

*Lucerne Park  
Community Development District*

*Meeting Agenda*

*July 21, 2022*

# AGENDA

# *Lucerne Park*

## *Community Development District*

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219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

July 14, 2022

**Board of Supervisors  
Lucerne Park  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of **Lucerne Park Community Development District** will be held **Thursday, July 21, 2022 at 9:30 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880**

**Zoom Video Link:** <https://us06web.zoom.us/j/88935397192>

**Call-In Information:** 1-646-876-9923

**Meeting ID:** 889 3539 7192

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of April 21, 2022 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-06 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2022-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2022-08 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Consideration of Arbitrage Rebate Report for Series 2019 Bonds
7. Presentation of Fiscal Year 2021 Audit Report
8. Consideration of Resolution 2022-09 Designating a Date, Time, and Location for a Landowners' Meeting and Election

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<sup>1</sup> Comments will be limited to three (3) minutes

9. Staff Reports

A. Attorney

B. Engineer

i. Ratification of Stormwater and Wastewater Management Analysis Reports

C. Field Managers Report

D. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet and Income Statement

iii. Presentation of Number of Registered Voters—325

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment



# MINUTES

**MINUTES OF MEETING  
LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **April 21, 2022** at 9:32 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk *by Zoom*  
Matthew Cassidy  
Al Cassidy  
Bobbie Henley

Vice Chairman  
Assistant Secretary  
Assistant Secretary  
Assistant Secretary

Also present were:

Jill Burns  
Jake Whealdon  
Marshall Tindall  
Lisa Kelley *by Zoom*

District Manager, GMS  
KE Law  
GMS  
Dewberry

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order at 9:30 a.m. There were three Supervisors present constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns stated that there were no members of the public present. There was one member of the public on the Zoom line. Ms. Burns stated that if anyone has a public comment, they can use Zoom's raise hand feature to be called on.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the March 17,  
2022 Board of Supervisors Meeting**

Ms. Burns asked if there were any questions, comments, or corrections to the March 17, 2022 minutes. The Board had no changes, and Ms. Burns asked for a motion to approve them.

On MOTION by Ms. Henley, seconded by Mr. Al Cassidy, with all in favor, the Minutes of the March 17, 2022 Board of Supervisors Meeting, were approved.

#### **FOURTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2022-05 Approving the Proposed Fiscal Year 2022/2023 Budget (suggested date: July 21, 2022), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments**

Ms. Burns stated that the proposed budget is attached to the resolution as exhibit 'A'. She stated that she would go through a couple of the line items that have increased and decreased a lot just to highlight the changes. The legal advertising, they were able to reduce by about \$7,000 now that they aren't doing ads for every monthly meeting. They were able to decrease that line item dramatically. They also dropped the contingency for the administrative portion. She noted that on the field services side they increased the landscape replacement. She stated the community is getting older and they feel that there will be more plants and trees that need to be replaced and it will also allow for one time mulch of the community. She stated that the streetlights were increased by \$10,000 and that is based on the actual amounts they are paying for the electric on those. She stated that the irrigation repairs, field items, general repairs in maintenance and the contingency were increased. She noted that on the amenities they increased the water based on the actuals as for the utility bills.

Ms. Burns noted that they included \$34,000 for security services. She noted that it wasn't intended for these facilities to be manned so there was no intention for there to be staff or security full time. She stated that this District has had a lot of vandalism issues. They were able to contact the company, Securitas, who will do limited security patrols. The \$34,000 would be three days a week, three 8-hour shifts and then a few drops by throughout the week. She stated that they had put that in in case the Board wants to consider doing that. The idea was that they would be there on weekends or peak hours. She stated that if that is something the Board is interested in doing, they could leave that. She noted they increased the amenity repair and maintenance line item as well.

Ms. Burns stated that the other change is to increase the capital reserve from \$10,000 to \$50,000. They need to start developing long term reserves so that when the roads need to be

repaved, they can repave the roads and take care of the amenity building. She noted that this was for the long-term repairs in the community.

Ms. Burns stated that the current O&M per lot was \$1,067.86. She stated that this budget the per unit gross assessment would be \$1,386.69. It would be an increase of \$318.83 per unit. She noted that it is quite a jump, but there are things like capital reserves which they need to include. The only area that would be comfortable removing would be the security line item. She stated that their recommendation would be at least to leave it in for the proposed budget for sending the notice. She noted that if they want to consider removing at the time they adopt, they can do that, but it was their recommendation to keep it. She asked for any questions on these line items.

Ms. Henley asked if the owners now must pay an additional \$346. Ms. Burns answered that it is \$318 per unit and yes. Ms. Burns stated that if they remove the security, it would be about \$98 a household. So, if they remove it, it would still be an increase of about \$215. Ms. Henley asked how the property owners would get notice that it is going up. Ms. Burns answered that they would send a mail notice to every property owner within the community notifying them of the public hearing that the Board is setting today. Ms. Burns explained that if they weren't increasing the assessments, they don't have to send the notice to anyone about the budget and the assessment hearing, but if they are increasing everyone gets a notice. When they set the public hearing for the proposed date which is July 21<sup>st</sup>, everyone will get notice of that, and they will have the opportunity to come and provide comment to the Board during the public comment portion of the public hearing. She noted that they would take the public comments into consideration at that time. She stated that leaving it would set their cap and they could always bring it down.

On MOTION by Ms. Henley, seconded by Mr. Al Cassidy, with all in favor, Resolution 2022-05 Approving the Proposed Fiscal Year 2022/2023 Budget, Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022/2023 Budget and Imposition of Operations and Maintenance Assessments for July 21, 2022 at 9:30 a.m., was approved.
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## **FIFTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Mr. Whealdon had nothing further for the Board, so the next item followed.

**B. Engineer**

Ms. Kelley had nothing further to report.

**C. Field Manager's Report**

Mr. Tindall stated that they were still dealing with vandalism at the amenity. He stated that if security services were implemented, it would make it a lot better. He noted that minor repairs had been done on the facility. They were monitoring an erosion area on the backside that they were working to get repaired. He stated that now the construction is more or less complete they will be doing street sign straightening and repairs. Mowing is moving over to weekly mows and they were working with the landscaper to facilitate that. He stated that the chair lift was being repaired and that the parts and cover were on order. He noted that the sidewalk was being scheduled as soon as they have a couple of the projects completed.

For the pool furniture, there was a handful of pool pieces that were damaged. They could either repair them or replace them. He noted that for the cost of the repair, it would be just as good to replace the furniture. Ms. Burns asked how many damaged pieces they were looking at. Mr. Tindall answered that it was about six chairs. Mr. Matthew Cassidy asked if it was normal wear and tear or vandalism. Mr. Tindall stated that it was a little of both. He stated that sometimes people would rock in the chairs and would use them aggressively. He noted that they were light weight chairs that would bend with frame and there was a bar of support across the back that would pop out and break after it bends too much and the frame starts bending in. As far as the slings go, there were some punctures and once the puncture happens it usually starts to open up. He noted that it could be from people messing around or it could be vandalism. It is primarily isolated to the chairs not the chaise lounges. Ms. Burns asked that Mr. Tindall get the price for the six chairs to bring to the next meeting.

**i. Discussion Regarding Proposals from Prince and Sons, Inc. for:****a) Sod Gap Areas****b) Plant Refresh**

Mr. Tindall discussed that he had the numbers for review and suspected that they will probably end up breaking this down if they choose to pursue it over a couple of fiscal years possibly. He stated that previously they had discussed looking into other options instead of sod, maybe seeding it. He stated that he had discussions with the landscaper and other counsel and

seeding is not really a good choice for the investment. The soil was too unstable. He stated that he had talked to Patrick with the Developer and he said that he wouldn't be able to get the builders to come back at this point and do any sod work. He noted that his recommendation would be to pull some money each year for the landscape replacement fund or set up a longer term for projects at some point.

Ms. Burns asked how much they had approved on this at the last meeting. Ms. Tindall stated \$1,000 NTE for playground replacements, sod and some replacement sod going down for about \$400 around the playground and a little more right behind the pool area on a repair there. Ms. Burns stated that they had about \$6,000 left and they had increased that next year to \$15,000. They had doubled it for next year to allow for more. Ms. Burns asked if Mr. Tindall's suggestion was to do one of these areas over the other. Mr. Tindall responded that his suggestion would be to pursue at least part of one of them, maybe Tract J since that's the one that has received the most complaints at this point, and it is right near the front of the community. He noted that they would probably get the other one next year.

