other than buildings	83,301	83,301
Buildings and improvements	331,385	331,385
Furniture and fixtures	60,195	60,195
Equipment	360,742	360,742
Right to use assets-equipment	395,113	395,113
Less accumulated depreciation	(382,089)	(382,089)
Total capital assets (net of depreciation)	<u>3,348,647</u>	<u>3,348,647</u>
Total noncurrent assets	<u>3,348,647</u>	<u>3,348,647</u>
Total assets	<u>4,473,205</u>	<u>4,473,205</u>
LIABILITIES		
Current liabilities:		
Accounts payable and accrued expenses	171,295	171,295
Unearned revenue	177,868	177,868
Payable from restricted assets:		
Accrued interest payable	70,823	70,823
Customer deposits payable	53,940	53,940
Capital leases payable	101,134	101,134
Bonds payable	85,000	85,000
Total current liabilities	<u>660,060</u>	<u>660,060</u>
Noncurrent liabilities		
Capital leases payable	209,838	209,838
Bonds payable	3,425,219	3,425,219
Total noncurrent liabilities	<u>3,635,057</u>	<u>3,635,057</u>
Total liabilities	<u>4,295,117</u>	<u>4,295,117</u>
NET POSITION		
Net investment in capital assets	(161,572)	(161,572)
Restricted for debt service	3,780	3,780
Unrestricted	335,880	335,880
Total net position	<u>\$ 178,088</u>	<u>\$ 178,088</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET POSITION - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Business-type Activities - Enterprise	
	Golf Course	Total
Operating revenues:		
Charges for services:		
Golf Course	\$ 2,409,807	\$ 2,409,807
Pro Shop	222,624	222,624
Restaurant and concessions	1,299,842	1,299,842
Total operating revenues	<u>3,932,273</u>	<u>3,932,273</u>
Operating expenses:		
Golf Course	446,765	446,765
Pro Shop	117,974	117,974
Restaurant and concessions	1,210,560	1,210,560
Administrative and other	1,938,291	1,938,291
Depreciation and amortization	159,964	159,964
Total operating expenses	<u>3,873,554</u>	<u>3,873,554</u>
Operating income (loss)	<u>58,719</u>	<u>58,719</u>
Nonoperating revenues (expenses):		
Assessments	321,639	321,639
Interest income	6	6
Interest expense	(169,360)	(169,360)
Total nonoperating revenues (expenses)	<u>152,285</u>	<u>152,285</u>
Change in net position	211,004	211,004
Net position - beginning, as previously stated	(9,428)	(9,428)
Adjustment for GASB 87	(23,488)	(23,488)
Net position - beginning, as restated	<u>(32,916)</u>	<u>(32,916)</u>
Net position - ending	<u>\$ 178,088</u>	<u>\$ 178,088</u>

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
STATEMENT OF CASH FLOWS - PROPRIETARY FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Golf Course	Total
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from customers and users	\$ 3,927,724	\$ 3,927,724
Payments to suppliers of goods and services	(3,702,025)	(3,702,025)
Net cash provided (used) by operating activities	225,699	225,699
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
Due from/to other funds	(64,327)	(64,327)
Assessments and fees	321,620	321,620
Net cash provided (used) by noncapital financing activities	257,293	257,293
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES:		
Purchase of capital assets	(314,957)	(314,957)
Proceeds from the issuance of long term debt	108,924	108,924
Principal paid on bonds and capital lease	(161,594)	(161,594)
Interest paid on bonds and capital lease	(168,343)	(168,343)
Net cash provided (used) by financing activities	(535,970)	(535,970)
CASH FLOWS FROM INVESTING ACTIVITIES		
Sale of investments	3,708	3,708
Interest earnings	6	6
Net cash provided (used) by investing activities	3,714	3,714
 Net increase (decrease) in cash and cash equivalents	 (49,264)	 (49,264)
Cash and cash equivalents - October 1	449,275	449,275
Cash and cash equivalents - September 30	\$ 400,011	\$ 400,011
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income (loss)	\$ 58,719	\$ 58,719
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:		
Depreciation and amortization expense	159,964	159,964
(Increase) decrease in accounts receivables	(33,548)	(33,548)
(Increase) decrease in inventories	(14,283)	(14,283)
(Increase) decrease in prepaid items	(16,144)	(16,144)
Increase (decrease) in accounts payable	41,992	41,992
Increase (decrease) in unearned revenue	37,940	37,940
Increase (decrease) in customer deposits	(8,941)	(8,941)
Total adjustments	166,980	166,980
Net cash provided (used) by operating activities	\$ 225,699	\$ 225,699

See notes to the financial statements

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Golden Lakes Community Development District ("District") was created on September 21, 1992, by Ordinance 92-29 of Polk County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board") which is composed of five members. The Supervisors are elected by qualified electors whose primary residence is within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB"). Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund 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 non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is 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 who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services) and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide and enterprise fund 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. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

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 or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments, including debt service assessments along with operation and maintenance assessments, are non-ad valorem special assessments imposed on all lands located within the District and benefited by the District's activities, operation and maintenance. Assessments are levied and certified for collection by the District prior to the start of the fiscal year which begins October 1st and ends on September 30th. Operation and maintenance special assessments are imposed upon all benefited lands located in the District. Debt service special assessments are imposed upon certain lots and lands as described in each resolution imposing the special assessment for each series of bonds issued by the District.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

The District reports the following major proprietary fund:

Golf Course Fund

This enterprise fund is used to account for the operations of the golf course and related amenities that are to be financed and operated in a manner similar to private business enterprises. The costs of providing services to customers are to be recovered primarily through user charges.

Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the District's enterprise fund are charges to customers for sales and services. Operating expenses of the enterprise fund include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits.

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured and any unspent Bond proceeds are required to be held in investments as specified in the Bond Indenture.

The State Board of Administration's ("SBA") Local Government Surplus Funds Trust Fund ("Florida PRIME") is a "2a-7 like" pool. A "2a-7 like" pool is an external investment pool that is not registered with the Securities and Exchange Commission ("SEC") as an investment company, but nevertheless has a policy that it will, and does, operate in a manner consistent with the SEC's Rule 2a-7 of the Investment Company Act of 1940, which comprises the rules governing money market funds. Thus, the pool operates essentially as a money market fund. The District has reported its investment in Florida PRIME at amortized cost for financial reporting purposes.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Inventories and Prepaid Items

Inventories are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed (except for intangible right-to-use assets, the measurement of which is discussed in Leases below. Donated capital assets are recorded at acquisition value.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Capital Assets (Continued)

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Asset</u>	<u>Years</u>
Infrastructure	15-50
Equipment	5-20
Right-to-use assets-equipment	3.7-4
Furniture and Fixtures	10-20
Improvements other than buildings	5
Buildings and improvements	10-30

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Leases

The District is a lessee for several non-cancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease assets (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more. At the commencement of the lease, the District measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The leased asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the commencement date, plus certain direct costs. Subsequently, the leased asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments.

- The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Leases (Continued)

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long-term debt on the statement of net position.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Recent Accounting Pronouncements Adopted

GASB Statement No. 87 – Leases

The objective of this Statement is to better meet the information needs of financial statement users by improving accounting and financial reporting for leases by governments. This Statement increases the usefulness of governments' financial statements by requiring recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. As amended by GASB statement No. 95, the requirements of this Statement are effective for reporting periods beginning after June 15, 2021.

As a result of the adoption of GASB 87, beginning net position in the enterprise fund and business-type activities were restated as follows:

	Business-type	
	Activities	Enterprise Fund
	Golf Course	
Net position - beginning, previously stated	\$ (9,428)	\$ (9,428)
Adjustment for GASB 87	(23,488)	(23,488)
Net position - beginning, as restated	<u>\$ (32,916)</u>	<u>\$ (32,916)</u>

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances as shown below were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2022:

	<u>Amortized Cost</u>	<u>Credit Risk</u>	<u>Maturities</u>
US Bank Commercial Paper	\$ 143,560	S&P A-1+	Rolling 270 day maturity
Florida Prime	4,896	S&P AAAM	Weighted average of the fund portfolio: 21 days
Total Investments	<u>\$ 148,456</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1*: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2*: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3*: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

External Investment Pool – With regard to redemption gates, Chapter 218.409(8)(a), Florida Statutes, states that “The principal, and any part thereof, of each account constituting the trust fund is subject to payment at any time from the moneys in the trust fund. However, the Executive Director may, in good faith, on the occurrence of an event that has a material impact on liquidity or operations of the trust fund, for 48 hours limit contributions to or withdrawals from the trust fund to ensure that the Board can invest moneys entrusted to it in exercising its fiduciary responsibility. Such action must be immediately disclosed to all participants, the Trustees, the Joint Legislative Auditing Committee, the Investment Advisory Council, and the Participant Local Government Advisory Council. The Trustees shall convene an emergency meeting as soon as practicable from the time the Executive Director has instituted such measures and review the necessity of those measures. If the Trustees are unable to convene an emergency meeting before the expiration of the 48-hour moratorium on contributions and withdrawals, the moratorium may be extended by the Executive Director until the Trustees are able to meet to review the necessity for the moratorium. If the Trustees agree with such measures, the Trustees shall vote to continue the measures for up to an additional 15 days. The Trustees must convene and vote to continue any such measures before the expiration of the time limit set, but in no case may the time limit set by the Trustees exceed 15 days.” With regard to liquidity fees, Florida Statute 218.409(4) provides authority for the SBA to impose penalties for early withdrawal, subject to disclosure in the enrollment materials of the amount and purpose of such fees. At present, no such disclosure has been made.

As of September 30, 2022, there were no redemption fees or maximum transaction amounts, or any other requirements that serve to limit a participant’s daily access to 100% of their account value.

NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFER

Interfund receivables and payables for the fiscal year ended September 30, 2022 were as follows:

<u>Fund</u>	<u>Receivable</u>	<u>Payable</u>
General	\$ 13,800	\$ 264,305
Debt service	-	13,800
Golf course	264,305	-
Total	<u>\$ 278,105</u>	<u>\$ 278,105</u>

The balance between the general fund and the golf course fund relate to amounts held in the general fund that have not yet been transferred to the operating account of the golf fund. The amount due from the Debt service fund to the general fund is for funds used to pay interest on the Series 2021 Note prior to receipt of related assessments.

Interfund transfers for the fiscal year ended September 30, 2022 were as follows:

<u>Fund</u>	<u>Transfer in</u>	<u>Transfer out</u>
General	\$ -	\$ 105,000
Debt service	2	-
Capital projects	104,998	-
Total	<u>\$ 105,000</u>	<u>\$ 105,000</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made to fund certain road repair projects.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2022 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Land and land improvements	\$ 2,050,912	\$ -	\$ -	\$ 2,050,912
Total capital assets, not being depreciated	2,050,912	-	-	2,050,912
Capital assets, being depreciated				
Infrastructure - sewer, stormwater, distribution	7,936,455	-	-	7,936,455
Infrastructure - roadways, streetlights	1,379,037	-	-	1,379,037
Infrastructure - security and landscape	850,334	-	-	850,334
Equipment	24,887	95,240	-	120,127
Total capital assets, being depreciated	10,190,713	95,240	-	10,285,953
Less accumulated depreciation for:				
Infrastructure - sewer, stormwater, distribution	(7,922,427)	(742)	-	(7,923,169)
Infrastructure - roadways, streetlights	(1,227,330)	(20,496)	-	(1,247,826)
Infrastructure - security and landscape	(847,711)	(426)	-	(848,137)
Equipment	(20,559)	(2,936)	-	(23,495)
Total accumulated depreciation	(10,018,027)	(24,600)	-	(10,042,627)
Total capital assets, being depreciated, net	172,686	70,640	-	243,326
Governmental activities capital assets	\$ 2,223,598	\$ 70,640	\$ -	\$ 2,294,238

For governmental activities, depreciation was charged to the maintenance and operations function.

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance
<u>Business-type activities</u>				
Capital assets, not being depreciated				
Golf course	\$ 2,500,000	\$ -	\$ -	\$ 2,500,000
Total capital assets, not being depreciated	2,500,000	-	-	2,500,000
Capital assets, being depreciated				
Equipment	304,720	56,022	-	360,742
Right-to-use assets-equipment	283,642	111,471	-	395,113
Improvements other than buildings	83,301	-	-	83,301
Buildings and improvements	183,921	147,464	-	331,385
Furniture and Fixtures	60,195	-	-	60,195
Total capital assets, being depreciated	915,779	314,957	-	1,230,736
Less accumulated depreciation for:				
Equipment	(137,807)	(39,077)	-	(176,884)
Right-to-use assets-equipment	-	(88,505)	-	(88,505)
Improvements other than buildings	(21,889)	(5,133)	-	(27,022)
Buildings and improvements	(48,936)	(20,786)	-	(69,722)
Furniture and Fixtures	(15,484)	(4,472)	-	(19,956)
Total accumulated depreciation	(224,116)	(157,973)	-	(382,089)
Total capital assets, being depreciated, net	691,663	156,984	-	848,647
Business-type activities capital assets	\$ 3,191,663	\$ 156,984	\$ -	\$ 3,348,647

NOTE 7 – LONG TERM LIABILITIES

Series 2017 Capital Improvement Revenue Bonds

On March 29, 2017, the District issued \$3,695,000 of Series 2017A-1 Tax Exempt Capital Improvement Revenue Bonds and \$390,000 of Series 2017A-2 Taxable Capital Improvement Revenue Bonds due May 1, 2047, with an interest rate that varies between 2% and 6.5%. The Bonds were issued for the primary purpose of funding the acquisition of The Club at Eaglebrooke and pay certain costs associated with the issuance of the Bonds. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2019 through May 1, 2047.

The Series 2017 Bonds are subject to redemption at the option of the District as outlined in the Bond Indenture. The Series 2017 Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indentures established debt service reserve requirements as well as other restrictions and requirements for procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Series 2021 Taxable Special Assessment Note

In December 2021, the District issued \$1,000,000 of Series 2021 Taxable Special Assessment Note with a maturity date of May 1, 2031 with a fixed interest rates of 3.85%. Principal is payable on May 1, commencing on May 1, 2023 to May 1, 2031. Interest on the Series 2021 Note is payable on each May 1 and November 1, commencing May 1, 2022. The Bonds were issued to finance road repairs and paving within the District.

The Series 2021 Note is subject to redemption at the option of the District as outlined in the Note Indenture. The Series 2021 Note are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Note Registrar if certain events occurred as outlined in the Note Indenture.

The Note Indenture established debt service reserve requirements as well as other restrictions and requirements for procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2022.

Long-term Debt activity

Changes in long-term liability activity for the fiscal year ended September 30, 2022 were as follows:

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021 Note	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 102,763
Total	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 102,763

	Beginning Balance (Restated)	Additions	Reductions	Ending Balance	Due Within One Year
<u>Business-type activities</u>					
Bonds payable:					
Series 2017 A-1	\$ 3,385,000	\$ -	\$ 75,000	\$ 3,310,000	\$ 80,000
Series 2017 A-2	255,000	-	5,000	250,000	5,000
Less: original issue discount	(51,772)	-	(1,991)	(49,781)	-
Leases	283,642	108,924	81,594	310,972	101,134
Total	\$ 3,871,870	\$ 108,924	\$ 159,603	\$ 3,821,191	\$ 186,134

NOTE 7 – LONG TERM LIABILITIES (Continued)

At September 30, 2022, the scheduled debt service requirements on the long - term debt, (excluding lease), were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 102,763	\$ 38,500	\$ 141,263
2024	104,757	34,544	139,301
2025	106,790	30,510	137,300
2026	108,862	26,399	135,261
2027	110,974	22,208	133,182
2028-2031	465,854	45,269	511,123
Total	\$ 1,000,000	\$ 197,430	\$ 1,197,430

Year ending September 30:	Business-type Activities		
	Principal	Interest	Total
2023	\$ 85,000	\$ 152,902	\$ 237,902
2024	85,000	149,978	234,978
2025	90,000	146,852	236,852
2026	95,000	143,448	238,448
2027	95,000	139,746	234,746
2028-2032	535,000	634,470	1,169,470
2033-2037	675,000	505,292	1,180,292
2038-2042	845,000	341,379	1,186,379
2043-2047	1,055,000	141,070	1,196,070
Total	\$ 3,560,000	\$ 2,355,137	\$ 5,915,137

NOTE 8 – LEASES

During the current and prior fiscal years, the District entered into operating leases for equipment for its golf course. The District adopted GASB 87 in the current fiscal year. As a result, lease liabilities and intangible right-to-use leased equipment assets were recorded in the amount of \$392,566 and \$395,113, respectively, during the current fiscal year related to three equipment leases. The lease liability was measured using a discount rate of 4.8%. The leases require monthly payments ranging from \$1,897 to \$5,125, and has lease end dates ranging from May 2025 to April 2026.

During the current fiscal year, the District recognized lease expense as follow:

Lease expense	Fiscal year ending September 30, 2022
Amortization expense by class of underlying asset	
Equipment	88,505
Total amortization expense	88,505
Interest on lease liabilities	13,882
Total	102,387

As of September 30, 2022, the future principal and interest payments under the lease agreements were as follows:

Year ending September 30:	Leases- Business-type Activities		
	Principal	Interest	Total
2023	\$ 102,134	\$ 12,699	\$ 114,833
2024	107,146	7,687	114,833
2025	84,144	2,599	86,743
2026	17,548	282	17,830
	\$ 310,972	\$ 23,267	\$ 334,239

The value of the right-to-use asset as of the end of the current fiscal year was \$395,113 and had accumulated amortization of \$88,505.

NOTE 9 – MANAGEMENT COMPANY (OPERATIONS)

The District has contracted with a management company to perform management services, which include financial and accounting services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 10 – GOLF COURSE MANAGEMENT

The District has contracted with a management company to manage the operations of the golf course. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. During the 2018 fiscal year end the golf course fund received proceeds from its insurance carriers for damage and loss sustained during Hurricane Irma of \$628,385.

NOTE 12 – LITIGATION AND CLAIMS

The District is involved in various claims arising in the ordinary course of operations, none of which, in the opinion of the Board of Supervisors and District Manager, will have a material effect on the District's financial position.

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amount		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 852,536	\$ 852,536	\$ 855,577	\$ 3,041
Interest earnings	3,500	3,500	4,104	604
Miscellaneous	-	-	881	881
Total revenues	856,036	856,036	860,562	4,526
EXPENDITURES				
Current:				
General government	178,557	228,557	145,325	83,232
Maintenance and operations	717,479	887,479	693,424	194,055
Total expenditures	896,036	1,116,036	838,749	277,287
Excess (deficiency) of revenues over (under) expenditures	(40,000)	(260,000)	21,813	281,813
OTHER FINANCING SOURCES				
Interfund transfers		-	(105,000)	(105,000)
Use of fund balance	40,000	260,000	-	(260,000)
Total other financing sources	40,000	260,000	(105,000)	(365,000)
Net change in fund balances	\$ -	\$ -	(83,187)	\$ (83,187)
Fund balance - beginning			1,001,819	
Fund balance - ending			\$ 918,632	

See notes to required supplementary information

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2022 was amended to increase appropriations and use of fund balance by \$220,000. Actual general fund expenditures for the fiscal year ended September 30, 2022, did not exceed appropriations.

**GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT
POLK COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	6
Employee compensation for FYE 9/30/2022 (paid/accrued)	0
Independent contractor compensation for FYE 9/30/2022	\$236,715
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 28
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - See below Debt service - See below
Special assessments collected FYE 9/30/2022	\$1,177,216
Outstanding Bonds:	
Series 2017-1, due May 1, 2047	See Note 7
Series 2017-2, due May 1, 2047	See Note 7
Series 2021 Note, due May 1, 2031	See Note 7

Phase	Village	General Fund 001	General Fund 002	Paving Assessment	Series 2017 Debt Service
		FY 2022	FY 2022	FY 2022	FY 2022
1A	Cascades/	\$ 743.16	\$ 109.78	62.34	\$ 440.22
	Island Lake	\$ 810.72	\$ 109.78	62.34	\$ 440.22
1B	Clearpointe	\$ 743.16	\$ 109.78	62.62	\$ 440.22
2A	Osprey Landing	\$ 1,351.20	\$ 109.78	126.41	\$ 440.22
2B	Reflections	\$ 1,756.56	\$ 109.78	144.26	\$ 440.22
2BN	Eaglebrooke North	\$ 2,080.84	\$ 109.78	158.01	\$ 440.22
2C	Osprey Landing West	\$ 1,493.07	\$ 109.78	124.80	\$ 440.22
3	Viewpointe	\$ 743.16	\$ 109.78	60.60	\$ 440.22
5A	Eaglebrooke	\$ 743.16	\$ 109.78	56.76	\$ 440.22
V	Villages	\$ 729.65	\$ 109.78	42.85	\$ 440.22
VH	Vista Hills	\$ 1,689.00	\$ 109.78	134.09	\$ 440.22
VH2	Vista Hills II	\$ 1,891.68	\$ 109.78	134.09	\$ 440.22
WW	Whisper Woods	\$ 1,756.56	\$ 109.78	123.93	\$ 440.22
G	Grandview	\$ 817.47	\$ 109.78	60.48	\$ 440.22



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

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

We have audited, in accordance with the 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, the financial statements of the governmental activities, the business-type activities and each major fund of Golden Lakes Community Development District, Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated October 13, 2023.

Report on 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 opinions 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 a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and 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. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and 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 entity'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 entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

October 13, 2023



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

We have examined Golden Lakes Community Development District, Polk County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on 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. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2022.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Golden Lakes Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

October 13, 2023



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Golden Lakes Community Development District
Polk County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Golden Lakes Community Development District Polk County, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated October 13, 2023.

Auditor's Responsibility

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; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated October 13, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Golden Lakes Community Development District, Polk County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Golden Lakes Community Development District, Polk County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

October 13, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEARS FINDINGS AND RECOMMENDATIONS

2021-01 Qualified Public Depository:

Current Status: Recommendation has been implemented.

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions has been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2021, except as noted above.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2022.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2022.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as September 30, 2022. It is management's responsibility to monitor 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.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 30.

**POLICY CONCERNING THE
GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**

GUARDHOUSE AND ROADWAY GATE OPERATIONS

These regulations are in accordance with applicable Polk County requirements, if any, and also with, and under the authority of, applicable Florida Law.

PURPOSE

The purpose of these regulations is to establish procedures for the use and/or operation of the Golden Lakes Community Development District (herein the "District") main access guardhouse and any other District entry roadway gates in such a manner as to provide reassurance to the District residents, property owners and guests while also allowing complete public access to the public roadways of the District. The District roads shall remain accessible to the general public at all times subject only to certain access measures that are implemented by these regulations. The District is a local unit of special purpose government established for the purpose of planning, financing, constructing, operating and/or maintaining public infrastructure and improvements pursuant to Chapter 190, *Florida Statutes*, including, but not limited to, the roadways owned and operated by the District (the "District's Roads"). The District's Roads shall remain accessible to the general public at all times subject only to certain security measures that are implemented by this policy.

ROADWAY GATE OPERATIONS

1. In order to facilitate the movement of vehicles through the primary entrance gate while providing security to the residents and property owners of the District, the guardhouse(s) located at the main entrance of the District may be manned up to twenty-four (24) hours per day,

seven (7) days per week, and must be manned by trained access personnel retained, either directly or indirectly, by the District Manager (herein "Access Personnel"). Such Access Personnel shall be available to manually operate the gate to allow access by any and all members of the public. If, for any reason, this gate is unmanned at any time, the gates will be placed in an upright position to allow public access.

2. All other entry roadway gates in the District may be manned in the same fashion as set forth in paragraph 1 above, or the remaining gates may be remotely operated through electronic means by Access Personnel to allow for public access, or, if no Access Personnel are available to remotely operate such gates, the gates will be placed in an upright position to allow public access.

3. The Access Personnel shall have the right to briefly stop any vehicle entering the District for the sole purpose of recording the vehicle license plate information and the date and time of any vehicle entry into the District, including vehicles belonging to members of the general public.

4. In the event that the District Manager or Operations Manager determines that an emergency exists and that the continued use and/or operation of the roadway gates will be unsafe, the appropriate Access Personnel will be instructed to place the roadway gates in the upright position so as to leave the roadway unobstructed.

MODIFICATION OF REGULATIONS.

No modification of this policy shall be made without written approval of the District Manager, and any such modification may be subject to public notice and/or a public hearing.

EAST MANATEE - Manatee County staffers, posing as members of the public, tested public access at community development districts across the county and were improperly denied access to at least two communities, county officials said.

The workers were prevented by a guard from entering a gate at The Harbourage at Braden River and at Heritage Harbour South, according to a community development district field survey, conducted last October and this past January.

The survey is available to the public, and copies will be available at a county-sponsored workshop on gated access scheduled for Thursday at Manatee Technical Institute.

The workers visited manned and unmanned gates at Greyhawk Landing, Harbourage at Braden River, Heritage Harbour Market Place, Heritage Harbour South, Lakewood Ranch, University Place, Waterlefe, Cross Creek, Forest Creek, Tradition, Villages of Avignon, Water's Edge, Copperstone, Eagle Point, Mandarin Grove, Heritage Harbour North, River's Song, Silverleaf, Woodbrook and Woodland Hammock.

Larry Mau, director of the county's department of transportation, said Tuesday that the county is trying to sort things out regarding access on roads in gated communities.

Although its position is sometimes murky on gate access, the county is adamant that the guards at the two communities were violating state law and county statutes by preventing the visitors from entering, Mau said. 'The opinion is pretty much unanimous among county staff that you cannot be denied entrance at a guard-occupied entrance,' Mau said. 'They must let the public through. They can take down a license or take a photo of a license, but they can't prohibit access.' The guaranteed access is part of state law concerning roads that are built in community development districts with tax-exempt bonds, like Heritage Harbour and Lakewood Ranch, Mau said.

The four county survey takers, who drove non-county vehicles and wore street clothes, had pre-arranged questions.

They first asked the guard, 'Can we look around?' If they were told, 'Sure,' they drove right in. In the two cases where they were denied, they were asked their names and replied, 'I'm not comfortable giving you my name.' The survey, which cost the county about \$5,000, also shows that the workers were unable to get through some transponder-activated gates at most of the communities.

Lakewood Ranch, where the survey reported a number of unmanned gates that were not accessible without a transponder, is operating within the law by having some resident-only gates, spokeswoman Sondra Guffey said Tuesday. 'It's OK to have some gates closed if there is another entrance available,' Guffey said. Guffey said Lakewood Ranch always allows public entrance through the manned gates in Edgewater and County Club, the two gated communities.

The survey backs up Guffey's claims, showing that manned gates in Lakewood Ranch let the county workers through with no problem during the survey.

But Mau said the issue of some gates not opening in Lakewood Ranch and other communities is murky and will be discussed at the meeting.

Rob Allegra, president of Lennar Homes, developer of Heritage Harbour, said he is looking forward to the workshop to get some things explained and to find some common ground. 'Put yourself in the gate attendant's shoes,' Allegra added. 'Wouldn't you be a little suspicious if people don't want to give their name? We intend to comply with all the county rules, but the purpose of the gates is to provide some security.' The gate survey was started two or three years ago, then put on hold, Mau said.

But recent resident complaints about restricted access, coupled with county commissioners' desire for a standardized policy, prompted completion of the survey, Mau said.

Richard Dymond, Herald reporter, can be reached at rdymond@Bradenton.com or 708-7917.

If you go

What: Discussion on gates, roads and other issues pertaining to community development districts

When: 5:30-6:30 p.m. Thursday

Where: Manatee Technical Institute, 5520 Lakewood Ranch Blvd.

Information: 745-3700

GUARD SERVICE - GENERAL DUTIES

INTRODUCTION:

Security personnel's primary role is to ensure the safety and property of every person in the Eaglebrooke Community.