Ms. Burns stated that they do also have \$2,500 in the field contingency that they could put toward this, so if they wanted to do the whole Tract J and get the whole area taken care of and then that tract would be done. Mr. Tindall responded that yes, that would be fine. Ms. Burns stated that they have a total of about \$8,500 if they look at the contingency and the landscape replacement. Mr. Tindall stated that \$5,300 roughly would be coming out of the landscape replacement for sod of which \$1,000 was approved at the previous meeting. Ms. Burns asked for motion to approve Tract J, the area that they had the most complaints about.

On MOTION by Ms. Henley, seconded by Mr. Al Cassidy, with all in favor, the Quote from Prince & Sons for \$4,338 for the Sod for Tract J, was approved.
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Mr. Tindall stated that they could revisit Tract F next fiscal year. He stated that they are open to replace one security camera with the security company. He noted that is all he had.

**D. District Manager's Report****i. Approval of Check Register**

Ms. Burns asked for any questions on the check register, she noted that it totaled \$118,624.64.

On MOTION by Mr. Al Cassidy, seconded by Mr. Matthew Cassidy, with all in favor, the Check Register totaling \$118,624.64, was approved.

**ii. Balance Sheet and Income Statement**

Ms. Burns stated that the financials were included in the agenda package for review, and asked if there were any questions from the Board. There was no action necessary.

**SIXTH ORDER OF BUSINESS****Other Business**

There being none, the next item followed.

**SEVENTH ORDER OF BUSINESS****Supervisors Requests and Audience Comments**

Mr. Brock stated that this is the first time he had attended this meeting. He asked if this recording would be available for the public to access. Ms. Burns answered that yes, all the recordings were available under all District records to anyone who requests them under the public records law, so if anyone wants to request the recording, they will provide a link to anyone who would like it. She asked if he had any other questions, and he did not.

A member of the public stated that they are doing a good job cutting the entrance on Battlebrook off from Siren Park, but all you could see is roots of the trees and they circle around. He stated that it looks like big bald spots when driving in. Mr. Tindall asked if he was talking about the entrance in the median. The resident responded yes, in the median. Mr. Tindall stated that annual mulch gets done usually in June or July. The resident stated that he noticed that the subdivision right behind them had put up a sign about a no noise ordinance. He stated that they have several people who live there, and they come through the neighborhood, and you could hear their music if they were at the stop light on First Street every morning and every evening. Ms. Burns stated that they do not deal with noise ordinances usually because that is something that is through the county. She stated that their responsibilities are common areas, amenities, streets, etc.

The resident asked if the sign was put up by the county. Ms. Burns stated that the county or a resident could have put it up. The resident stated that he wrote a letter to management and emailed them about some sidewalk cracks. Ms. Burns responded that would be the CDD and asked for the location so that Mr. Tindall can check those.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Ms. Henley, seconded by Mr. Al Cassidy, with all in favor, the meeting was adjourned.
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Secretary / Assistant Secretary

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Chairman / Vice Chairman



## SECTION IV

# SECTION A

# SECTION 1

## **RESOLUTION 2022-06**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lucerne Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT:**

#### **SECTION 1. BUDGET**

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lucerne Park Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ \_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
DEBT SERVICE FUND(S)	\$ _____
TOTAL ALL FUNDS	\$ _____

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

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

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

**PASSED AND ADOPTED THIS 21<sup>ST</sup> DAY OF JULY 2022.**

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

***Lucerne Park***  
***Community Development District***

***Proposed Budget***  
***FY 2023***



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# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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#### **Revenues**

Assessments	\$ 343,614	\$ 342,321	\$ 1,293	\$ 343,614	\$ 446,207
<b>Total Revenues</b>	<b>\$ 343,614</b>	<b>\$ 342,321</b>	<b>\$ 1,293</b>	<b>\$ 343,614</b>	<b>\$ 446,207</b>

#### **Expenditures**

##### **Administrative**

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 4,000	\$ 6,400	\$ 12,000
Engineering	\$ 20,000	\$ 55	\$ 5,000	\$ 5,055	\$ 20,000
Attorney	\$ 25,000	\$ 5,246	\$ 3,279	\$ 8,525	\$ 25,000
Annual Audit	\$ 4,600	\$ 4,600	\$ -	\$ 4,600	\$ 4,700
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 2,788	\$ 762	\$ 3,550	\$ 3,550
Management Fees	\$ 36,050	\$ 24,033	\$ 12,017	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$ 450	\$ 136	\$ 120	\$ 256	\$ 450
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 800	\$ 10	\$ 44	\$ 54	\$ 500
Legal Advertising	\$ 10,000	\$ 335	\$ 1,399	\$ 1,734	\$ 3,000
Contingency	\$ 2,800	\$ 307	\$ 240	\$ 547	\$ 1,000
Office Supplies	\$ 350	\$ 12	\$ 20	\$ 32	\$ 350
Travel Per Diem	\$ 550	\$ -	\$ 50	\$ 50	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 135,944</b>	<b>\$ 56,001</b>	<b>\$ 30,097</b>	<b>\$ 86,098</b>	<b>\$ 128,712</b>

##### **Operations & Maintenance**

##### **Field Services**

Property Insurance	\$ 12,000	\$ 8,415	\$ -	\$ 8,415	\$ 10,098
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 40,500	\$ 27,203	\$ 13,602	\$ 40,805	\$ 40,805
Landscape Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Streetlights	\$ 20,000	\$ 19,200	\$ 9,600	\$ 28,800	\$ 30,000
Electric	\$ 8,000	\$ 292	\$ 260	\$ 552	\$ 5,000
Water & Sewer	\$ 12,000	\$ 709	\$ 600	\$ 1,309	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 250	\$ 250	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 2,824	\$ 1,412	\$ 4,236	\$ 10,000
Contingency	\$ 2,500	\$ 985	\$ 933	\$ 1,918	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ 69,629</b>	<b>\$ 36,657</b>	<b>\$ 106,286</b>	<b>\$ 153,403</b>

# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenditures</b>					
Amenity - Insurance	\$ 2,966	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 14,400	\$ 4,067	\$ 2,034	\$ 6,101	\$ 8,000
Amenity - Water	\$ 3,500	\$ 4,358	\$ 2,179	\$ 6,537	\$ 10,000
Playground Lease	\$ 16,750	\$ 13,008	\$ 6,504	\$ 19,512	\$ 19,512
Internet	\$ 3,000	\$ 911	\$ 1,089	\$ 2,000	\$ 2,000
Pest Control	\$ 720	\$ 320	\$ 160	\$ 480	\$ 480
Janitorial Service	\$ 4,800	\$ 3,425	\$ 1,600	\$ 5,025	\$ 5,600
Security Services	\$ 7,500	\$ 910	\$ 600	\$ 1,510	\$ 34,000
Pool Maintenance	\$ 11,500	\$ 6,650	\$ 4,750	\$ 11,400	\$ 12,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,283	\$ 1,914	\$ 5,198	\$ 10,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 2,034	\$ -	\$ 955	\$ 955	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 72,170</b>	<b>\$ 36,933</b>	<b>\$ 21,785</b>	<b>\$ 58,718</b>	<b>\$ 114,092</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 197,670</b>	<b>\$ 106,562</b>	<b>\$ 58,442</b>	<b>\$ 165,004</b>	<b>\$ 267,495</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 343,614</b>	<b>\$ 162,563</b>	<b>\$ 98,539</b>	<b>\$ 261,102</b>	<b>\$ 446,207</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 179,758</b>	<b>\$ (97,247)</b>	<b>\$ 82,512</b>	<b>\$ 0</b>

Net Assessments	\$ 446,207
Add: Discounts & Collections 7%	\$33,585
Gross Assessments	<u>\$479,792</u>
Assessable Units	346
Per Unit Gross Assessment	<u>\$1,386.69</u>

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*Engineering*

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

*Assessment Administration*

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

Represents the cost of the District leasing playground equipment for the fiscal year.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

*Security Services*

Represents the cost of contracting a monthly security service for the District's amenity facilities.

*Pool Maintenance*

Represents the costs of regular cleaning and treatments of the District's pool.

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Amenity Access Management*

Represents the cost of managing the monitoring access to the District's amenity facilities.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

***Other Expenses:***

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Lucerne Park**  
**Community Development District**  
**Debt Service Fund**  
**Series 2019**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 419,524	\$ 417,943	\$ 11,879	\$ 429,822	\$ 419,524
Interest Income	\$ -	\$ 18	\$ 9	\$ 27	\$ -
Carry Forward Surplus *	\$ 169,959	\$ 173,056	\$ -	\$ 173,056	\$ 184,632
<b>Total Revenues</b>	<b>\$ 589,483</b>	<b>\$ 591,018</b>	<b>\$ 11,888</b>	<b>\$ 602,906</b>	<b>\$ 604,156</b>
<b>Expenses</b>					
Interest - 11/1	\$ 151,637	\$ 151,637	\$ -	\$ 151,637	\$ 149,452
Principal - 5/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 151,637	\$ 151,637	\$ -	\$ 151,637	\$ 149,452
<b>Total Expenditures</b>	<b>\$ 418,274</b>	<b>\$ 418,274</b>	<b>\$ -</b>	<b>\$ 418,274</b>	<b>\$ 418,904</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 171,209</b>	<b>\$ 172,744</b>	<b>\$ 11,888</b>	<b>\$ 184,632</b>	<b>\$ 185,252</b>

\* Carryforward Less Reserve Requirement

<b>Interest - 11/1</b>	<b>\$147,172</b>
<b>Total</b>	<b>\$147,172</b>



**Lucerne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/22	\$	6,505,000.00	\$	-	\$	149,451.88	\$ 416,088.75
05/01/23	\$	6,505,000.00	\$	120,000.00	\$	149,451.88	
11/01/23	\$	6,385,000.00	\$	-	\$	147,171.88	\$ 416,623.75
05/01/24	\$	6,385,000.00	\$	125,000.00	\$	147,171.88	
11/01/24	\$	6,260,000.00	\$	-	\$	144,796.88	\$ 416,968.75
05/01/25	\$	6,260,000.00	\$	130,000.00	\$	144,796.88	
11/01/25	\$	6,130,000.00	\$	-	\$	142,196.88	\$ 416,993.75
05/01/26	\$	6,130,000.00	\$	135,000.00	\$	142,196.88	
11/01/26	\$	5,995,000.00	\$	-	\$	139,496.88	\$ 416,693.75
05/01/27	\$	5,995,000.00	\$	140,000.00	\$	139,496.88	
11/01/27	\$	5,855,000.00	\$	-	\$	136,696.88	\$ 416,193.75
05/01/28	\$	5,855,000.00	\$	145,000.00	\$	136,696.88	
11/01/28	\$	5,710,000.00	\$	-	\$	133,796.88	\$ 415,493.75
05/01/29	\$	5,710,000.00	\$	155,000.00	\$	133,796.88	
11/01/29	\$	5,555,000.00	\$	-	\$	130,696.88	\$ 419,493.75
05/01/30	\$	5,555,000.00	\$	160,000.00	\$	130,696.88	
11/01/30	\$	5,395,000.00	\$	-	\$	126,996.88	\$ 417,693.75
05/01/31	\$	5,395,000.00	\$	165,000.00	\$	126,996.88	
11/01/31	\$	5,230,000.00	\$	-	\$	123,181.25	\$ 415,178.13
05/01/32	\$	5,230,000.00	\$	175,000.00	\$	123,181.25	
11/01/32	\$	5,055,000.00	\$	-	\$	119,134.38	\$ 417,315.63
05/01/33	\$	5,055,000.00	\$	185,000.00	\$	119,134.38	
11/01/33	\$	4,870,000.00	\$	-	\$	114,856.25	\$ 418,990.63
05/01/34	\$	4,870,000.00	\$	190,000.00	\$	114,856.25	
11/01/34	\$	4,680,000.00	\$	-	\$	110,462.50	\$ 415,318.75
05/01/35	\$	4,680,000.00	\$	200,000.00	\$	110,462.50	
11/01/35	\$	4,480,000.00	\$	-	\$	105,837.50	\$ 416,300.00
05/01/36	\$	4,480,000.00	\$	210,000.00	\$	105,837.50	

**Lucerne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/36	\$ 4,270,000.00	\$ -	\$ 100,981.25	\$ 416,818.75
05/01/37	\$ 4,270,000.00	\$ 220,000.00	\$ 100,981.25	
11/01/37	\$ 4,050,000.00	\$ -	\$ 95,893.75	\$ 416,875.00
05/01/38	\$ 4,050,000.00	\$ 230,000.00	\$ 95,893.75	
11/01/38	\$ 3,820,000.00	\$ -	\$ 90,575.00	\$ 416,468.75
05/01/39	\$ 3,820,000.00	\$ 240,000.00	\$ 90,575.00	
11/01/39	\$ 3,580,000.00	\$ -	\$ 85,025.00	\$ 415,600.00
05/01/40	\$ 3,580,000.00	\$ 255,000.00	\$ 85,025.00	
11/01/40	\$ 3,325,000.00	\$ -	\$ 78,968.75	\$ 418,993.75
05/01/41	\$ 3,325,000.00	\$ 265,000.00	\$ 78,968.75	
11/01/41	\$ 3,060,000.00	\$ -	\$ 72,675.00	\$ 416,643.75
05/01/42	\$ 3,060,000.00	\$ 280,000.00	\$ 72,675.00	
11/01/42	\$ 2,780,000.00	\$ -	\$ 66,025.00	\$ 418,700.00
05/01/43	\$ 2,780,000.00	\$ 295,000.00	\$ 66,025.00	
11/01/43	\$ 2,485,000.00	\$ -	\$ 59,018.75	\$ 420,043.75
05/01/44	\$ 2,485,000.00	\$ 305,000.00	\$ 59,018.75	
11/01/44	\$ 2,180,000.00	\$ -	\$ 51,775.00	\$ 415,793.75
05/01/45	\$ 2,180,000.00	\$ 320,000.00	\$ 51,775.00	
11/01/45	\$ 1,860,000.00	\$ -	\$ 44,175.00	\$ 415,950.00
05/01/46	\$ 1,860,000.00	\$ 335,000.00	\$ 44,175.00	
11/01/46	\$ 1,525,000.00	\$ -	\$ 36,218.75	\$ 415,393.75
05/01/47	\$ 1,525,000.00	\$ 355,000.00	\$ 36,218.75	
11/01/47	\$ 1,170,000.00	\$ -	\$ 27,787.50	\$ 419,006.25
05/01/48	\$ 1,170,000.00	\$ 370,000.00	\$ 27,787.50	
11/01/48	\$ 800,000.00	\$ -	\$ 19,000.00	\$ 416,787.50
05/01/49	\$ 800,000.00	\$ 390,000.00	\$ 19,000.00	
11/01/49	\$ 410,000.00	\$ -	\$ 9,737.50	\$ 418,737.50
05/01/50	\$ 410,000.00	\$ 410,000.00	\$ 9,737.50	\$ 419,737.50
		<b>\$ 6,505,000.00</b>	<b>\$ 5,325,260.00</b>	<b>\$ 12,096,896.88</b>

**Lucerne Park**  
**Community Development District**  
**Capital Reserve Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources</u></b>					
Transfer In (Out)	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 60,000</b>

## SECTION B

# SECTION 1

## RESOLUTION 2022-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

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

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

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

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

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

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

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

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

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

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

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT:**

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

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments.

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

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

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

**PASSED AND ADOPTED** this 21<sup>st</sup> day of July 2022.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll



***Lucerne Park***  
***Community Development District***

***Proposed Budget***  
***FY 2023***



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# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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#### **Revenues**

Assessments	\$ 343,614	\$ 342,321	\$ 1,293	\$ 343,614	\$ 446,207
<b>Total Revenues</b>	<b>\$ 343,614</b>	<b>\$ 342,321</b>	<b>\$ 1,293</b>	<b>\$ 343,614</b>	<b>\$ 446,207</b>

#### **Expenditures**

##### **Administrative**

Supervisor Fees	\$ 12,000	\$ 2,400	\$ 4,000	\$ 6,400	\$ 12,000
Engineering	\$ 20,000	\$ 55	\$ 5,000	\$ 5,055	\$ 20,000
Attorney	\$ 25,000	\$ 5,246	\$ 3,279	\$ 8,525	\$ 25,000
Annual Audit	\$ 4,600	\$ 4,600	\$ -	\$ 4,600	\$ 4,700
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,333	\$ 1,667	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 2,788	\$ 762	\$ 3,550	\$ 3,550
Management Fees	\$ 36,050	\$ 24,033	\$ 12,017	\$ 36,050	\$ 37,853
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Telephone	\$ 250	\$ -	\$ 50	\$ 50	\$ -
Postage & Delivery	\$ 450	\$ 136	\$ 120	\$ 256	\$ 450
Insurance	\$ 5,919	\$ 5,570	\$ -	\$ 5,570	\$ 6,684
Copies	\$ 800	\$ 10	\$ 44	\$ 54	\$ 500
Legal Advertising	\$ 10,000	\$ 335	\$ 1,399	\$ 1,734	\$ 3,000
Contingency	\$ 2,800	\$ 307	\$ 240	\$ 547	\$ 1,000
Office Supplies	\$ 350	\$ 12	\$ 20	\$ 32	\$ 350
Travel Per Diem	\$ 550	\$ -	\$ 50	\$ 50	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 135,944</b>	<b>\$ 56,001</b>	<b>\$ 30,097</b>	<b>\$ 86,098</b>	<b>\$ 128,712</b>