AT THE BEGINNING OF EACH SHIFT:

- 1) Receive any pass down logs from the previous shift(s) and receive a brief (if applicable) being relieved.
- 2) Conduct an inventory, there will be.

Site keys

Flashlight

Cell Phone

ECT – make your individual list

EAGLEBROOKE MAP INSERTED HERE:

MAP

GENERAL ORDERS FOR SECURITY OFFICERS:

As a Security Officer it is your job and duty as stated below to:

- Work your post in a courteous, disciplined manner, being neat, clean, well-groomed and properly uniformed at all times, and alert to unusual events, sounds, smells etc.
- Know your site's post orders and your shift's responsibilities, report all visible and comprehensible security violations, safety hazards and emergencies.
- Always report for duty on time and never leave your post until properly relieved.
- Receive obey and pass on all orders from your supervisor and/or client or pertinent incident occurring on your shift.
- Limit your conversations to your duties. Avoid distractions and over-familiarity.
- Notify the proper authorities in the case of fire, forced intrusion, or other emergencies.
- Call your supervisor immediately regarding any incident not covered in your site's procedures.
- Be especially alert at nights and on weekends, act in a firm but courteous way - and identifying all persons at or near your post.
- Allow no one to enter or leave the property or carry property away (as appropriate) without proper identification and/or authorization.
- Maintain your notebook and the log/journal as a permanent record of all visible and comprehensible violations of safety/security rules, regulations, policies, procedures, or unusual incidents in an accurate, brief, clear and timely way.
- Maintain the cleanliness of your post.
- The Client's telephones are to be used for job-related responsibilities and emergencies only. Officers will face disciplinary action for personal phone use such as games, TV, and Movies.

PRIMARY RESPONSIBILITY OF ALL SECURITY OFFICERS:

The primary responsibility of all Security Officers to the client will be to protect the client's property, conduct outstanding public relations, and provide a safe and secure environment for all. This primary responsibility is carried out through the four basic techniques of proper security service.

DETER: To serve as a visible deterrent by providing a professional appearance, alert mental attitude, and continual active patrol.

DETECT: To use all senses and an alert mental attitude to detect any visible and comprehensible security violations, safety hazards, crimes, emergencies, and violations of rules, regulations, policies, and procedures.

OBSERVE To gather the details necessary to initiate corrective action to limit the client's losses and liability in accordance with established security procedures.

: Using the details that have been gathered to debrief your supervisor, the client, and/or the local authorities about any incident in a timely manner. To write the report that will serve as a legal document concerning any incident in the established format insuring that it answers the question who, what, when, where why and how. The formal incident report must be accurate, brief, clear, and delivered.

REPORT:

All Security officers are in a service role and are expected to make that extra effort to assist all personnel whenever possible.

REPORTING FOR DUTY:

All security personnel are required to report for duty in a complete uniform as prescribed as a condition of employment. Under no circumstances will any exceptions be allowed or tolerated.

All security officers must report at their scheduled starting time to review any special instructions from the client, supervisor and /or the security officer being relieved.

All security officers must clock in and out at the beginning and the end of each shift unless otherwise instructed by your supervisor.

Check all site security equipment. Make sure it is in place and in proper working condition. Review all daily logs/journals since your last shift.

NOTEBOOKS, LOGS/JOURNELS, AND INCIDENT REPORTS:

All specific post responsibilities, specific shift responsibilities, site policies and procedures, and emergency procedures must be completed as prescribed while you're on duty.

NOTEBOOKS:

All security officers are responsible for carrying and using a pocket notebook. All important information gathered on patrols or concerning incidents must be recorded in your notebook to be transferred to your log/journal and/or incident report. Don't discard. Retain them for possible future reference.

LOG/JOURNAL:

All security officers are required to maintain an accurate log/journal of all activities that occur while they are on duty. The policy is a minimum of one (1) entry per hour. Remember you are the eyes and ears of the client. The only record of what takes place on the client's property is your log/journal. The more information you provide the better for all parties involved.

INCIDENT REPORTS:

Any incident, no matter how minor it may seem, could prove potentially dangerous or serious legal liability if not recorded. All incident reports must be accurate, brief, complete and delivered. Pass on information to your relief in the event the incident is ongoing.

All specific post responsibilities, specific shift responsibilities, site policies and procedures and emergency procedures must be completed as prescribed while you are on duty.

NOTE-TAKING:

Most notes will result while being interviewed. However, notes are also made of incidents or general information which will assist the person to perform his/her duty more effectively or to properly recall events at some future time.

The extent of the notes to be taken in any one incident will be determined by the assignment and the person taking the notes. Generally, notes should be extensive enough to allow the preparation of complete and accurate reports; to help recall the activities performed on a particular day.

The person taking notes should not devise a shorthand system which would be meaningless to anyone else. Entries must be made with the consideration that others may examine the notes. Common abbreviations which do not affect the comprehension of the material may be used to save space and time.

General Daily Inspection Duties:

ALL SHIFTS MUST HAVE THE CAPABILITY OF A ONE - HOUR OVERLAP WHEN SCHEDULED:

Inspections, audits, and enforcement performed during these times is just a start to the opportunities we have to clean this Community up to the standards we expect. They are as follows:

- Roadside parking after designated hours.
- Trash set out before 6:00pm on Thursday evenings.
- Recycling set out before 6:00pm on Sunday evenings.
- Lawn and Landscaping waste set out before 6:00pm on Thursday evenings.
- Fishing and trespassing on any part of the golf course or residential Community.
- Underage drivers of golf carts anywhere in the community including the golf course.
- Non-registered golf carts or vehicles anywhere on the golf course.
- **Prepare and enforce the proper site violations according to the policies we have.**
Create an active log managed by the guard service leadership with mandatory daily communication with the proper HOA and or CDD designated managers.

I'm sure I have missed some items listed above, but I feel this is the largest gap we have in the Eaglebrooke Community to create a safer and cleaner environment across all neighborhoods.

To be successful we must -

“INSPECT” WHAT WE “EXPECT”

1 **MINUTES OF MEETING**
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The workshop meeting of the Board of Supervisors (“Board”) of the Golden Lakes
5 Community Development District was held Thursday, July 27, 2023, at 5:30 p.m.,
6 at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, FL 33813.
7

8 Present and constituting a quorum were:
9

10 Paul Weaver	Chair
11 Lithea Beck	Vice Chair
12 Sam Morrone	Assistant Secretary
13 Matt McDonald	Assistant Secretary
14 Shaun York	Assistant Secretary

15
16 Also participating were:
17

18 Gabe Mena	District Manager, Inframark
19 Jennifer Goldyn	District Manager, Inframark
20 Lynn Hayes	District Manager, Inframark
21 Kristee Cole	Senior Admin, Inframark
22 Ryan Roberts	General Manager, Indigo Sports

23
24 The audience was in attendance.
25

26 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
27

28 Mr. Mena called the meeting to order at 5:35 p.m.
29

30 Mr. Mena called the roll.
31

32 **SECOND ORDER OF BUSINESS** **Discussion Items**
33

34 **Fiscal Year 2024 Budget**
35

36 **Budget Presentation**
37

38 **Financial Statements for May 2023**
39

40 **Management Company Review**
41

42 Mr. Weaver gave a comprehensive breakdown of the budget, including cost
43 increases within General Fund 001, and touched on the increase to General
44 Fund 002. This opened the discussion around the vision of the three
45 “membership” levels and some of the potential improvements.
46

47 When the audience comments were opened at least 30 people spoke to the
48 Board. Only a couple were in favor of the proposed increase, recognizing that
49 there was a cost to the “deferred maintenance.”
50

51 The Board reviewed the proposed budget. The Board agreed that General
52 Fund 001 should stay as it was proposed, with the increase. The Board held a
53 brief discussion about General Fund 002. They confirmed they agreed a lower
54 increase would be best.

55
56 The final discussion for the meeting was about the Inframark management
57 team, including Jennifer Goldyn, Kristee Cole, and Lynn Hayes. The Board
58 expressed some concerns and Ms. Goldyn explained some changes were
59 being made internally. A whole new slate of staff to handle Golden Lakes. This
60 includes the option to replace the current manager Mr. Mena with a new
61 manager Mr. Hayes. The Board requested to see a new proposal from
62 Inframark at the August 7, 2023, CDD meeting.

63
64 **THIRD ORDER OF BUSINESS Audience Comments**

65
66 A resident stated he was on the CDD Board for 11 years. He mentioned that
67 as a social member, the benefits are minimal for the \$750.00 cost. He has
68 researched how much a CDD can increase and hold in its reserves. CDDs are
69 limited to the money necessary to fulfill duties.

70
71 A resident questioned the development of the proposed locations under the
72 powerlines and if permits would allow for anything underneath them.

73
74 A resident stated they bought here to retire and understood the choices
75 presented at the time to buy a membership. Now questions what happens now
76 there is no more choice. They do not believe the cost of the gate is worth it. Security
77 guards are not providing good service. While the price is terrible. Some people
78 may not want the benefits.

79
80 A resident stated encouragement for the vision and progress. They do not
81 agree with the presented three-tier option. When they asked the audience, it did
82 not appear anyone was in favor of it either.

83
84 A resident stated they have no opposition to the cost of necessities such as
85 roads, security, etcetera. They do not want to subsidize amenity access for the
86 other people.

87
88 A resident stated they previously urged the Board to understand that everyone
89 deals with both valorem and non-ad valorem taxes, and they are increasing too
90 quickly. The Board should only focus on the cost-of-living increases.

91
92 A resident questioned if the \$750.00 increase includes the \$110.00 current
93 amount. It was confirmed that is the \$750.00 increase was separate from the
94 \$110.00 increase, which would be added to the current amount they pay for
95 assessments.

96
97 A resident stated when they moved here the assessments were \$600.00-
98 \$700.00 lower and that it was originally promised that the homeowners were
99 supposed to receive social membership by default for simply living here.

100

101 A resident stated that they moved in, received a free membership, and used
102 the facilities. The restaurant tanked and they never returned to the amenities.
103

104 A resident stated that people bought in without a rule to be a social member
105 and believed it was illegal to force membership on people.
106

107 A resident questioned if the plan was profitable. It was confirmed that yes, the
108 plan was profitable. Then questioned why they were trying to increase; the profit
109 should cover the upgrade expenses.
110

111 A resident applauded the Board for trying to improve the community.
112

113 A resident said current members say that people should just pay for their own
114 social membership. And stated they wanted improvements to the kitchen.
115

116 A resident stated that they do not use the facilities and do not want to pay for
117 them.
118

119 A resident stated the CDD and the club were asking for increases. Then
120 questioned where is that money going.
121

122 A resident stated that \$750 is ridiculous. The gate and security guards are a
123 waste of money. Landscaping needs to be reconsidered. Then questioned why
124 they do not use "Floridascape".
125

126 A resident stated they worked in Polk County for two security companies, both
127 Allied and Vista, and the current neighborhood security company is not doing a
128 good job.
129

130 A resident questioned that instead of paying for security can Eaglebrooke self-
131 manage security.
132

133 A resident stated that they live in Eaglebrooke because it feels safe living here.
134 It is a good neighborhood. They do not attend meetings and do not feel like it is
135 worth it as a young person.
136

137 A resident stated encouragement for the residents to invest in the community.
138 They want a proposal of everything proposed.
139

140 A resident stated that there is not a clear enough vision to justify the cost,
141 maintenance, insurance, and etcetera.
142

143 A resident commented on the golf course vote. The ballots were collected by
144 proxy, but they never saw a ballot.
145

146 A resident stated they either need to maintain the golf course or sell it. The golf
147 course has gotten worse over time. It is too much put-off maintenance for this place
148 to continue with.
149

150 A resident stated the increase is too high. This could result in tax liens and drive
151 residents away.

152
153 A resident stated they liked the fact there was a survey and suggested another
154 survey for options.

155
156 A resident questioned if the budget was all or nothing because it was stated
157 this was a high-water mark.

158
159 A resident stated they should improve marketing and communication with the
160 residents.

161
162 A resident works in marketing. They stated that email is weak and should use
163 social media. They do not golf and will never golf, but they do support the increase
164 to protect the home value.

165

166 **FOURTH ORDER OF BUSINESS** **Supervisor Discussion**

167
168 Mr. Weaver confirmed the bonds were issued to purchase the golf course. The
169 CDD's purpose is for the Developers to finance construction. The golf course
170 was losing money under the previous ownership and has been turned around
171 by this Board.

172
173 Mr. York advised that there is a difference between profit and cash flow. The
174 large expenses do not impact the cash flow. He referenced a handout provided
175 to each person in the audience and clarified that was not distributed by the
176 Board.

177
178 Mr. McDonald stated that the Board is trying to figure out alternatives for the
179 gate. He appreciates the audience and would encourage more attendance.

180

181 **FIFTH ORDER OF BUSINESS** **Adjournment**

182
183 The meeting adjourned at 9:09 p.m.