##### **Operations & Maintenance**

##### **Field Services**

Property Insurance	\$ 12,000	\$ 8,415	\$ -	\$ 8,415	\$ 10,098
Field Management	\$ 15,000	\$ 10,000	\$ 5,000	\$ 15,000	\$ 15,000
Landscape Maintenance	\$ 40,500	\$ 27,203	\$ 13,602	\$ 40,805	\$ 40,805
Landscape Replacement	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Streetlights	\$ 20,000	\$ 19,200	\$ 9,600	\$ 28,800	\$ 30,000
Electric	\$ 8,000	\$ 292	\$ 260	\$ 552	\$ 5,000
Water & Sewer	\$ 12,000	\$ 709	\$ 600	\$ 1,309	\$ 10,000
Sidewalk & Asphalt Maintenance	\$ 500	\$ -	\$ 250	\$ 250	\$ 2,500
Irrigation Repairs	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 7,500
General Repairs & Maintenance	\$ 5,000	\$ 2,824	\$ 1,412	\$ 4,236	\$ 10,000
Contingency	\$ 2,500	\$ 985	\$ 933	\$ 1,918	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ 69,629</b>	<b>\$ 36,657</b>	<b>\$ 106,286</b>	<b>\$ 153,403</b>

# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Amenity Expenditures</b>					
Amenity - Insurance	\$ 2,966	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 14,400	\$ 4,067	\$ 2,034	\$ 6,101	\$ 8,000
Amenity - Water	\$ 3,500	\$ 4,358	\$ 2,179	\$ 6,537	\$ 10,000
Playground Lease	\$ 16,750	\$ 13,008	\$ 6,504	\$ 19,512	\$ 19,512
Internet	\$ 3,000	\$ 911	\$ 1,089	\$ 2,000	\$ 2,000
Pest Control	\$ 720	\$ 320	\$ 160	\$ 480	\$ 480
Janitorial Service	\$ 4,800	\$ 3,425	\$ 1,600	\$ 5,025	\$ 5,600
Security Services	\$ 7,500	\$ 910	\$ 600	\$ 1,510	\$ 34,000
Pool Maintenance	\$ 11,500	\$ 6,650	\$ 4,750	\$ 11,400	\$ 12,000
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,283	\$ 1,914	\$ 5,198	\$ 10,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Contingency	\$ 2,034	\$ -	\$ 955	\$ 955	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 72,170</b>	<b>\$ 36,933</b>	<b>\$ 21,785</b>	<b>\$ 58,718</b>	<b>\$ 114,092</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 197,670</b>	<b>\$ 106,562</b>	<b>\$ 58,442</b>	<b>\$ 165,004</b>	<b>\$ 267,495</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
<b>Total Other Expenditures</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 343,614</b>	<b>\$ 162,563</b>	<b>\$ 98,539</b>	<b>\$ 261,102</b>	<b>\$ 446,207</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 179,758</b>	<b>\$ (97,247)</b>	<b>\$ 82,512</b>	<b>\$ 0</b>

Net Assessments	\$ 446,207
Add: Discounts & Collections 7%	\$33,585
Gross Assessments	<u>\$479,792</u>
Assessable Units	346
Per Unit Gross Assessment	<u>\$1,386.69</u>

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

**REVENUES:**

*Assessments*

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

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**EXPENDITURES:**

**Administrative:**

*Supervisor Fees*

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

*Engineering*

The District's engineer provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

*Attorney*

The District's legal counsel provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

*Annual Audit*

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

*Assessment Administration*

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

*Arbitrage*

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2019 bonds.

*Dissemination*

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2019 bond series.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's accounting and information systems, District's website creation and maintenance, hosting, electronic compliance with Florida Statutes and other electronic data requirements.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingency

Bank charges and any other miscellaneous expenses incurred during the year.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

**Operations & Maintenance:**

**Field Services**

Property Insurance

The District's property insurance coverages.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

**Amenity Expenses**

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

Represents the cost of the District leasing playground equipment for the fiscal year.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents costs to provide janitorial services and supplies for the District's amenity facilities.



**Lucerne Park**  
**Community Development District**  
GENERAL FUND BUDGET

*Security Services*

Represents the cost of contracting a monthly security service for the District's amenity facilities.

*Pool Maintenance*

Represents the costs of regular cleaning and treatments of the District's pool.

*Amenity Repairs & Maintenance*

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

*Amenity Access Management*

Represents the cost of managing the monitoring access to the District's amenity facilities.

*Contingency*

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

***Other Expenses:***

*Capital Reserves*

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

**Lucerne Park**  
**Community Development District**  
**Debt Service Fund**  
**Series 2019**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b>Revenues</b>					
Assessments	\$ 419,524	\$ 417,943	\$ 11,879	\$ 429,822	\$ 419,524
Interest Income	\$ -	\$ 18	\$ 9	\$ 27	\$ -
Carry Forward Surplus *	\$ 169,959	\$ 173,056	\$ -	\$ 173,056	\$ 184,632
<b>Total Revenues</b>	<b>\$ 589,483</b>	<b>\$ 591,018</b>	<b>\$ 11,888</b>	<b>\$ 602,906</b>	<b>\$ 604,156</b>
<b>Expenses</b>					
Interest - 11/1	\$ 151,637	\$ 151,637	\$ -	\$ 151,637	\$ 149,452
Principal - 5/1	\$ 115,000	\$ 115,000	\$ -	\$ 115,000	\$ 120,000
Interest - 5/1	\$ 151,637	\$ 151,637	\$ -	\$ 151,637	\$ 149,452
<b>Total Expenditures</b>	<b>\$ 418,274</b>	<b>\$ 418,274</b>	<b>\$ -</b>	<b>\$ 418,274</b>	<b>\$ 418,904</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 171,209</b>	<b>\$ 172,744</b>	<b>\$ 11,888</b>	<b>\$ 184,632</b>	<b>\$ 185,252</b>

\* Carryforward Less Reserve Requirement

<b>Interest - 11/1</b>	<b>\$147,172</b>
<b>Total</b>	<b>\$147,172</b>

**Lucerne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date		Balance	Principal		Interest		Total
11/01/22	\$	6,505,000.00	\$	-	\$	149,451.88	\$ 416,088.75
05/01/23	\$	6,505,000.00	\$	120,000.00	\$	149,451.88	
11/01/23	\$	6,385,000.00	\$	-	\$	147,171.88	\$ 416,623.75
05/01/24	\$	6,385,000.00	\$	125,000.00	\$	147,171.88	
11/01/24	\$	6,260,000.00	\$	-	\$	144,796.88	\$ 416,968.75
05/01/25	\$	6,260,000.00	\$	130,000.00	\$	144,796.88	
11/01/25	\$	6,130,000.00	\$	-	\$	142,196.88	\$ 416,993.75
05/01/26	\$	6,130,000.00	\$	135,000.00	\$	142,196.88	
11/01/26	\$	5,995,000.00	\$	-	\$	139,496.88	\$ 416,693.75
05/01/27	\$	5,995,000.00	\$	140,000.00	\$	139,496.88	
11/01/27	\$	5,855,000.00	\$	-	\$	136,696.88	\$ 416,193.75
05/01/28	\$	5,855,000.00	\$	145,000.00	\$	136,696.88	
11/01/28	\$	5,710,000.00	\$	-	\$	133,796.88	\$ 415,493.75
05/01/29	\$	5,710,000.00	\$	155,000.00	\$	133,796.88	
11/01/29	\$	5,555,000.00	\$	-	\$	130,696.88	\$ 419,493.75
05/01/30	\$	5,555,000.00	\$	160,000.00	\$	130,696.88	
11/01/30	\$	5,395,000.00	\$	-	\$	126,996.88	\$ 417,693.75
05/01/31	\$	5,395,000.00	\$	165,000.00	\$	126,996.88	
11/01/31	\$	5,230,000.00	\$	-	\$	123,181.25	\$ 415,178.13
05/01/32	\$	5,230,000.00	\$	175,000.00	\$	123,181.25	
11/01/32	\$	5,055,000.00	\$	-	\$	119,134.38	\$ 417,315.63
05/01/33	\$	5,055,000.00	\$	185,000.00	\$	119,134.38	
11/01/33	\$	4,870,000.00	\$	-	\$	114,856.25	\$ 418,990.63
05/01/34	\$	4,870,000.00	\$	190,000.00	\$	114,856.25	
11/01/34	\$	4,680,000.00	\$	-	\$	110,462.50	\$ 415,318.75
05/01/35	\$	4,680,000.00	\$	200,000.00	\$	110,462.50	
11/01/35	\$	4,480,000.00	\$	-	\$	105,837.50	\$ 416,300.00
05/01/36	\$	4,480,000.00	\$	210,000.00	\$	105,837.50	

**Lucerne Park**  
**Community Development District**  
**Series 2019 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/36	\$ 4,270,000.00	\$ -	\$ 100,981.25	\$ 416,818.75
05/01/37	\$ 4,270,000.00	\$ 220,000.00	\$ 100,981.25	
11/01/37	\$ 4,050,000.00	\$ -	\$ 95,893.75	\$ 416,875.00
05/01/38	\$ 4,050,000.00	\$ 230,000.00	\$ 95,893.75	
11/01/38	\$ 3,820,000.00	\$ -	\$ 90,575.00	\$ 416,468.75
05/01/39	\$ 3,820,000.00	\$ 240,000.00	\$ 90,575.00	
11/01/39	\$ 3,580,000.00	\$ -	\$ 85,025.00	\$ 415,600.00
05/01/40	\$ 3,580,000.00	\$ 255,000.00	\$ 85,025.00	
11/01/40	\$ 3,325,000.00	\$ -	\$ 78,968.75	\$ 418,993.75
05/01/41	\$ 3,325,000.00	\$ 265,000.00	\$ 78,968.75	
11/01/41	\$ 3,060,000.00	\$ -	\$ 72,675.00	\$ 416,643.75
05/01/42	\$ 3,060,000.00	\$ 280,000.00	\$ 72,675.00	
11/01/42	\$ 2,780,000.00	\$ -	\$ 66,025.00	\$ 418,700.00
05/01/43	\$ 2,780,000.00	\$ 295,000.00	\$ 66,025.00	
11/01/43	\$ 2,485,000.00	\$ -	\$ 59,018.75	\$ 420,043.75
05/01/44	\$ 2,485,000.00	\$ 305,000.00	\$ 59,018.75	
11/01/44	\$ 2,180,000.00	\$ -	\$ 51,775.00	\$ 415,793.75
05/01/45	\$ 2,180,000.00	\$ 320,000.00	\$ 51,775.00	
11/01/45	\$ 1,860,000.00	\$ -	\$ 44,175.00	\$ 415,950.00
05/01/46	\$ 1,860,000.00	\$ 335,000.00	\$ 44,175.00	
11/01/46	\$ 1,525,000.00	\$ -	\$ 36,218.75	\$ 415,393.75
05/01/47	\$ 1,525,000.00	\$ 355,000.00	\$ 36,218.75	
11/01/47	\$ 1,170,000.00	\$ -	\$ 27,787.50	\$ 419,006.25
05/01/48	\$ 1,170,000.00	\$ 370,000.00	\$ 27,787.50	
11/01/48	\$ 800,000.00	\$ -	\$ 19,000.00	\$ 416,787.50
05/01/49	\$ 800,000.00	\$ 390,000.00	\$ 19,000.00	
11/01/49	\$ 410,000.00	\$ -	\$ 9,737.50	\$ 418,737.50
05/01/50	\$ 410,000.00	\$ 410,000.00	\$ 9,737.50	\$ 419,737.50
		<b>\$ 6,505,000.00</b>	<b>\$ 5,325,260.00</b>	<b>\$ 12,096,896.88</b>

**Lucerne Park**  
**Community Development District**  
**Capital Reserve Fund**

Description	Adopted Budget FY2022	Actuals Thru 5/31/22	Projected Next 4 Months	Projected Thru 9/30/22	Proposed Budget FY2023
<b><u>Revenues</u></b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 10,000
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,000</b>
<b><u>Expenses</u></b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Other Financing Sources</u></b>					
Transfer In (Out)	\$ 10,000	\$ -	\$ 10,000	\$ 10,000	\$ 50,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>	<b>\$ 60,000</b>

Lucerne Park CDD FY 23 Assessment Roll
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PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103000010	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 1	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000020	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 2	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000030	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 3	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000040	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 4	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000050	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 5	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000060	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 6	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000070	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 7	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000080	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 8	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000090	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 9	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000100	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 10	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000110	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 11	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000120	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 12	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000130	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 13	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000140	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 14	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000150	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 15	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000160	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 16	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000170	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 17	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000180	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 18	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000190	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 19	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000200	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 20	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000210	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 21	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000220	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 22	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000230	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 23	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000240	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 24	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000250	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 25	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000260	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 26	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000270	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 27	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000280	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 28	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000290	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 29	1	\$1,386.69	\$1,303.76	\$2,690.45

<b>PARCEL ID</b>	<b>PROP DSCR1</b>	<b>PROP DSCR2</b>	<b>Units</b>	<b>FY 23 O&amp;M</b>	<b>2019 Debt</b>	<b>Total Assessment</b>
262802522103000300	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 30	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000310	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 31	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000320	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 32	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000330	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 33	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000340	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 34	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000350	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 35	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000360	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 36	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000370	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 37	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000380	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 38	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000390	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 39	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000400	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 40	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000410	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 41	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000420	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 42	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000430	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 43	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000440	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 44	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000450	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 45	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000460	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 46	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000470	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 47	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000480	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 48	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000490	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 49	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000500	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 50	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000510	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 51	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000520	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 52	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000530	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 53	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000540	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 54	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000550	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 55	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000560	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 56	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000570	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 57	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000580	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 58	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000590	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 59	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000600	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 60	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000610	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 61	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103000620	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 62	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000630	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 63	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000640	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 64	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000650	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 65	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000660	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 66	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000670	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 67	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000680	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 68	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000690	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 69	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000700	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 70	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000710	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 71	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000720	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 72	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000730	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 73	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000740	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 74	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000750	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 75	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000760	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 76	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000770	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 77	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000780	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 78	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000790	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 79	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000800	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 80	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000810	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 81	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000820	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 82	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000830	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 83	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000840	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 84	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000850	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 85	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000860	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 86	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000870	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 87	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000880	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 88	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000890	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 89	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000900	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 90	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000910	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 91	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000920	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 92	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000930	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 93	1	\$1,386.69	\$1,303.76	\$2,690.45



PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103000940	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 94	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000950	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 95	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000960	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 96	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000970	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 97	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000980	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 98	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000990	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 99	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001000	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 100	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001010	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 101	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001020	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 102	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001030	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 103	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001040	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 104	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001050	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 105	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001060	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 106	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001070	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 107	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001080	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 108	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001090	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 109	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001100	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 110	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001110	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 111	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001120	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 112	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001130	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 113	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001140	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 114	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001150	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 115	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001160	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 116	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001170	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 117	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001180	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 118	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001190	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 119	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001200	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 120	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001210	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 121	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001220	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 122	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001230	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 123	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001240	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 124	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001250	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 125	1	\$1,386.69	\$1,303.76	\$2,690.45

<b>PARCEL ID</b>	<b>PROP DSCR1</b>	<b>PROP DSCR2</b>	<b>Units</b>	<b>FY 23 O&amp;M</b>	<b>2019 Debt</b>	<b>Total Assessment</b>
262802522103001260	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 126	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001270	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 127	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001280	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 128	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001290	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 129	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001300	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 130	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001310	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 131	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001320	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 132	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001330	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 133	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001340	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 134	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001350	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 135	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001360	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 136	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001370	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 137	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001380	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 138	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001390	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 139	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001400	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 140	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001410	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 141	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001420	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 142	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001430	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 143	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001440	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 144	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001450	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 145	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001460	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 146	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001470	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 147	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001480	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 148	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001490	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 149	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001500	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 150	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001510	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 151	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001520	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 152	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001530	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 153	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001540	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 154	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001550	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 155	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001560	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 156	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001570	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 157	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103001580	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 158	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001590	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 159	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001600	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 160	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001610	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 161	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001620	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 162	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001630	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 163	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001640	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 164	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001650	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 165	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001660	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 166	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001670	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 167	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001680	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 168	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001690	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 169	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001700	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 170	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001710	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 171	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001720	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 172	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001730	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 173	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001740	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 174	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001750	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 175	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001760	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 176	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001770	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 177	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001780	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 178	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001790	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 179	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001800	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 180	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001810	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 181	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001820	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 182	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001830	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 183	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001840	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 184	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001850	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 185	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001860	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 186	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001870	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 187	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001880	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 188	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001890	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 189	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103001900	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 190	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001910	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 191	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001920	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 192	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001930	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 193	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001940	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 194	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001950	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 195	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001960	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 196	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001970	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 197	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001980	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 198	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001990	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 199	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002000	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 200	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002010	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 201	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002020	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 202	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002030	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 203	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002040	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 204	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002050	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 205	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002060	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 206	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002070	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 207	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002080	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 208	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002090	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 209	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002100	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 210	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002110	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 211	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002120	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 212	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002130	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 213	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002140	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 214	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002150	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 215	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002160	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 216	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002170	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 217	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002180	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 218	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002190	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 219	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002200	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 220	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002210	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 221	1	\$1,386.69	\$1,303.76	\$2,690.45