184

185

186 _____
Assistant Secretary Chair/ Vice Chair

187

1 **MINUTES OF MEETING**
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors (“Board”) of the Golden Lakes
5 Community Development District was held Monday, August 7, 2023, at 5:30 p.m.,
6 at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, FL 33813.
7

8 Present and constituting a quorum were:
9

10 Paul Weaver	Chair
11 Lithea Beck	Vice Chair
12 Sam Morrone	Assistant Secretary
13 Matt McDonald	Assistant Secretary
14 Shaun York	Assistant Secretary

15
16 Also participating were:
17

18 Gabriel Mena	District Manager, Inframark
19 Scott Clark (<i>via phone</i>)	District Counsel, Winter Park Lawyers
20 Steven Shealey (<i>via phone</i>)	District Engineer, Pennoni & Associates, Inc.
21 JoAnna Likar	Property Manager, EnProVera Property Advisors LLC
22 Ryan Roberts	General Manager, Indigo Sports

23
24 The audience was in attendance.
25

26 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
27

28 Mr. Mena called the meeting to order at 5:30 p.m.
29

30 Mr. Mena called the roll and indicated a quorum was present for the meeting.
31

32 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda**
33

34 A resident stated they were previously the CDD Chair in 2016. The Board
35 discussed buying the golf course. At the time, a lot of residents were opposed to
36 the idea and asked that the Board not consider the audience sample as
37 representative of the neighborhood. The previous Boards recognized that the
38 neighborhood looked towards them and voted as a group. He also spoke about
39 the golf course 002 fund. They have not spent any money out of the golf course
40 reserve yet. The golf course does not depreciate because it is a business. They
41 questioned how the golf course would be returned to the pre-purchase condition.
42

43 A resident commented on the driving range stating how he appreciates the
44 foresight and thought towards the future. He questioned if anyone thought about
45 putting in artificial tees. Mr. Roberts confirmed they will be looking into adding
46 additional tee space.
47

48 A resident commented that the lakes by Greens four and eight are being
49 overgrown by aquatic vegetation.
50

101 **FOURTH ORDER OF BUSINESS** **District Counsel's Report**

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A. Update on Road Spill

Mr. Clark updated the Board on the discussion he had with the County Attorney's Office. He does not think there will be any action without a lawsuit. He does not advise that yet. He just wanted to stress to the Board the likely direction in the future. He informed the Board of the County Ordinance regarding spilling fluids into the stormwater drains and the recommended interim step. The Board authorized Counsel to file a Code Enforcement Complaint against the FCC contractor. Mr. Morrone commented that the CDD paid over \$1,000,000.00 to repave the roads. Then questioned how long they should wait to file a lawsuit. Mr. Clark advised there would be a large litigation cost associated with it, but the County does have a large insurance policy. Mr. McDonald questioned how much the litigation cost would be if they were open to financially fighting this.

On MOTION by Mr. McDonald, seconded by Ms. Beck, with all in favor, to approve Mr. Clark to move forward with filing a Code Enforcement Complaint against the CFF contractor.

B. Consideration of Resolution 2023-07, Authorizing Exchange of Properties

Mr. Mena presented the resolution 2023-07 to the Board and explained that this will convey the property to Ken Holmes for his pool project and various parcels around the District will be slightly modified to offset the land to be conveyed to him.

On MOTION by Ms. Lithea, seconded by Mr. York, with all in favor, to adopt Resolution 2023-07, Authorizing Exchange of Properties.

FIFTH ORDER OF BUSINESS **Public Hearing to Consider the Adoption of the Fiscal Year 2023/2024 Budget and Imposing Special Assessments**

On MOTION by Ms. Beck, seconded by Mr. McDonald, with all in favor, to approve opening the Public Hearing to Consider the Adopting of the Fiscal Year 2023/2024 Budget and Imposing Special Assessments.

Mr. Mena presented the Fiscal Year 2024 budget to the Board and audience. Ms. Beck commented on the proposed membership and amenities. Mr. Mena asked if the Board wanted to discuss potentially lowering the proposed increase before audience comments after the feedback received at the budget workshop. Mr. Weaver stated no, he wanted to hear from the residents first.

150 A resident commented on how detailed the proposals are and pointed out a
151 couple of lines with actual and proposed numbers versus the budgets. They
152 questioned why the proposals were lower than the budgeted amount.

153

154 A resident stated that they are not opposed to the increase, but they are
155 opposed to the lack of a plan.

156

157 A resident questioned what they would get for the proposed money. Mr. York
158 stated that the Board created a proposal for improvements. Mr. Weaver informed
159 the resident about the golf course greens being redone, trying to maintain
160 "destination" status for golfers.

161

162 A resident questioned if the increase is \$750.00 and they need to assess
163 \$500.00 right now, why not assess the full amount and include membership?

164

165 A resident stated the proposed \$750.00 was not proposed for memberships, it
166 was sold for improvements and repairs. They also commented on the spill and
167 about filing a claim with the Risk Management department, then the
168 Commissioner.

169

170 A resident commented on the amount of conversation around the \$2,500,000.00
171 golf debt and the \$1,000,000.00 road debt. They also questioned the line item to
172 collect for the golf course reserve and asked if it was intentional to try to cushion
173 the need for costs down the road.

174

175 A resident commented on General Fund 001 and General Fund 002 increases.
176 They stated that the \$4,500,000.00 felt like a threat. They also commented that
177 there have been no responses via email. Mr. Mena explained that responses were
178 not guaranteed but that the emails were observed and the best way to get answers
179 was to attend the meetings. Mr. Weaver advised the resident to reach out to
180 everyone. Mr. McDonald stated that he would like to talk to everyone and wants
181 feedback.

182

183 A resident questioned if they were servicing a loan and if so what the debt
184 matter. They said if we just repaved the roads and roofed the buildings then they
185 would not have to fund large items. They commented on the front gate as being
186 the biggest expense on the budget. They questioned how the \$200,000.00 was
187 split. There were three employees for 24 hours a day. Where does the proposed
188 budget split on that? Mr. Weaver informed the resident the cost is \$22.00 - \$27.00
189 per hour to man the gate. Pays for the manpower, supervision, monitoring,
190 etcetera.

191

192 A resident commented on the follow-up on the proposed installation of the
193 amenities under the power lines and the high radiation under the power lines.

194

195 A resident commented on the no plan associated with this increase, the money
196 that is supposed to be going towards maintenance of the golf course. They also
197 stated the public golf course needs to collect money from the non-residents.

198

199 A resident commented on the \$4,500,000.00 debt. Saying there is
200 \$2,500,000.00 tied up in a 30-year loan and the road loan is paid off. Then
201 questioned where the other \$1,000,000.00 debt was. They believe we should not
202 spend what we do not have. They also stated the golf course is not being
203 maintained well enough to justify the price increase. It is not maintained at the
204 same level the HOA forces the residents to adhere to. They questioned what the
205 standards are and who is going to enforce them.

206
207 A resident stated appreciation for everything the Board does. They believe it is
208 beneficial for everyone to be involved with the club. They also said the property
209 values will increase with the golf course maintained.

210
211 A resident stated that a plan was needed, and the increases were needed to
212 cover the costs, inflation, and then the improvements.

213
214 A resident stated they want more things to encourage people to be members.

215
216 A resident questioned how easy it is to borrow in the future because they just
217 borrowed the \$1,000,000.00. Mr. Weaver informed the resident that there is
218 language in the bond that impacts borrowing in the future. They managed to find
219 a bank willing to lend additional money. The current challenge is finding another
220 loan for the greens.

221
222 On MOTION by M. McDonald, seconded by Ms. Beck,
223 with all in favor, to approve close the Public Hearing to
224 Consider the Adopting of the Fiscal Year 2023/2024
225 Budget and Imposing Special Assessments.

226
227 Mr. McDonald stated that he hears the audience.

228
229 Mr. Morrone stated that he hears everyone loud and clear, they are not trying to
230 pay off debt early, and they are not trying to threaten anyone with debt.

231
232 Mr. York would like to run on the change to try and make a positive impact. They
233 are not trying to pay off debt early. The debt is a fact, not a threat. They will work
234 on a better financial plan.

235
236 Ms. Beck stated that something they had not yet talked about was the greens.

237
238 The members that do not live here should pay into the greens.

239
240 Mr. Weaver stated that he understands that not having a plan will kill the
241 proposal increases.

242
243 **SIXTH ORDER OF BUSINESS** **Consideration of Resolution 2023-05,**
244 **Adopting the Fiscal Year 2024 Budget**

245
246 The Board held a lengthy discussion. They would like to reduce the
247 Miscellaneous – Contingency line item from \$60,000.00 to \$10,000.00. They want
248 to change the increase from \$200.00 to the 402 per unit. This would be a roughly

249 11.9% increase to the revenue, down from the proposed 17.7% increase to the
250 revenue.

251

252 Mr. York expressed concern about decreasing too low and not accounting for
253 the loss of revenue from being closed during the greens' revolution. He appreciates
254 the roof and roads have been done, and questions about improvements not yet
255 done. He thinks the proposed changes are too low in revenue.

256

257 Mr. Morrone stated that with less money is less leverage. He was worried about
258 not being able to fund expenses. He would like to meet in the middle of the high
259 and new low amount. He stated that the golf course is currently running at a slight
260 profit, which is better than a loss. He questioned what happens when the income
261 stops for the replacement of the green and what about the staff and excreta.

262

263 Ms. Beck stated that she is comfortable with the newly proposed numbers. She
264 thinks they are more reasonable.

265

266 Mr. York stated a concern about the deferred maintenance.

267

268 Mr. Weaver questioned what the plan for the large increase was and how to hold
269 the golf course staff accountable.

270

271 Mr. Morrone would like to know how they are going to assess members if the
272 course will be closed for six months for the greens renovation project.

273

274 Mr. York questioned what was stopping people from canceling their membership
275 during the greens replacement. He was informed the initiation fee is \$750.00 and
276 can be renewed for a year.

277

278 Mr. Weaver wants a 15% increase to GF001, \$200.00 plus to the 402 per unit.

279

280 On MOTION by Mr. McDonald, seconded by Ms. Beck,
281 with all in favor, to adopt Resolution 2023-05 to adopt
282 the Fiscal year 2024 Budget, with noted changes.

283

284 **SEVENTH ORDER OF BUSINESS** **Public Hearing to Consider the**
285 **Adoption of the Annual Assessment**
286 **Fiscal Year 2024**

287

288 On MOTION by Ms. Beck, seconded by Mr. McDonald,
289 with all in favor, to approve opening the Public Hearing
290 to Consider the Annual Assessment Fiscal Year 2024.

291

292 The audience did not have any comments at this time.

293

294 On MOTION by Ms. Beck, seconded by Mr. McDonald,
295 with all in favor, to approve opening the Public Hearing
296 to Consider the Annual Assessment Fiscal Year 2024.

297

298

299 **EIGHTH ORDER OF BUSINESS** **Consideration of Resolution 2023-06,**
300 **Annual Assessment Fiscal Year 2024**
301

302 On MOTION by Mr. McDonald, seconded by Ms. Beck,
303 with all in favor, to adopt Resolution 2023-06 to adopt
304 the Annual Assessment Fiscal Year 2024.

305
306 **NINTH ORDER OF BUSINESS** **Review of Management Company**
307

308 Mr. Clark presented the Inframark proposal to the Board and pointed out the
309 significant changes to the form of agreement. Mr. Weaver stated that he wants to
310 review the new one and would like to table the discussion until the November 7,
311 2023, CDD meeting. Mr. Morrone said he would like to see a bi-weekly report
312 written into the contract where the management compiles a report from all the staff.
313 The Board requested a revision of the agreement and agreed to table the review
314 until the November 7, 2023, CDD meeting.

315
316 **TENTH ORDER OF BUSINESS** **Approval of the Fiscal Year 2024**
317 **Meeting Schedule**
318

319 The Board held a brief discussion about the meeting schedule. They would like
320 to remove the December workshop meeting, move the January meeting to the 9th,
321 and move the July meeting to the 9th.

322
323 On MOTION by Mr. York, seconded by Ms. Beck, with
324 all in favor, to approve the Fiscal Year 2024 meeting
325 schedule as amended.

326
327 **ELEVENTH ORDER OF BUSINESS** **Staff Reports**
328

329 **A. District Manager's Report**
330

331 **1. Accepting the Financial Report**
332

333 The Board held a brief discussion about the Financials and how to
334 expedite them.

335
336 On MOTION by Mr. York, seconded by Mr. McDonald,
337 with all in favor, to approve the June 2023 Financial
338 Report.

339
340 **2. FEMA Update**
341

342 The Board was informed that FEMA will not agree to anything
343 preemptively. The money must be spent first. As for the sand rolling down
344 into the street drain, the Board will either pay for it or report it to the County.
345 If they want a contractor to fix it the Engineer will need to approve it.
346

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On MOTION by Mr. Morrone, seconded by Mr. York, with all in favor, to authorize Mr. Mena to work with Mr. Clark to remediate this drain.

B. District Engineer’s Report

1. Engineer’s Report

Mr. Shealey presented the Pond A-1 grant agreement to the Board.

On MOTION by Mr. McDonald, seconded by Mr. Morrone, with all in favor, to authorize Mr. Weaver to sign the agreement, subject to Mr. Clark’s approval.

Mr. Shealey updated the Board on the Hurricane Ian response. He is not a fan of the reimbursement. If they fail to find damages, then they will not get paid. They need to stay on top of the pipe CCTV work. They should budget \$20,000.00-\$25,000.00 annually for the CCTV work. Mr. Morrone agrees because even though this is because of the HOA not enforcing the debris, the CDD is ultimately responsible for cleaning and repairs once the debris gets into the drainage system.

Mr. Shealey updated the Board on the hole that developed in the pavement at 447 Osprey Landing. They are working on getting proposals for the repairs and might be able to bundle this sidewalk concrete in the proposals.

On MOTION by Mr. York, seconded by Ms. Beck, with all in favor, to authorize Mr. Shealey to revise the bid with AAA, not to exceed \$7,200.00, to include the collar fix on the drainage on Whisper Woods and the sidewalk on Main Boulevard.

Mr. Shealey updated the Board on the manhole on Reflections Loop and presented a proposal for repair, from Universal. He recommends the Universal proposal. They would need to figure out why this continues to reoccur and need to get it resolved. The County has repaired this in the past and the CDD has repaired this twice in the past.

On MOTION by Mr. McDonald, seconded by Mr. Morrone, with all in favor, to approve \$6,100.00 for the drilling and radar of this area to determine the cause of the issue, per the provided proposal from Universal Engineering.

Mr. Shealey updated the Board on the drainage complaint at 7128 Lake Eaglebrooke Way. He confirmed that the CDD is not responsible for the patio flooding. The resident did not lift the patio when they converted it into a room.

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Mr. Shealey updated the Board on the preservation pond maintenance. Due to the lack of maintenance, they will need to figure out a way to clean it out.

On MOTION by Mr. McDonald, seconded by Mr. Morrone, with all in favor, to authorize the staff to work with a new vendor to start a contract for the pond cleanout.

On MOTION by Ms. Beck, seconded by Mr. McDonald, with all in favor, to authorize Mr. Clark to develop a contract and to authorize Mr. Weaver to execute the contract.

Mr. Shealey informed the Board that Floralawn did a great job on their Pond A1 cleaning and that the addendum to include service will cover this area.

On MOTION by Mr. McDonald, seconded by Mr. York, with all in favor, to authorize Mr. Weaver to sign the Change order.

2. Consideration of Proposal for Limited Geotechnical Exploration

The Board held a brief discussion about this proposal.

C. Property Manager's Report

Ms. Likar presented the executed proposal for limb cutbacks to the Board.

On MOTION by Mr. York, seconded by Mr. McDonald, with all in favor, to ratify the B&G proposal for limb cutbacks.

The Board held a brief discussion about the proposal to change the sod. At this time the Board does not feel it is worth the cost and decided to table the proposal.

Ms. Likar presented a proposal for flowers at the entrance of Grandview, totaling \$1,039.00. The Board took no action on this.

On MOTION by Mr. Morrone, seconded by Mr. McDonald, with all in favor, to approve the proposal for replacement of all the dead Hawthorne plants in the Preserve sub-division.

The Board held a brief discussion on Securitas. Securitas requested that the Board approve them to move to a monthly billing instead of the current weekly schedule.

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On MOTION by Mr. McDonald, seconded by Ms. Beck, with all in favor, to allow Securitas to change the billing from weekly to monthly.

On MOTION by Mr. Morrone, seconded by Mr. McDonald, with all in favor, to approve the distribution of a police letter; warning about speeding.

D. Eaglebrooke Manager’s Report

Mr. Roberts presented his report to the Board. The Board held a brief discussion.

TWELFTH ORDER OF BUSINESS New Business and Supervisor

Mr. Weaver asked the Board to consider ideas for the next workshop.

THIRTEENTH ORDER OF BUSINESS Audience Comments

A resident stated they moved into Golden Lakes as it was a premier club community. The club was purchased in 2017, which created a responsibility for the Board to maintain. He believes they should sell the club if they do not accept the responsibility. He first thought the Board purchased it strictly to protect the property values and only look at the profit. They no longer play golf here. The standard is no longer maintained here. The quality has not been upheld. They also stated that they do not need a social membership as they are a full member and does not understand why they cannot access the amenities at the clubhouse. They would like Eaglebrooke to be restored to its original intent. They appreciate that the Board has finally accepted responsibility for maintaining the course.

FOURTEENTH ORDER OF BUSINESS Adjournment

The meeting was adjourned at 9:57 p.m.

Assistant Secretary

Chair/ Vice Chair

1 **MINUTES OF MEETING**
2 **GOLDEN LAKES COMMUNITY DEVELOPMENT DISTRICT**
3

4 The regular meeting of the Board of Supervisors (“Board”) of the Golden Lakes
5 Community Development District was held Tuesday, October 3, 2023, at 5:30 p.m.,
6 at the Club at Eaglebrooke, 1300 Eaglebrooke Boulevard, Lakeland, Florida
7 33813.
8

9 Present and constituting a quorum were:

10 Paul Weaver	Chair
11 Lithea Beck	Vice Chair
12 Sam Morrone	Assistant Secretary
13 Matt McDonald	Assistant Secretary
14 Shaun York	Assistant Secretary

16 Also participating were:

17 Lynn Hayes	District Manager, Inframark
18 Scott Clark	District Counsel, Winter Park Lawyers
19 Steven Shealey	District Engineer, Pennoni & Associates, Inc.
20 JoAnna Likar	Property Manager, Enprovera Property Advisors LLC
21 Ryan Roberts	General Manager, Indigo Sports
22 Wes Parker	Golf Course Superintendent, Indigo Sports

23 The audience was in attendance.
24
25

26 **FIRST ORDER OF BUSINESS** **Call to Order and Roll Call**
27

28 Mr. Hayes called the meeting to order at 5:30 p.m.
29

30 Mr. Hayes called the roll and indicated a quorum was present for the meeting.
31

32 **SECOND ORDER OF BUSINESS** **Special Business Items**
33

34 Ms. Koch was not present for the CDD meeting.
35

36 **THIRD ORDER OF BUSINESS** **Audience Comments**
37

38 A resident wants the Board to address the smell of the stormwater pond at Eagle
39 View Loop.
40

41 A resident had a complaint about the hedges that need invasive plants removed
42 from them near the sidewalks on Main Boulevard, and they need mulch.
43

44 A resident had a complaint about the sidewalk damage from the retention pond
45 work.
46

47 A resident commented on the stormwater pond smells and the pool usage.
48
49
50

51 A resident asked if a gate is hit and damaged, who is the responsible party CDD
52 or homeowner? They also commented on the sidewalk flooding.

53
54 A resident commented that the CDD is responsible for roads, stormwater
55 systems, and sidewalks.

56
57 The Board members commented that the street inlet to the stormwater pond has
58 standing water that does not drain. They have observed alligators and rats in the
59 area.

60
61 **FOURTH ORDER OF BUSINESS Staff Reports**

62
63 **A. District Counsel Report**

64
65 **1. Review of the District Counsel’s Report**

66
67 Mr. Clark presented his report to the Board. He updated the Board on his
68 discussions with the County Attorney about the Hydraulic Fluid and oil spills on the
69 community roads. The County might provide a proposal to resolve the road spill
70 issue. He has been in discussions with them since January of 2023. County
71 vehicles created the spots on the roads. Mr. Shealy stated that the CDD might
72 have to patch roads in these spots in the next two to three years or the worst option
73 would be that the CDD would have to mill and resurface the roads with new
74 pavement. Mr. Clark discussed the options of a lawsuit or sending another letter
75 to the County requesting a proposal to resolve the issue. The Board requested Mr.
76 Clark to send the letter to the County.

77
78 **B. District Engineer Report**

79
80 **1. Review of the Engineer’s Report**

81
82 Mr. Shealey presented his report to the Board. He will provide updates to
83 his report in his report for the November 7, 2023, CDD meeting. He spoke
84 about the 9th tee sidewalk flooding issue complaint. The Board decided to
85 take no action at this time.

86
87 On MOTION by Ms. Beck, seconded by Mr. York, with
88 all in favor, to approve the Pennoni & Associates, Inc.
89 construction services proposal for Pond A1 services
90 with a not-to-exceed of \$30,000.00 after Mr. Clark has
91 prepared the work authorization agreement and
92 authorize Mr. Weaver to execute the agreement.

93
94 **2. Consideration of Skimmer Installation Proposal**

95
96 On MOTION by Ms. Lithea, seconded by Mr.
97 McDonald, with all in favor, to approve the AAA Top
98 Quality Asphalt proposal, totaling \$5,130.48, after Mr.
99 Clark has prepared the work authorization agreement
100 and authorized Mr. Weaver to execute the agreement.

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C. Property Manager Report

1. Review of the Property Manager’s Report

Ms. Likar presented her report to the Board.

On MOTION by Mr. York, seconded by Mr. Morrone, with all in favor, to approve the Access Pavers proposal with a not to exceed \$2,795.00, after Mr. Clark prepares the work authorization and authorizes Mr. Weaver to execute the agreement.

On MOTION by Mr. McDonald, seconded by Ms. Beck, with all in favor, to approve the Securitas proposal for staff wage increase after Mr. Clark has prepared the final form agreement and authorized Mr. Weaver to execute the agreement.

The Board tabled Floralawn proposal #8029 and proposal #8051. The Board requested that Ms. Likar get a proposal for a plain black post for the radar sign.

D. Eaglebrooke Manager’s Report

1. Consideration of Golf Course Greens and Restoration Projects Proposal

Mr. Roberts presented the proposal to the Board. Mr. Stevens, Troon’s General Manager of Troon Golf Agronomy, provided comments on the project proposal, and vendors, and suggested that the golf course be closed for five months during the project. The closure would be from May 2025 to September 2025. Mr. Parker reviewed hole-by-hole details for the project. Mr. Stevens discussed adding an option for fumigation for the greens with the Board. This is recommended but not required. They would just need to be careful not to get fumigation products in the ponds. The Board asked Mr. Stevens, Mr. Roberts, and Mr. Parker questions about the project proposal. All contractors have availability for the May 2025 to September 2025 project time frame.

E. District Manager Report

1. Consideration of the Amended Inframark Management Services Agreement.

Mr. Hayes presented the Amended Inframark Management Services Agreement to the Board.

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On MOTION by Ms. Beck, seconded by Mr. McDonald, with all in favor, to approve the amended Inframark Management Services.

2. Discussion of Action Item List/ Google Documents

The Board held a brief discussion about this action item list/ Google documents. The Board agreed they would like a live spreadsheet for the action items that only the District Manager can edit.

FIFTH ORDER OF BUSINESS Consideration of Resolution 2024-01, Adding Lynn Hayes as an Officer of the District

Mr. Hayes presented the resolution to the Board.

On MOTION by Mr. McDonald, seconded by Mr. York, with all in favor, to adopt Resolution 2024-01, to remove Gabriel Mena as an officer of the District and appoint Lynn Hayes as an additional Secretary/ Assistant Treasurer.

SIXTH ORDER OF BUSINESS Consideration of Sidewalk Repair and Replacement Proposal

Mr. Hayes presented the revised proposal to the Board. The Board held a brief discussion and decided to use General Funds miscellaneous count line, in the Fiscal Year 2024 Budget, to fund this project.

On MOTION by Mr. York, seconded by Ms. Beck, with all in favor, to approve the Inframark community-wide sidewalk proposal for \$29,316.00, after Mr. Clark has prepared the work authorization agreement and authorized Mr. Weaver to execute the agreement.

SEVENTH ORDER OF BUSINESS Discussion Regarding the 2018 Eaglebrooke Bylaws

The Board held a brief discussion and would like to revisit this discussion at the November 7, 2023, CDD meeting.

EIGHTH ORDER OF BUSINESS Consideration of Resolution 2024-02, Setting a Public hearing for Eaglebrooke Bylaws

The Board would like to table this consideration.

NINTH ORDER OF BUSINESS Discussion Regarding CDD Bank Accounts

199 The Board discussed the Valley Bank T-Bill account opening and that it is
200 earning 5.27% interest. It was reflected in the August 2023 financials.

201

202

203 **TENTH ORDER OF BUSINESS** **Consideration of Egis Fiscal Year**
204 **2023-2024 Insurance Proposal**

205

206 It was confirmed that the chair signed this before the October 3, 2023, CDD
207 meeting and this needs ratification.

208

209 On MOTION by Mr. McDonald, seconded by Ms. Beck,
210 with all in favor, to ratify the Fiscal Year 2024 Egis
211 Insurance proposal.

212

213 **ELEVENTH ORDER OF BUSINESS** **Consent Agenda**

214

215 **Consideration of the Meeting Minutes for the Board of Supervisors**
216 **Workshop on September 5, 2023**

217

218 **Review of the Financial Statements**

219

220 **Consideration of Invoices and Check Register**

221

222 It was confirmed that the invoices will be provided in a separate email to the
223 Board and will not be included in the monthly agenda.

224

225 On MOTION by Ms. Beck, seconded by Mr. McDonald,
226 with all in favor, to approve the September 5, 2023,
227 Workshop Meeting Minutes, July and August 2023
228 Financials, and the August 2023 Invoices and Check
229 Register.

230

231 **TWELFTH ORDER OF BUSINESS** **Supervisor Requests**

232

233 Mr. Morrone requested to have handouts of the golf course cart operations be
234 sent out in an e-blast to the community by the HOA and regular mailing.

235

236 **THIRTEENTH ORDER OF BUSINESS** **Audience Comments**

237

238 There were no members of the audience present at this time.

239

240 **FOURTEENTH ORDER OF BUSINESS** **Adjournment**

241

242 On MOTION by Mr. McDonald, seconded by Mr.
243 Weaver, with all in favor, to approve adjourning the
244 meeting at 9:24 p.m.

245

246

247

248 _____
Assistant Secretary

Chair/ Vice Chair

GOLDEN LAKES
Community Development District

Financial Report

September 30, 2023

Prepared by



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GOLDEN LAKES

Community Development District

Financial Statements

(Unaudited)

September 30, 2023

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 118,531	\$ -	\$ 393,881	\$ -	\$ 512,412
Cash On Hand/Petty Cash	-	-	1,470	-	1,470
Cash Drawer	-	-	2,260	-	2,260
Accounts Receivable	-	-	226,925	-	226,925
Accounts Receivable > 120	1,700	-	-	-	1,700
Allow -Doubtful Accounts	(1,700)	-	(2,103)	-	(3,803)
Interest Receivable	973	-	-	-	973
Due From Other Funds	-	-	-	326,039	326,039
Inventory:					
Food & Beverage	-	-	38,649	-	38,649
Golf Balls	-	-	14,937	-	14,937
Golf Clubs	-	-	28,618	-	28,618
Bags	-	-	4,276	-	4,276
Gloves	-	-	7,966	-	7,966
Hats	-	-	4,614	-	4,614
Shoes\Socks	-	-	8,192	-	8,192
Shirts\Sweater	-	-	11,468	-	11,468
Miscellaneous	-	-	2,608	-	2,608
Soft Drink	-	-	5,145	-	5,145
Beer	-	-	7,032	-	7,032
Wine	-	-	4,578	-	4,578
Liquor	-	-	12,164	-	12,164
Tobacco	-	-	(5)	-	(5)
Investments:					
Money Market Account	430,046	-	-	-	430,046
SBA Account	5,137	-	-	-	5,137