<b>PARCEL ID</b>	<b>PROP DSCR1</b>	<b>PROP DSCR2</b>	<b>Units</b>	<b>FY 23 O&amp;M</b>	<b>2019 Debt</b>	<b>Total Assessment</b>
262802522103002220	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 222	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002230	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 223	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002240	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 224	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002250	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 225	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002260	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 226	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002270	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 227	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002280	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 228	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002290	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 229	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002300	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 230	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002310	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 231	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002320	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 232	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002330	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 233	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002340	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 234	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002350	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 235	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002360	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 236	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002370	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 237	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002380	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 238	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002390	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 239	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002400	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 240	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002410	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 241	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002420	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 242	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002430	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 243	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002440	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 244	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002450	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 245	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002460	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 246	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002470	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 247	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002480	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 248	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002490	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 249	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002500	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 250	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002510	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 251	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002520	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 252	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002530	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 253	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103002540	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 254	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002550	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 255	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002560	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 256	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002570	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 257	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002580	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 258	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002590	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 259	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002600	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 260	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002610	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 261	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002620	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 262	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002630	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 263	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002640	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 264	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002650	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 265	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002660	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 266	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002670	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 267	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002680	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 268	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002690	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 269	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002700	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 270	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002710	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 271	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002720	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 272	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002730	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 273	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002740	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 274	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002750	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 275	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002760	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 276	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002770	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 277	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002780	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 278	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002790	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 279	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002800	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 280	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002810	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 281	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002820	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 282	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002830	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 283	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002840	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 284	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002850	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 285	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103002860	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 286	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002870	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 287	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002880	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 288	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002890	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 289	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002900	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 290	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002910	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 291	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002920	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 292	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002930	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 293	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002940	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 294	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002950	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 295	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002960	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 296	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002970	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 297	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002980	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 298	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002990	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 299	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003000	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 300	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003010	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 301	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003020	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 302	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003030	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 303	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003040	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 304	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003050	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 305	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003060	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 306	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003070	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 307	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003080	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 308	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003090	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 309	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003100	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 310	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003110	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 311	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003120	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 312	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003130	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 313	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003140	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 314	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003150	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 315	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003160	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 316	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003170	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 317	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	PROP DSCR1	PROP DSCR2	Units	FY 23 O&M	2019 Debt	Total Assessment
262802522103003180	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 318	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003190	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 319	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003200	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 320	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003210	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 321	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003220	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 322	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003230	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 323	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003240	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 324	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003250	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 325	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003260	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 326	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003270	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 327	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003280	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 328	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003290	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 329	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003300	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 330	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003310	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 331	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003320	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 332	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003330	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 333	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003340	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 334	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003350	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 335	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003360	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 336	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003370	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 337	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003380	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 338	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003390	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 339	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003400	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 340	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003410	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 341	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003420	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 342	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003430	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 343	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003440	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 344	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003450	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 345	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003460	LUCERNE PARK RESERVE PB 176 PGS 43-49	LOT 346	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003470	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT A	0			
262802522103003480	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT B	0			
262802522103003490	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT C	0			



<b>PARCEL ID</b>	<b>PROP DSCR1</b>	<b>PROP DSCR2</b>	<b>Units</b>	<b>FY 23 O&amp;M</b>	<b>2019 Debt</b>	<b>Total Assessment</b>
262802522103003500	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACTS D & H	0			
262802522103003510	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT E (ROADS)	0			
262802522103003520	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT F	0			
262802522103003530	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT G	0			
262802522103003540	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT I (LIFT STATION)	0			
262802522103003550	LUCERNE PARK RESERVE PB 176 PGS 43-49	TRACT J	0			
Total Gross Assessments			346	\$479,794.74	\$451,100.96	\$930,895.70
Total Net Assessments			346	\$446,209.11	\$419,523.89	\$865,733.00

## SECTION V

## **RESOLUTION 2022-08**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lucerne Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Winter Haven, Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

### **NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 21st day of July 2022.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023**

The Board of Supervisors of the Lucerne Park Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 3<sup>rd</sup> Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:00 a.m., unless otherwise indicated as follows:

**October 20, 2022  
November 17, 2022  
December 15, 2022  
January 19, 2023  
February 16, 2023  
March 16, 2023  
April 20, 2023  
May 18, 2023  
June 15, 2023  
July 20, 2023  
August 17, 2023  
September 21, 2023**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

## SECTION VI

# **REBATE REPORT**

**\$7,025,000**

**Lucerne Park Community Development District**

**(City of Winter Haven, Florida)**

**Special Assessment Bonds, Series 2019**

**Dated: May 24, 2019**

**Delivered: May 24, 2019**

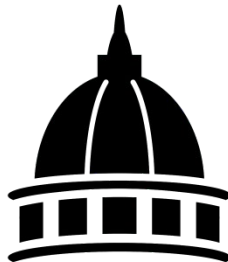
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**Rebate Report to the Computation Date**

**May 24, 2024**

**Reflecting Activity To**

**May 31, 2022**



**AMTEC**

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# AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane  
Avon, CT 06001  
(T) 860-321-7521  
(F) 860-321-7581

[www.amteccorp.com](http://www.amteccorp.com)

June 22, 2022

Lucerne Park Community Development District  
c/o Ms. Katie Costa  
Government Management Services – CF, LLC  
6200 Lee Vista Blvd, Suite 300  
Orlando, FL 32822

Re: \$7,025,000 Lucerne Park Community Development District (City of Winter Haven, Florida),  
Special Assessment Bonds, Series 2019

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Lucerne Park Community Development District (the “District”)

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebatale Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebatale Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebatale Arbitrage.

We have scheduled our next Report as of May 31, 2023. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo  
Senior Vice President

Trong M. Tran  
Analyst



## SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the May 24, 2024 Computation Date  
Reflecting Activity from May 24, 2019 through May 31, 2022

<b>Fund Description</b>	<b>Taxable Inv Yield</b>	<b>Net Income</b>	<b>Rebatable Arbitrage</b>
Acquisition & Construction Account	1.715063%	34,090.36	(72,985.19)
Reserve Account	0.501417%	5,422.59	(53,237.90)
Interest Account	1.454984%	3,063.39	(8,351.47)
Cost of Issuance Account	1.836318%	5.07	(9.77)
<b>Totals</b>	<b>1.301745%</b>	<b>\$42,581.41</b>	<b>\$(134,584.33)</b>
<b>Bond Yield</b>	<b>4.695610%</b>		
Rebate Computation Credits			(6,172.99)
<b>Net Rebatable Arbitrage</b>			<b>\$(140,757.32)</b>

**Based upon our computations, no rebate liability exists.**

# **SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS**

## **COMPUTATIONAL INFORMATION**

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from May 24, 2019, the date of the closing, to May 31, 2022, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 24, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 24, 2019 and May 31, 2022, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12<sup>th</sup> of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

## **DEFINITIONS**

### **6. Computation Date**

May 24, 2024.

### **7. Computation Period**

The period beginning on May 24, 2019, the date of the closing, and ending on May 31, 2022.

## **8. Bond Year**

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

## **9. Bond Yield**

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

## **10. Taxable Investment Yield**

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

## **11. Issue Price**

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

## **12. Rebatable Arbitrage**

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

## **13. Funds and Accounts**

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

<b>Accounts</b>	<b>Account Number</b>
Revenue	217591000
Interest	217591001
Sinking	217591002
Reserve	217591003
Prepayment	217591004
Acquisition & Construction	217591005
Cost of Issuance	217591006

## **METHODOLOGY**

### **Bond Yield**

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

### **Investment Yield and Rebate Amount**

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2022, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 24, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 24, 2024, is the Rebatable Arbitrage.