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
Treasury Bills (6 months)	699,665	-	-	-	699,665
Excess Revenue Account	-	-	1,572	-	1,572
Prepayment Fund (A-1)	-	-	3,919	-	3,919
Reserve Fund	-	13,957	-	-	13,957
Reserve Fund (A-2)	-	-	12,275	-	12,275
Revenue Fund	-	305	80,008	-	80,313
Prepaid Items	-	-	92,290	-	92,290
Deposits	-	-	18,040	-	18,040
Fixed Assets					
Buildings	-	-	331,385	-	331,385
Improvements Other Than Buildings (IOTB)	-	-	83,301	-	83,301
Accum Depr - Buildings	-	-	(69,720)	-	(69,720)
Accumulated Depreciation--Imp. O/T Buildings	-	-	(27,022)	-	(27,022)
Machinery & Equipment	-	-	360,742	-	360,742
Equipment and Furniture	-	-	60,195	-	60,195
Accum Depr - Mach & Equip	-	-	(176,884)	-	(176,884)
Accum Depr - Equip/Furniture	-	-	(19,957)	-	(19,957)
Property Under Capital Leases	-	-	395,113	-	395,113
Accum Depr - Capital Leases	-	-	(88,506)	-	(88,506)
Bond Issuance Cost	-	-	49,781	-	49,781
Other Fixed Assets	-	-	2,500,000	-	2,500,000
TOTAL ASSETS	\$ 1,254,352	\$ 14,262	\$ 4,379,207	\$ 326,039	\$ 5,973,860

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
<u>LIABILITIES</u>					
Accounts Payable	\$ 35,542	\$ -	\$ 56,423	\$ -	\$ 91,965
Accrued Expenses	13,792	-	315	-	14,107
Accrued Interest Payable	-	-	69,806	-	69,806
Interest Payable - Leases	-	-	1,017	-	1,017
Accrued Payroll	-	-	36,395	-	36,395
Accrued Vacation	-	-	3,764	-	3,764
Sales Tax Payable	-	-	7,173	-	7,173
Outing Deposits	-	-	46,259	-	46,259
Deferred Revenue-Memberships	-	-	160,133	-	160,133
Capital Leases-Current Portion	-	-	102,134	-	102,134
Gift Certificates	-	-	59,013	-	59,013
Allowance for Unredeemed Gift Cards	-	-	(26,141)	-	(26,141)
Credit Books	-	-	16,748	-	16,748
Revenue Bonds Payable-Current	-	-	80,000	-	80,000
Due To Other Funds	286,474	14,114	25,451	-	326,039
Capital Leases-Long-Term	-	-	208,838	-	208,838
Revenue Bonds Payable-LT	-	-	3,480,000	-	3,480,000
TOTAL LIABILITIES	335,808	14,114	4,327,328	-	4,677,250

Balance Sheet
September 30, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	ENTERPRISE - GOLF FUND	GOLF COURSE RESERVE FUND	TOTAL
<u>FUND BALANCES / NET ASSETS</u>					
<i>Fund Balances</i>					
Restricted for:					
Debt Service	-	148	-	-	148
Assigned to:					
Operating Reserves	199,268	-	-	-	199,268
Reserves-Renewal & Replacement	190,260	-	-	-	190,260
Reserves - Roadways	288,752	-	-	-	288,752
Reserves - Roof	20,025	-	-	-	20,025
Reserves - Sidewalks	25,000	-	-	-	25,000
Reserves - Streetlights	25,000	-	-	-	25,000
Unassigned:	170,239	-	-	-	170,239
<i>Net Assets</i>					
Invested in capital assets, net of related debt	-	-	(429,874)	-	(429,874)
Restricted for Debt Service	-	-	26,396	-	26,396
Unrestricted/Unreserved	-	-	455,357	326,039	781,396
TOTAL FUND BALANCES / NET ASSETS	\$ 918,544	\$ 148	\$ 51,879	\$ 326,039	\$ 1,296,610
TOTAL LIABILITIES & FUND BALANCES / NET ASSETS	\$ 1,254,352	\$ 14,262	\$ 4,379,207	\$ 326,039	\$ 5,973,860

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
<u>REVENUES</u>				
Interest - Investments	\$ 1,200	\$ 41,015	3417.92%	\$ 4,323
Interest - Tax Collector	-	2,164	0.00%	-
Special Assmnts- Tax Collector	865,120	865,705	100.07%	-
Special Assmnts- Other	64,105	64,148	100.07%	-
Special Assmnts- Discounts	(37,169)	(34,895)	93.88%	-
Other Miscellaneous Revenues	-	92,485	0.00%	-
TOTAL REVENUES	893,256	1,030,622	115.38%	4,323
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	8,000	10,000	125.00%	1,000
FICA Taxes	612	765	125.00%	77
ProfServ-Engineering	60,000	80,321	133.87%	11,354
ProfServ-Legal Services	42,120	44,593	105.87%	5,942
ProfServ-Mgmt Consulting	41,200	41,200	100.00%	3,433
ProfServ-Property Appraiser	9,292	-	0.00%	-
ProfServ-Special Assessment	11,705	11,705	100.00%	-
ProfServ-Web Site Development	3,500	1,706	48.74%	-
Auditing Services	6,750	15,500	229.63%	-
Postage and Freight	2,000	1,138	56.90%	26
Insurance - General Liability	11,673	-	0.00%	-
Printing and Binding	1,500	10	0.67%	-
Legal Advertising	4,000	3,318	82.95%	2,050
Miscellaneous Services	300	344	114.67%	335
Misc-Assessment Collection Cost	18,584	17,899	96.31%	-
Office Supplies	500	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	-
Total Administration	221,911	228,674	103.05%	24,217
<u>Field</u>				
ProfServ-Field Management	22,866	34,790	152.15%	1,850
Contracts-Security Services	207,400	210,575	101.53%	29,655
Contracts-Landscape	98,072	98,072	100.00%	8,173
Security-Roving Parking Patrol	10,250	1,415	13.80%	-
Communication - Teleph - Field	3,600	3,687	102.42%	60
Utility - Access Gate	10,000	22,627	226.27%	601
Electricity - General	30,000	36,035	120.12%	2,929
Electricity - Streetlights	25,000	16,793	67.17%	1,496
Utility - Irrigation	800	939	117.38%	61
R&M-Renewal and Replacement	6,000	7,121	118.68%	2,640

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
R&M-Common Area	5,000	41,831	836.62%	-
R&M-Gate	3,500	19,477	556.49%	-
R&M-Irrigation	10,000	7,825	78.25%	1,563
R&M-Ponds	4,188	6,351	151.65%	359
R&M-Roads & Alleyways	40,000	12,923	32.31%	10,248
R&M-Stormwater System	4,500	18,397	408.82%	-
R&M-Streetlights	15,000	6,308	42.05%	-
R&M-Trees and Trimming	10,000	41,785	417.85%	4,025
R&M-Emergency & Disaster Relief	-	5,010	0.00%	-
R&M-Security Cameras	1,000	6,290	629.00%	-
Misc-Contingency	68,562	49,860	72.72%	275
Bottled Water Delivery	550	832	151.27%	152
Op Supplies - Gatehouse	313	-	0.00%	-
Total Field	576,601	648,943	112.55%	64,087
Reserves				
Loan-Pavement	102,763	-	0.00%	-
Interest Expense	38,810	-	0.00%	-
Total Reserves	141,573	-	0.00%	-
TOTAL EXPENDITURES & RESERVES	940,085	877,617	93.36%	88,304
Excess (deficiency) of revenues Over (under) expenditures	(46,829)	153,005	-326.73%	(83,981)
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(23,285)	0.00%	-
Contribution to (Use of) Fund Balance	(46,829)	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	(46,829)	(23,285)	49.72%	-
Net change in fund balance	\$ (46,829)	\$ 129,720	-277.01%	\$ (83,981)
FUND BALANCE, BEGINNING (OCT 1, 2022)	788,824	788,824		
FUND BALANCE, ENDING	\$ 741,995	\$ 918,544		

Notes to the Financial Statements
September 30, 2023

General Fund

▶ **Assets**

- **Cash and Investments** - In order to maximize liquidity of cash, the District has two Money Market accounts, one SBA account and one checking account with Valley Bank. South State Bank is now closed.
- **Accounts Receivable > 120 Days** - Duplicate payment to Vendor.
- **Allow Doubtful Accounts** - Uncollectable portion of vendor refund.
- **Interest Receivable** - Interest accrued @ 09/30/23 for T-bill Maturity 03/14/24.

▶ **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Accrued Expenses** - Security & Management fees.

▶ **Fund Balance**

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

Reserves booked as of September 2023 - to be approved by board on 11/07/23:

Operating Reserves	\$ 199,268	Reserves to be approved by board
Renewal & Replacement	190,260	" "
Roadways	288,752	" "
Roof	20,025	" "
Sidewalks	25,000	" "
Streetlights	25,000	" "
TOTAL	<u>\$ 748,305</u>	

Notes to the Financial Statements - General Fund

September 30, 2023

Financial Overview / Highlights

- ▶ Non-Ad Valorem Special Assessments are 100% collected.
- ▶ Other Miscellaneous Revenues - Polk County utilities refund, Pennoni refund of duplicate payment & US Bank return of unused 2021 DS funds.
- ▶ Total Expenditures and Reserves are at approximately 93% of adopted budget.

Significant variances are explained below.

Variance Analysis

Account Name	Adopted Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R-Board of Supervisors	\$ 8,000	\$ 10,000	125%	Board payroll YTD.
FICA Taxes	\$ 612	\$ 765	125%	Payroll fees YTD.
ProfServ-Engineering	\$ 60,000	\$ 80,321	134%	Year to date fees for annual services.
ProfServ - Legal Services	\$ 42,120	\$ 44,593	106%	FEMA Grant, Sidewalk fall incident, Pennoni Grant, Engineering Bids & review of Storm Water agreement.
Auditing Services	\$ 6,750	\$ 15,500	230%	Grau & Associates - FY22 not to exceed \$21,000.
Miscellaneous Services	\$ 300	\$ 344	115%	Fees associated with T-bill purchase.
<u>Field</u>				
ProfServ-Field Management	\$ 22,866	\$ 34,790	152%	Inframark W/O #W0GL08312022 - \$12,590
Contracts-Security Services	\$ 207,400	\$ 210,575	102%	Monthly fees based on a number of days performed.
Communication - Teleph - Field	\$ 3,600	\$ 3,687	102%	Telephone fees have increased since prior fiscal year.
Utility - Access Gate	\$ 10,000	\$ 22,627	226%	Utility (water) usage higher than prior year.
Electricity-General	\$ 30,000	\$ 36,035	120%	KWH charges higher than prior year.
Utility - Irrigation	\$ 800	\$ 939	117%	Water consumption higher than prior year.
R&M-Renewal and Replacement	\$ 6,000	\$ 7,121	119%	Hawthorne replacements & hedge line repairs along View Pt.
R&M Common Area	\$ 5,000	\$ 41,831	837%	Replacement of fencing within district & stump grinding fees.
R&M Gate	\$ 3,500	\$ 19,477	556%	Replaced HySecurity arms/gates, BAI barcode readers & new dooring PCB board.
R&M-Ponds	\$ 4,188	\$ 6,351	152%	New Hayward Swim Clear filter plus monthly fees.
R&M-Stormwater System	\$ 4,500	\$ 18,397	409%	Stormwater evaluation.
R&M-Trees and Trimming	\$ 10,000	\$ 41,785	418%	Tree removal expenses YTD.
R&M-Emergency & Disaster Relief	\$ -	\$ 5,010	N/A	Hurricane Ian related costs.
R&M-Security Cameras	\$ 1,000	\$ 6,290	629%	Flock Group - two Flock Safety Sparrow license plate readers.
Bottled Water Delivery	\$ 550	\$ 832	151%	Bottled water deliveries YTD.

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 149	0.00%	\$ 65
TOTAL REVENUES	-	149	0.00%	65
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
ProfServ-Trustee Fees	-	4,041	0.00%	-
Loan-Pavement	-	102,763	0.00%	-
Interest Expense	-	38,500	0.00%	-
Total Debt Service	-	145,304	0.00%	-
TOTAL EXPENDITURES	-	145,304	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(145,155)	0.00%	65
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	23,285	0.00%	-
TOTAL FINANCING SOURCES (USES)	-	23,285	0.00%	-
Net change in fund balance	\$ -	\$ (121,870)	0.00%	\$ 65
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	122,018		
FUND BALANCE, ENDING	\$ -	\$ 148		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1	0.00%	\$ -
TOTAL REVENUES	-	1	0.00%	-
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Miscellaneous Expenses	-	54,994	0.00%	-
Total Debt Service	-	54,994	0.00%	-
TOTAL EXPENDITURES	-	54,994	0.00%	-
Excess (deficiency) of revenues Over (under) expenditures	-	(54,993)	0.00%	-
Net change in fund balance	\$ -	\$ (54,993)	0.00%	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	-	54,993		
FUND BALANCE, ENDING	\$ -	\$ -		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
<u>OPERATING REVENUES</u>				
Interest - Investments	\$ -	\$ 1,005	0.00%	\$ 442
Green Fees-GS	445,764	418,225	93.82%	-
Green Fees-Outings-GS	51,274	89,158	173.89%	-
Green Fees-Members-GS	1,770	2,695	152.26%	-
PS-Other Income-GS	23,100	-	0.00%	-
Cart Fees-GS	355,951	332,389	93.38%	-
Cart Fees-Outings-GS	53,429	71,521	133.86%	-
Cart Fees-Members-GS	242,834	275,383	113.40%	-
Range-GS	38,503	37,278	96.82%	-
Instruction-Ind-GS-Dflt	-	156	0.00%	-
Instruction-Individual -INST	36,000	30,901	85.84%	-
Food Sales-On Course-F&B	8,707	8,704	99.97%	-
Food Sales-Banquets-F&B	243,000	302,389	124.44%	-
Food Sales-Clubhouse-F&B	487,820	480,131	98.42%	-
Non-Alcoholic-Banquets-F&B	-	234	0.00%	-
Non-Alcoholic-Clubhouse-F&B	22,023	27,511	124.92%	-
Alc Sales (Beer)-Banquets-F&B	23,577	16,444	69.75%	-
Alc Sales (Beer)-Clubhouse-F&B	123,732	133,728	108.08%	-
Alc Sales (Wine)-Banquets-F&B	14,700	13,771	93.68%	-
Alc Sales (Wine)-Clubhouse-F&B	56,584	57,208	101.10%	-
Alc Sales (Liquor)-Banquet-F&B	21,700	30,687	141.41%	-
Alc Sales (Liquor)-Clubhouse-F&B	124,051	172,442	139.01%	-
Gratuity-Outings-F&B	(2,050)	-	0.00%	-
Room Charge-Banquets-F&B	90,000	67,060	74.51%	-
Service Charge-Banquets-F&B	7,490	14,056	187.66%	-
Service Charge-Clubhouse-F&B	-	1	0.00%	-
Entertainment-Clubhouse-F&B	-	12,977	0.00%	-
Food Sales-Outings	62,612	835	1.33%	-
Non-Alcoholic-On Course-F&B	21,313	19,602	91.97%	-
Alc Sales (Beer)-On Course-F&B	51,661	56,096	108.58%	-
Alc Sales (Liquor)-On Course-F&B	29,962	38,097	127.15%	-
Alc Sales (Wine)-On Course-F&B	9,000	-	0.00%	-
Alc Sales (Beer)-Outings-F&B	12,717	2,817	22.15%	-
Room Rentals	-	3,708	0.00%	-
Membership Dues - monthly	1,248,500	1,309,131	104.86%	-
Golf Ball Sales	65,877	72,881	110.63%	-
Glove Sales	17,858	20,055	112.30%	-
Headwear Sales	11,223	12,841	114.42%	-
Ladies' Wear Sales	6,989	10,486	150.04%	-
Men's Wear Sales	31,205	33,685	107.95%	-

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
Shoes Sales	9,255	13,481	145.66%	-
Miscellaneous Sales	-	(8,718)	0.00%	-
Club Sales	23,131	30,871	133.46%	-
Rental Clubs Sales	7,185	11,728	163.23%	-
Bag Sales	8,385	9,734	116.09%	-
Juniorwear Sales	-	503	0.00%	-
Outerwear Sales	2,154	1,636	75.95%	-
Other Pro Shop Sales	5,314	53,849	1013.34%	-
Handicap Fee Sales	1,500	940	62.67%	-
Locker Fees	270	-	0.00%	-
Special Assmnts- Tax Collector	267,214	267,394	100.07%	-
Special Assmnts- Discounts	(9,352)	(10,035)	107.30%	-
Other Miscellaneous Revenues	-	44,270	0.00%	-
TOTAL OPERATING REVENUES	4,353,932	4,591,941	105.47%	442

OPERATING EXPENSES

Personnel and Administration

Payroll-Hourly	53,580	41,331	77.14%	-
Payroll-Benefits	55,200	66,144	119.83%	-
Payroll-Managers	124,992	161,292	129.04%	-
Payroll-Processing Fee	25,200	24,777	98.32%	-
Payroll - Vacation	-	114	0.00%	-
Payroll - Bonus	31,248	5,000	16.00%	-
Management Incentive	25,000	-	0.00%	-
Payroll Taxes	10,104	16,401	162.32%	-
401(K) Plan	-	10,878	0.00%	-
Legal/Accounting/Professional	747	14,921	1997.46%	2,340
BCG Management	90,000	82,500	91.67%	-
Contracts-Pest Control	3,120	4,030	129.17%	-
IT Support	5,100	5,587	109.55%	-
Travel and Per Diem	600	922	153.67%	-
Training/Staff Development	-	6,674	0.00%	-
Communication - Telephone	4,500	5,098	113.29%	-
Communication - Mobile	1,644	1,875	114.05%	-
Postage	1,500	1,644	109.60%	-
Cell Phone	900	-	0.00%	-
Fed-Ex/Courier	-	188	0.00%	-
Utility - Water & Sewer	12,408	14,108	113.70%	-
Garbage Removal	12,000	14,223	118.53%	-
Utility - Electric	42,925	42,708	99.49%	-
Lease - Copier	6,304	5,180	82.17%	-

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
Golf Cart Equip Leases	61,503	56,378	91.67%	-
Insurance-P&C	268,404	278,672	103.83%	-
Insurance-Workmans Comp	28,800	28,370	98.51%	-
R&M-Buildings	58,500	52,947	90.51%	-
R&M-Equipment	-	54,496	0.00%	-
Equip Maint/Repair-Prevent	3,312	2,554	77.11%	-
Printing and Binding	-	1,489	0.00%	-
Help Wanted Ads	600	95	15.83%	-
Promotions	18,000	21,113	117.29%	-
Graphic Design	3,600	3,906	108.50%	-
Membership Programs	30,000	30,446	101.49%	-
Sales Management	3,050	1,104	36.20%	-
Advertising (Electronic)	7,560	8,899	117.71%	-
Advertising (Display)	-	570	0.00%	-
Miscellaneous Services	1,500	-	0.00%	-
Misc-Employee Meals	7,200	6,604	91.72%	-
Misc-Licenses & Permits	-	925	0.00%	-
Misc-Assessment Collection Cost	5,165	5,147	99.65%	-
Misc-Credit Card Fees	91,114	110,008	120.74%	-
Internet Access	5,040	6,050	120.04%	-
TV/Cable or Dish	8,110	8,130	100.25%	-
Employee Testing-Hiring	188	-	0.00%	-
Bank Fees	250	221	88.40%	-
Use Tax Expense	6,000	2,210	36.83%	-
Misc-Security	750	858	114.40%	-
Website & Newsletter	6,000	10,329	172.15%	-
Misc.-Personal Property Taxes	3,613	6,784	187.77%	-
Office Supplies	10,980	3,814	34.74%	-
Computer Supplies/Equipment	7,200	5,332	74.06%	-
Operating Supplies	6,564	12,149	185.09%	-
Op Supplies - Uniforms	300	1,082	360.67%	-
Clubhouse Cleaning Service G&A	3,000	2,937	97.90%	-
Software	2,700	6,082	225.26%	-
Education / Training	14,420	-	0.00%	-
Chamber / Organization Dues	100	704	704.00%	-
Bad Debt Expenses	12,000	9,898	82.48%	-
Total Personnel and Administration	1,182,595	1,265,898	107.04%	2,340
 <u>Maintenance and Landscaping</u>				
Payroll-Hourly	290,340	294,491	101.43%	-
Payroll-Managers	87,504	80,426	91.91%	-
Payroll - Vacation	-	2,730	0.00%	-

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
Payroll - Bonus	4,550	2,700	59.34%	-
Payroll Taxes	30,440	28,651	94.12%	-
Outside Services	51,152	30,863	60.34%	-
Training/Staff Development	500	-	0.00%	-
Oil/Lube	1,600	-	0.00%	-
Aerification	22,500	3,200	14.22%	-
Gas Diesel	37,587	27,203	72.37%	-
Communication - Mobile	900	-	0.00%	-
Utility - Irrigation	5,307	-	0.00%	-
Utility - Water & Sewer	1,871	2,593	138.59%	-
Utility - Electric	19,762	15,512	78.49%	-
Golf Cart Equip Leases	56,104	-	0.00%	-
R&M-Irrigation	22,000	11,348	51.58%	-
Equip Maint/Repair-Prevent	36,000	41,663	115.73%	-
Sod/Sprigs	2,500	1,778	71.12%	-
Safety Equipment	400	-	0.00%	-
Cleaning Supplies	1,108	527	47.56%	-
Supplies-Landscape	500	1,400	280.00%	-
Supplies-Course	5,721	11,061	193.34%	-
Pre-Emergents	36,000	36,263	100.73%	-
Sand-Top Dressing greens/tees	12,500	4,615	36.92%	-
Op Supplies - Uniforms	1,550	1,549	99.94%	-
Chemicals-Fungicides	5,500	5,823	105.87%	-
Chemicals-Herbicides	7,500	13,111	174.81%	-
Chemicals-Insecticides	8,000	7,562	94.53%	-
Chemicals-Growth Regulators	6,000	7,435	123.92%	-
Chemicals-Wetting Agents	4,000	-	0.00%	-
Fertilizers-Fairways / Roughs	21,000	8,617	41.03%	-
Fertilizers-Greens	28,000	34,053	121.62%	-
Small Equipment/Hand Tools	2,000	-	0.00%	-
Total Maintenance and Landscaping	810,396	675,174	83.31%	-
 <u>Pro Shop</u>				
COS - Golf Balls	44,138	41,794	94.69%	-
COS - Gloves	10,536	12,835	121.82%	-
COS - Headwear	5,612	7,837	139.65%	-
COS - Ladies' Wear	4,893	-	0.00%	-
COS - Men's Wear	20,908	28,491	136.27%	-
COS - Shoes	5,738	9,133	159.17%	-
COS - Miscellaneous	-	1,803	0.00%	-
COS - Clubs	19,662	25,013	127.21%	-
COS - Outerwear	1,507	106	7.03%	-

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
COS - Bags	5,283	6,639	125.67%	-
COS - Beverage - Beer/Wine	134,810	147,318	109.28%	-
COS - Beverage - Non Alch	25,005	26,605	106.40%	-
COS - Food Sales	344,919	326,558	94.68%	-
COGS-Purchase Discounts	-	(1,066)	0.00%	-
COS-Inventory General	3,348	-	0.00%	-
Total Pro Shop	626,359	633,066	101.07%	-
<u>Golf Operations</u>				
Payroll-Salaries	89,244	82,256	92.17%	-
Payroll-Hourly	221,652	242,757	109.52%	-
Payroll-Commission	36,000	39,445	109.57%	-
Payroll-Janitor	-	274	0.00%	-
Payroll Taxes	31,731	30,139	94.98%	-
Postage	600	-	0.00%	-
Cell Phone	1,800	750	41.67%	-
R&M-Golf Cart	3,600	7,842	217.83%	-
Equip Maint/Repair-Fix	1,200	1,587	132.25%	-
Misc-Employee Meals	1,536	771	50.20%	-
Misc-Handicap Fees	6,200	6,478	104.48%	-
Tournaments and Events	22,000	50,936	231.53%	-
Supplies-Scorecards and Pencil	250	262	104.80%	-
Supplies-Shop	-	214	0.00%	-
Operating Supplies	-	748	0.00%	-
Op Supplies - Uniforms	4,300	2,266	52.70%	-
Driving Range Supplies	8,500	9,878	116.21%	-
Chamber / Organization Dues	1,575	1,641	104.19%	-
Total Golf Operations	430,188	478,244	111.17%	-
<u>Amenities</u>				
Outside Services	10,320	11,618	112.58%	-
Utility - Water & Sewer	4,280	3,506	81.92%	-
R&M-Buildings	2,400	286	11.92%	-
Misc-Licenses & Permits	280	280	100.00%	-
Total Amenities	17,280	15,690	90.80%	-
<u>Food and Beverages</u>				
Payroll-Hourly	344,778	382,346	110.90%	-
Payroll-Managers	232,728	181,545	78.01%	-
Payroll - Vacation	-	1,306	0.00%	-
Payroll Taxes	74,728	67,540	90.38%	-
Linen/Laundry	43,740	56,396	128.93%	-

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>	<u>SEP-23 ACTUAL</u>
Grease Removal	1,700	475	27.94%	-
Training/Staff Development	240	875	364.58%	-
Communication - Mobile	1,500	1,200	80.00%	-
Utility - Water & Sewer	2,628	3,119	118.68%	-
Propane /Natural Gas	48,998	31,358	64.00%	-
Equipment Rental	-	2,338	0.00%	-
Equip Maint/Repair-Fix	12,360	29,924	242.10%	-
Equip Maint/Repair-Prevent	1,400	2,788	199.14%	-
Miscellaneous Services	-	938	0.00%	-
Misc-Licenses & Permits	1,920	1,920	100.00%	-
Decorations	4,250	3,543	83.36%	-
Glassware/China/Silver	4,800	3,988	83.08%	-
Cleaning Supplies	3,468	3,546	102.25%	-
Supplies-Paper and Plastic	22,800	21,442	94.04%	-
Supplies-Banquet	4,486	3,483	77.64%	-
Supplies-Bar	-	227	0.00%	-
Supplies-Kitchen	12,624	8,330	65.99%	-
Operating Supplies	-	1,739	0.00%	-
Op Supplies - Uniforms	3,000	4,758	158.60%	-
Total Food and Beverages	822,148	815,124	99.15%	-
<u>Debt Service</u>				
ProfServ-Trustee Fees	7,004	7,004	100.00%	-
Principal Debt Retirement A-1	80,000	80,000	100.00%	-
Principal Debt Retirement A-2	5,000	5,000	100.00%	-
Interest Expense Series A-1	136,653	136,653	100.00%	-
Interest Expense Series A-2	16,250	16,250	100.00%	-
Total Debt Service	244,907	244,907	100.00%	-
<u>Reserves</u>				
Improvements - Building	183,000	326,905	178.64%	-
Total Reserves	183,000	326,905	178.64%	-
TOTAL OPERATING EXPENSES & RESERVES	4,316,873	4,455,008	103.20%	2,340
Operating income (loss)	37,059	136,933	369.50%	(1,898)
Change in net assets	\$ 37,059	\$ 136,933	369.50%	\$ (1,898)
TOTAL NET ASSETS, BEGINNING (OCT 1, 2022)	(85,055)	(85,055)		
TOTAL NET ASSETS, ENDING	\$ (47,996)	\$ 51,878		

Statement of Revenues, Expenses and Changes in Net Assets
For the Period Ending September 30, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	SEP-23 ACTUAL
<u>OPERATING REVENUES</u>				
Interest - Investments	\$ -	\$ -	0.00%	\$ -
Special Assmnts- Tax Collector	66,636	66,682	100.07%	-
Special Assmnts- Discounts	(2,665)	(2,502)	93.88%	-
TOTAL OPERATING REVENUES	63,971	64,180	100.33%	-
<u>OPERATING EXPENSES</u>				
<u>Personnel and Administration</u>				
ProfServ-Property Appraiser	666	-	0.00%	-
Misc-Assessment Collection Cost	1,333	1,284	96.32%	-
Total Personnel and Administration	1,999	1,284	64.23%	-
<u>Golf Course</u>				
R&M-Golf Course	61,972	-	0.00%	-
Total Golf Course	61,972	-	0.00%	-
TOTAL OPERATING EXPENSES	63,971	1,284	2.01%	-
Operating income (loss)	-	62,896	0.00%	-
Change in net assets	\$ -	\$ 62,896	0.00%	\$ -
TOTAL NET ASSETS, BEGINNING (OCT 1, 2022)	263,143	263,143		
TOTAL NET ASSETS, ENDING	\$ 263,143	\$ 326,039		