**\$7,025,000**  
**Lucerne Park Community Development District**  
**(City of Winter Haven, Florida)**  
**Special Assessment Bonds, Series 2019**  
**Delivered: May 24, 2019**

<b>Sources of Funds</b>
-------------------------

<b>Par Amount</b>	<b>\$7,025,000.00</b>
<b>Original Issue Discount</b>	<b>-33,025.30</b>
<b>Total</b>	<b>\$6,991,974.70</b>

<b>Uses of Funds</b>
----------------------

<b>Acquisition &amp; Construction Account</b>	<b>\$5,914,177.69</b>
<b>Debt Service Reserve Account</b>	<b>438,071.88</b>
<b>Interest Account</b>	<b>300,428.48</b>
<b>Cost of Issuance Account</b>	<b>198,796.65</b>
<b>Underwriter's Discount</b>	<b>140,500.00</b>
<b>Total</b>	<b>\$6,991,974.70</b>

## PROOF OF ARBITRAGE YIELD

\$7,025,000

Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 05/24/2019 @ 4.6956097544%
11/01/2019	139,962.23	137,157.68
05/01/2020	160,466.25	153,643.59
11/01/2020	160,466.25	150,119.09
05/01/2021	275,466.25	251,792.09
11/01/2021	158,281.25	141,359.38
05/01/2022	278,281.25	242,829.01
11/01/2022	156,001.25	133,004.45
05/01/2023	281,001.25	234,081.88
11/01/2023	153,626.25	125,039.28
05/01/2024	283,626.25	225,553.16
11/01/2024	151,156.25	117,449.20
05/01/2025	286,156.25	217,244.43
11/01/2025	148,456.25	110,119.79
05/01/2026	288,456.25	209,058.73
11/01/2026	145,656.25	103,142.81
05/01/2027	290,656.25	201,099.49
11/01/2027	142,756.25	96,504.57
05/01/2028	297,756.25	196,668.64
11/01/2028	139,656.25	90,127.24
05/01/2029	299,656.25	188,947.22
11/01/2029	136,456.25	84,068.26
05/01/2030	301,456.25	181,461.46
11/01/2030	132,640.63	78,011.41
05/01/2031	307,640.63	176,785.53
11/01/2031	128,593.75	72,201.19
05/01/2032	313,593.75	172,033.64
11/01/2032	124,315.63	66,633.58
05/01/2033	314,315.63	164,609.49
11/01/2033	119,921.88	61,363.31
05/01/2034	319,921.88	159,946.88
11/01/2034	115,296.88	56,321.07
05/01/2035	325,296.88	155,258.24
11/01/2035	110,440.63	51,502.12
05/01/2036	330,440.63	150,560.54
11/01/2036	105,353.13	46,901.49
05/01/2037	335,353.13	145,869.00
11/01/2037	100,034.38	42,513.94
05/01/2038	340,034.38	141,197.31
11/01/2038	94,484.38	38,334.08
05/01/2039	349,484.38	138,539.71
11/01/2039	88,587.50	34,311.56
05/01/2040	353,587.50	133,809.32
11/01/2040	82,293.75	30,428.31
05/01/2041	362,293.75	130,886.01
11/01/2041	75,643.75	26,700.96
05/01/2042	365,643.75	126,105.34
11/01/2042	68,756.25	23,169.09
05/01/2043	373,756.25	123,057.11
11/01/2043	61,512.50	19,788.05
05/01/2044	381,512.50	119,914.02
11/01/2044	53,912.50	16,556.64
05/01/2045	388,912.50	116,696.01
11/01/2045	45,956.25	13,473.18
05/01/2046	395,956.25	113,421.21
11/01/2046	37,643.75	10,535.65
05/01/2047	407,643.75	111,473.28
11/01/2047	28,856.25	7,709.95
05/01/2048	413,856.25	108,039.47

## PROOF OF ARBITRAGE YIELD

\$7,025,000

Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019

Date	Debt Service	Present Value to 05/24/2019 @ 4.6956097544%
11/01/2048	19,712.50	5,028.01
05/01/2049	424,712.50	105,845.14
11/01/2049	10,093.75	2,457.82
05/01/2050	435,093.75	103,514.61
	13,518,553.56	6,991,974.70

Proceeds Summary

Delivery date	05/24/2019
Par Value	7,025,000.00
Premium (Discount)	-33,025.30
Target for yield calculation	6,991,974.70

## BOND DEBT SERVICE

\$7,025,000

Lucerne Park Community Development District  
(City of Winter Haven, Florida)  
Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
05/24/2019					
11/01/2019			139,962.23	139,962.23	
05/01/2020			160,466.25	160,466.25	300,428.48
11/01/2020			160,466.25	160,466.25	
05/01/2021	115,000	3.800%	160,466.25	275,466.25	435,932.50
11/01/2021			158,281.25	158,281.25	
05/01/2022	120,000	3.800%	158,281.25	278,281.25	436,562.50
11/01/2022			156,001.25	156,001.25	
05/01/2023	125,000	3.800%	156,001.25	281,001.25	437,002.50
11/01/2023			153,626.25	153,626.25	
05/01/2024	130,000	3.800%	153,626.25	283,626.25	437,252.50
11/01/2024			151,156.25	151,156.25	
05/01/2025	135,000	4.000%	151,156.25	286,156.25	437,312.50
11/01/2025			148,456.25	148,456.25	
05/01/2026	140,000	4.000%	148,456.25	288,456.25	436,912.50
11/01/2026			145,656.25	145,656.25	
05/01/2027	145,000	4.000%	145,656.25	290,656.25	436,312.50
11/01/2027			142,756.25	142,756.25	
05/01/2028	155,000	4.000%	142,756.25	297,756.25	440,512.50
11/01/2028			139,656.25	139,656.25	
05/01/2029	160,000	4.000%	139,656.25	299,656.25	439,312.50
11/01/2029			136,456.25	136,456.25	
05/01/2030	165,000	4.625%	136,456.25	301,456.25	437,912.50
11/01/2030			132,640.63	132,640.63	
05/01/2031	175,000	4.625%	132,640.63	307,640.63	440,281.26
11/01/2031			128,593.75	128,593.75	
05/01/2032	185,000	4.625%	128,593.75	313,593.75	442,187.50
11/01/2032			124,315.63	124,315.63	
05/01/2033	190,000	4.625%	124,315.63	314,315.63	438,631.26
11/01/2033			119,921.88	119,921.88	
05/01/2034	200,000	4.625%	119,921.88	319,921.88	439,843.76
11/01/2034			115,296.88	115,296.88	
05/01/2035	210,000	4.625%	115,296.88	325,296.88	440,593.76
11/01/2035			110,440.63	110,440.63	
05/01/2036	220,000	4.625%	110,440.63	330,440.63	440,881.26
11/01/2036			105,353.13	105,353.13	
05/01/2037	230,000	4.625%	105,353.13	335,353.13	440,706.26
11/01/2037			100,034.38	100,034.38	
05/01/2038	240,000	4.625%	100,034.38	340,034.38	440,068.76
11/01/2038			94,484.38	94,484.38	
05/01/2039	255,000	4.625%	94,484.38	349,484.38	443,968.76
11/01/2039			88,587.50	88,587.50	
05/01/2040	265,000	4.750%	88,587.50	353,587.50	442,175.00
11/01/2040			82,293.75	82,293.75	
05/01/2041	280,000	4.750%	82,293.75	362,293.75	444,587.50
11/01/2041			75,643.75	75,643.75	
05/01/2042	290,000	4.750%	75,643.75	365,643.75	441,287.50
11/01/2042			68,756.25	68,756.25	
05/01/2043	305,000	4.750%	68,756.25	373,756.25	442,512.50
11/01/2043			61,512.50	61,512.50	
05/01/2044	320,000	4.750%	61,512.50	381,512.50	443,025.00
11/01/2044			53,912.50	53,912.50	
05/01/2045	335,000	4.750%	53,912.50	388,912.50	442,825.00
11/01/2045			45,956.25	45,956.25	
05/01/2046	350,000	4.750%	45,956.25	395,956.25	441,912.50
11/01/2046			37,643.75	37,643.75	
05/01/2047	370,000	4.750%	37,643.75	407,643.75	445,287.50
11/01/2047			28,856.25	28,856.25	
05/01/2048	385,000	4.750%	28,856.25	413,856.25	442,712.50