GOLDEN LAKES
Community Development District

Supporting Schedules

September 30, 2023

GOLDEN LAKES

Community Development District

**Non Ad Valorem Special Assessments - Imperial Polk County Tax Collector
(Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

					ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Operations & Maintenance	General Fund Capital Improvement	Golf Course Reserve Fund	Enterprise Golf Fund 2017 A1 & A2
Assessments Levied FY 2023				\$ 1,263,075	\$ 865,120	\$ 64,105	\$ 66,636	\$ 267,214
Allocation %				100%	68%	5%	5%	21%
11/10/22	\$ 12,979	\$ 694	\$ 265	13,938	\$ 9,546	\$ 707	\$ 735	\$ 2,949
11/16/22	18,771	798	383	19,952	13,666	1,013	1,053	4,221
11/21/22	66,289	2,818	1,353	70,460	48,260	3,576	3,717	14,906
11/25/22	66,478	2,826	1,357	70,661	48,398	3,586	3,728	14,949
12/12/22	209,144	8,892	4,268	222,305	152,263	11,283	11,728	47,030
12/21/22	653,798	27,798	13,343	694,938	475,985	35,270	36,663	147,020
12/23/22	51,908	1,958	1,059	54,925	37,620	2,788	2,898	11,620
01/13/23	26,929	871	550	28,350	19,418	1,439	1,496	5,998
02/16/23	24,730	574	505	25,808	17,677	1,310	1,362	5,460
03/17/23	12,705	145	259	13,109	8,979	665	692	2,773
04/11/23	30,729	58	569	31,356	21,477	1,591	1,654	6,634
04/11/23	(2,835) ²	-	-	(2,835)	(1,942)	(144)	(150)	(600)
05/11/23	4,235	-	86	4,322	2,960	219	228	914
06/16/23	1,404	-	29	1,433	981	73	76	303
06/29/23	14,905	-	304	15,209	10,417	772	802	3,218
TOTAL	\$ 1,192,167	\$ 47,432	\$ 24,330	\$ 1,263,930	\$ 865,705	\$ 64,148	\$ 66,682	\$ 267,394
% COLLECTED				100%	100%	100%	100%	100%
TOTAL OUTSTANDING				\$ (854)	\$ (585)	\$ (43)	\$ (45)	\$ (181)

Note:

- 1) The difference of \$2,295 for Collection costs is related to the excess fees received in Nov '21
- 2) The negative amount of (\$2,835) is an adjustment done by Polk County for the 04/11/23 collections.
- 3) The total outstanding amount of (\$854) will need to be researched with the Polk County Tax Collector.

Cash and Investment Report
September 30, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>INVESTMENT TYPE</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<u>GENERAL FUND</u>					
Operating Checking Account	Valley Bank		n/a	5.25%	118,531
Money Market Account	Valley Bank		n/a	5.25%	102,997
Money Market Account	BankUnited		n/a	5.12%	327,050
			Money Market Subtotal		<u>430,046</u>
Operating Account-Fund A	State Board of Administration		n/a	5.59%	5,137
Treasury Bill	Valley Bank	Fixed Income		5.27%	699,665
			GF Subtotal		<u>1,253,379</u>
<u>DEBT SERVICE FUNDS</u>					
<u>2021 SERIES</u>					
Series 2021 Reserve Fund	US Bank	US Bank Gcts	n/a	5.15%	13,957
Series 2021 Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	305
			DS Subtotal		<u>14,262</u>
<u>ENTERPRISE GOLF FUND</u>					
Operating Checking Account	Chase Bank		n/a	0.00%	393,881
Cash on Hand / Petty & Cash Drawer	n/a		n/a	n/a	3,730
Excess Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	1,572
Prepayment Fund (A-1)	US Bank	US Bank Gcts	n/a	5.15%	3,919
Reserve Fund (A-2)	US Bank	US Bank Gcts	n/a	5.15%	12,275
Revenue Fund	US Bank	US Bank Gcts	n/a	5.15%	80,008
			Enterprise Subtotal		<u>495,385</u>
			Grand Total		<u>\$ 1,763,026</u>

Golden Lakes CDD

Bank Reconciliation

Bank Account No. 0982 Valley National Bank - GF
Statement No. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	118,530.76	Statement Balance	140,235.77
G/L Balance	118,530.76	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	140,235.77
Subtotal	118,530.76	Outstanding Checks	21,705.01
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	118,530.76	Ending Balance	118,530.76
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Outstanding Checks						
8/30/2023	Payment	DD111	FRONTIER FLORIDA, LLC	228.06	0.00	228.06
9/5/2023	Payment	15007	ENPROVERA PROPERTY ADVISORS, LLC	5,550.00	0.00	5,550.00
9/5/2023	Payment	15010	POLK COUNTY SHERIFF'S OFFICE	283.00	0.00	283.00
9/26/2023	Payment	15022	B&G TREE SERVICE LLC	2,400.00	0.00	2,400.00
9/26/2023	Payment	15023	FLORALAWN, INC.	671.15	0.00	671.15
9/26/2023	Payment	15025	RADARSIGN	275.00	0.00	275.00
9/26/2023	Payment	15026	SECURITAS SECURITY SERVICES USA, IN	8,272.72	0.00	8,272.72
9/26/2023	Payment	15027	UNIVERSAL ENGINEERING SCIENCES, LLC	3,047.50	0.00	3,047.50
9/29/2023	Payment	DD121	LAKELAND ELECTRIC	977.58	0.00	977.58
Total Outstanding Checks.....				21,705.01		21,705.01

GOLDEN LAKES

Community Development District

Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 13388							
001	09/26/23	GOLDEN LAKES CDD	09142023	CLOSING A/C #5206 DEPOSIT IN BU MM #2874	Cash with Fiscal Agent	103000	\$10,000.00
Check Total							\$10,000.00
CHECK # 15007							
001	09/05/23	ENPROVERA PROPERTY ADVISORS, LLC	6-23	FIELD MGMT 5/16-6/15/23	ProfServ-Field Management	531016-53901	\$1,850.00
001	09/05/23	ENPROVERA PROPERTY ADVISORS, LLC	7-23	FIELD MGMT 6/16-7/15/23	ProfServ-Field Management	531016-53901	\$1,850.00
001	09/05/23	ENPROVERA PROPERTY ADVISORS, LLC	8-23	FIELD MGMT 7/16-8/15/23	ProfServ-Field Management	531016-53901	\$1,850.00
Check Total							\$5,550.00
CHECK # 15008							
001	09/05/23	FLORALAWN, INC.	20444	SEPT 2023 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$8,172.67
Check Total							\$8,172.67
CHECK # 15009							
001	09/05/23	PENNONI ASSOCIATES INC.	1180695	ENGG SVCS THRU 7/2/23 - FEMA GRANT	ProfServ-Engineering	531013-51501	\$157.50
Check Total							\$157.50
CHECK # 15010							
001	09/05/23	POLK COUNTY SHERIFF'S OFFICE	5/10/2121-28503	SEC - ROVING PATROL 5/6/21	Security-Roving Parking Patrol	534055-53901	\$136.00
001	09/05/23	POLK COUNTY SHERIFF'S OFFICE	I-053122-1313	SPEED ENFORCEMENT 05/24/22 - ABIGAIL PAYNE	Security-Roving Parking Patrol	534055-53901	\$147.00
Check Total							\$283.00
CHECK # 15011							
001	09/05/23	SECURITAS SECURITY SERVICES USA, INC.	11355835	SEC SVCS 7/7-7/13/23	Contracts-Security Services	534037-53901	\$4,136.36
Check Total							\$4,136.36
CHECK # 15012							
001	09/12/23	CLARK & ALBAUGH,LLP	18466	GEN MATTERS THRU AUG 2023	ProfServ-Legal Services	531023-51401	\$5,761.50
001	09/12/23	CLARK & ALBAUGH,LLP	18467	POND A1 MITIGATION PROJECT	ProfServ-Legal Services	531023-51401	\$840.00
001	09/12/23	CLARK & ALBAUGH,LLP	18468	POLK COUNTY SPILL MATTER	ProfServ-Legal Services	531023-51401	\$3,048.73
Check Total							\$9,650.23
CHECK # 15013							
001	09/12/23	DEAL ELECTRIC	1342	VARIOUS REPAIRS TO STREET LIGHTS	R&M-Streetlights	546095-53901	\$1,943.00
Check Total							\$1,943.00
CHECK # 15014							
001	09/12/23	GRAU & ASSOCIATES	24663	AUDIT FYE 9/30/22	Auditing Services	532002-51301	\$1,000.00
Check Total							\$1,000.00
CHECK # 15015							
001	09/12/23	THE CLUB AT EAGLEBROOKE	4688	REIMBURSEMENT FOR DRIVING RANGE PROJECT	Misc-Contingency	549900-53901	\$45,440.00
Check Total							\$45,440.00
CHECK # 15016							
001	09/15/23	C&C OUTDOORS INC.	0000742	TREE TRIMMING/REMOVAL STUMP GRINDING	R&M-Trees and Trimming	546099-53901	\$3,500.00
Check Total							\$3,500.00
CHECK # 15017							
001	09/15/23	DEAL ELECTRIC	1233	STREETLIGHTS - NOV SVC AGMT	R&M-Streetlights	546095-53901	\$1,108.00
Check Total							\$1,108.00

GOLDEN LAKES

Community Development District

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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 15018								
001	09/15/23	FLORALAWN, INC.	20628	REPLACE ALL DEAD HAWTHORNE IN PRESERVE	R&M-Renewal and Replacement	546002-53901	\$2,639.68	
							Check Total	<u>\$2,639.68</u>
CHECK # 15019								
001	09/15/23	PENNONI ASSOCIATES INC.	1187359	ANNUAL SERVICES FY23	ProfServ-Engineering	531013-51501	\$6,524.41	
							Check Total	<u>\$6,524.41</u>
CHECK # 15020								
001	09/20/23	AQUATIC WEED	87388	WATERWAY SVCS FOR SEP 2023	R&M-Ponds	546073-53901	\$149.00	
							Check Total	<u>\$149.00</u>
CHECK # 15021								
001	09/20/23	INFRAMARK, LLC	101182	SEPT 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$3,433.33	
							Check Total	<u>\$3,433.33</u>
CHECK # 15022								
001	09/26/23	B&G TREE SERVICE LLC	2773	TREE TRIMMING OVER VINYL FENCING	R&M-Trees and Trimming	546099-53901	\$2,400.00	
							Check Total	<u>\$2,400.00</u>
CHECK # 15023								
001	09/26/23	FLORALAWN, INC.	20173	IRR REPAIRS	R&M-Irrigation	546041-53901	\$271.99	
001	09/26/23	FLORALAWN, INC.	20141	IRR REPAIRS FROM INSPECTIONS	R&M-Irrigation	546041-53901	\$399.16	
							Check Total	<u>\$671.15</u>
CHECK # 15025								
001	09/26/23	RADARSIGN	INV1202	STREET SMART DATA COLLECTION SOFTWARE	Misc-Contingency	549900-53901	\$275.00	
							Check Total	<u>\$275.00</u>
CHECK # 15026								
001	09/26/23	SECURITAS SECURITY SERVICES USA, INC.	11369463	SEC SERVICES 7/21-7/27/23	Contracts-Security Services	534037-53901	\$3,949.48	
001	09/26/23	SECURITAS SECURITY SERVICES USA, INC.	11384572	SEC SVCS 7/28-8/3/23	Contracts-Security Services	534037-53901	\$4,323.24	
							Check Total	<u>\$8,272.72</u>
CHECK # 15027								
001	09/26/23	UNIVERSAL ENGINEERING SCIENCES, LLC	00747425-DEP	50% DEP - PAVEMENT SETTLEMENT INVESTIGAT	R&M-Roads & Alleyways	546081-53901	\$3,047.50	
							Check Total	<u>\$3,047.50</u>
CHECK # DD119								
001	09/07/23	FRONTIER FLORIDA LLC	081323-1525	ACH SVCS PRD 08/13/23-09/12/23	Communication - Teleph - Field	541005-53901	\$60.38	
							Check Total	<u>\$60.38</u>
CHECK # DD120								
001	09/15/23	FRONTIER FLORIDA LLC	082223-9702	ACH BILL PRD 8/22-9/21/23	Communication - Teleph - Field	541005-53901	\$231.94	
							Check Total	<u>\$231.94</u>
CHECK # DD121								
001	09/29/23	LAKELAND ELECTRIC	090423	ACH LIGHTING	Electricity - Streetlighting	543013-53901	\$977.58	
							Check Total	<u>\$977.58</u>
CHECK # DD123								
001	09/13/23	READY REFRESH	1310008167660	WATER DELIVERY SEPT 2023	Bottled Water Delivery	551007-53901	\$75.84	
							Check Total	<u>\$75.84</u>

GOLDEN LAKES

Community Development District

**Payment Register by Fund
For the Period from 09/01/23 to 09/30/23
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Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # DD125							
001	09/28/23	POLK COUNTY UTILITIES DIVISION	090823 ACH	BILL PRD 7/27-8/29/23	Utility - Access Gate	543002-53901	\$110.23
001	09/28/23	POLK COUNTY UTILITIES DIVISION	090823 ACH	BILL PRD 7/27-8/29/23	Utility - Irrigation	543014-53901	\$60.63
Check Total							\$170.86
CHECK # 15006							
001	09/08/23	PAUL R. WEAVER	PAYROLL	September 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD115							
001	09/08/23	LITHEA L. BECK	PAYROLL	September 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD116							
001	09/08/23	MATTHEW J. MCDONALD	PAYROLL	September 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD117							
001	09/08/23	SAMUEL J. MORRONE	PAYROLL	September 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
CHECK # DD118							
001	09/08/23	SHAUN YORK	PAYROLL	September 08, 2023 Payroll Posting			\$184.70
Check Total							\$184.70
Fund Total							\$120,793.65

Total Checks Paid	\$120,793.65
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