## BOND DEBT SERVICE

\$7,025,000

Lucerne Park Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2019

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2048			19,712.50	19,712.50	
05/01/2049	405,000	4.750%	19,712.50	424,712.50	444,425.00
11/01/2049			10,093.75	10,093.75	
05/01/2050	425,000	4.750%	10,093.75	435,093.75	445,187.50
	7,025,000		6,493,553.56	13,518,553.56	13,518,553.56

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/19	Beg Bal	-5,914,177.69	-7,458,984.31
05/24/19		204,585.00	258,023.41
05/24/19		141,744.55	178,768.79
06/28/19		737,286.04	925,800.93
06/28/19		673.00	845.08
06/28/19		3,040.00	3,817.29
06/28/19		118,743.08	149,104.21
06/28/19		30,000.00	37,670.63
06/28/19		20,341.00	25,541.94
06/28/19		3,800.00	4,771.61
06/28/19		4,956.25	6,223.50
06/28/19		57,860.00	72,654.08
07/10/19		2,655.00	3,328.70
07/10/19		367,771.76	461,092.52
07/10/19		105,444.50	132,200.66
07/16/19		-105,444.50	-132,098.44
07/23/19		102,281.17	128,019.90
07/23/19		6,000.00	7,509.88
07/23/19		3,247.50	4,064.72
07/23/19		2,321.69	2,905.94
07/23/19		47,890.84	59,942.42
07/25/19		373,117.67	466,891.15
07/26/19		-360,552.40	-451,109.76
08/20/19		150.00	187.09
09/06/19		6,000.00	7,468.36
09/12/19		3,000.00	3,731.29
09/12/19		36,580.27	45,497.25
09/12/19		560,857.72	697,575.00
09/12/19		634,977.84	789,762.98
09/12/19		20,957.60	26,066.32
09/12/19		897.50	1,116.28
10/01/19		810,343.44	1,005,410.65
10/01/19		5,000.00	6,203.61
10/01/19		1,200.00	1,488.87
10/01/19		3,000.00	3,722.16
10/01/19		58,440.10	72,507.90
10/16/19		13,566.04	16,799.16
10/21/19		65,737.82	81,352.30
10/21/19		855.00	1,058.09
10/21/19		3,000.00	3,712.58
10/28/19		12,690.00	15,690.05
10/28/19		3,000.00	3,709.23
11/07/19		3,000.00	3,704.93
11/07/19		6,300.00	7,780.35
11/07/19		28,150.00	34,764.59
11/08/19		664,730.79	820,821.00
11/19/19		150,754.81	185,890.81
11/21/19		3,000.00	3,698.25

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
12/05/19		447,248.56	550,351.09
12/09/19		3,000.00	3,689.68
12/19/19		3,000.00	3,684.92
12/19/19		1,312.90	1,612.64
12/30/19		252.00	309.09
01/02/20		86.00	105.46
01/02/20		13,445.00	16,486.93
01/03/20		3,000.00	3,678.28
01/23/20		3,000.00	3,668.80
01/23/20		5,000.00	6,114.67
02/04/20		88,155.49	107,655.63
02/26/20		7,255.00	8,834.72
02/26/20		12,434.80	15,142.39
02/26/20		3,000.00	3,653.23
02/26/20		3,000.00	3,653.23
02/27/20		1,485.00	1,808.11
02/27/20		1,091.25	1,328.69
03/04/20		884.23	1,075.65
03/04/20		1,305.66	1,588.32
03/04/20		884.23	1,075.65
03/04/20		884.23	1,075.65
03/04/20		1,056.48	1,285.19
03/06/20		3,000.00	3,648.52
03/06/20		578.31	703.33
03/16/20		1,789.86	2,173.98
03/18/20		75.00	91.07
03/23/20		3,000.00	3,640.53
03/26/20		1,228.50	1,490.22
04/06/20		71,767.00	86,944.21
04/13/20		96,510.54	116,815.02
04/13/20		29,074.36	35,191.20
04/13/20		3,000.00	3,631.16
04/13/20		53,705.89	65,004.86
04/13/20		5,030.98	6,089.43
04/13/20		825.00	998.57
04/13/20		45,278.82	54,804.85
05/18/20		3,000.00	3,614.81
05/18/20		2,320.50	2,796.06
05/18/20		10,779.25	12,988.31
05/18/20		23,499.20	28,315.05
05/18/20		1,600.00	1,927.90
06/08/20		5,798.00	6,968.23
06/08/20		2,034.00	2,444.53
06/08/20		1,000.00	1,201.83
06/08/20		441.00	530.01
06/08/20		347.50	417.64
06/08/20		450.00	540.83
06/09/20		-5,030.98	-6,045.62

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
06/09/20		-45,278.82	-54,410.60
07/07/20		1,067.00	1,277.57
07/07/20		20,705.00	24,791.10
07/22/20		-26,852.95	-32,090.22
08/03/20		156.25	186.46
08/04/20		50,309.80	60,029.04
08/21/20		272.00	323.84
09/28/20		5,708.52	6,764.08
01/07/21		531.25	621.50
04/21/21		12,511.56	14,442.10
05/17/21		3,303.48	3,800.45
05/27/21		-3,303.48	-3,795.55
06/15/21		-210,021.87	-240,746.45
06/22/21		213,325.42	244,312.69
05/31/22	de minimis	0.25	0.27
-----			
05/24/24	TOTALS:	34,090.36	-72,985.19
-----			
ISSUE DATE:	05/24/19	REBATABL ARBITRAGE:	-72,985.19
COMP DATE:	05/24/24	NET INCOME:	34,090.36
BOND YIELD:	4.695610%	TAX INV YIELD:	1.715063%

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/19	Beg Bal	-438,071.88	-552,497.99
06/04/19		191.14	240.76
07/02/19		705.06	884.88
08/02/19		722.01	902.65
09/04/19		641.26	798.40
10/02/19		608.94	755.43
11/04/19		546.30	674.93
12/03/19		466.56	574.26
01/03/20		457.92	561.45
02/04/20		444.87	543.28
03/03/20		414.96	504.86
04/02/20		180.67	218.99
05/04/20		2.19	2.64
06/02/20		2.24	2.69
06/04/20		9,272.80	11,150.11
07/02/20		2.11	2.53
08/04/20		2.19	2.61
09/02/20		2.19	2.60
09/17/20		8,522.40	10,112.61
10/02/20		2.09	2.48
11/03/20		2.14	2.52
12/02/20		2.08	2.44
01/05/21		2.14	2.50
02/02/21		2.14	2.50
03/02/21		1.94	2.25
04/02/21		2.14	2.48
05/04/21		232.93	268.42
05/04/21		2.08	2.40
06/02/21		2.14	2.46
06/15/21		210,021.87	240,746.45
07/02/21		1.52	1.74
08/03/21		1.07	1.22
09/02/21		1.07	1.21
10/04/21		1.03	1.16
11/02/21		1.07	1.21
12/02/21		1.04	1.17
12/30/21		0.02	0.02
01/04/22		1.07	1.20
02/02/22		1.07	1.19
03/02/22		0.96	1.06
04/04/22		1.08	1.19
05/03/22		1.03	1.13

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Reserve Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/31/22	MMkt Bal	210,021.88	230,272.84
05/31/22	MMkt Acc	1.06	1.16
-----			
05/24/24	TOTALS:	5,422.59	-53,237.90
-----			

ISSUE DATE:	05/24/19	REBATABLE ARBITRAGE:	-53,237.90
COMP DATE:	05/24/24	NET INCOME:	5,422.59
BOND YIELD:	4.695610%	TAX INV YIELD:	0.501417%

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Interest Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/19	Beg Bal	-300,428.48	-378,901.59
06/04/19		131.08	165.11
07/02/19		483.53	606.85
08/02/19		495.15	619.03
09/04/19		439.77	547.53
10/02/19		417.61	518.07
11/01/19		139,962.24	172,983.82
11/04/19		374.65	462.86
12/03/19	from COI	-305.07	-375.49
12/03/19		170.90	210.35
01/03/20		168.03	206.02
02/04/20		163.27	199.39
03/03/20		152.29	185.28
04/02/20		66.31	80.37
05/01/20		160,466.25	193,775.91
05/04/20		0.80	0.97
08/03/20		2,861.25	3,414.45
08/03/20		-2,556.19	-3,050.41
11/02/20		-154,743.75	-182,555.39
11/02/20		154,743.75	182,555.39
02/01/21		-115.63	-134.86
02/01/21		115.63	134.86
05/03/21		-153,726.88	-177,172.71
05/03/21		153,726.88	177,172.71
-----			
05/24/24	TOTALS:	3,063.39	-8,351.47
-----			

ISSUE DATE:	05/24/19	REBATABLE ARBITRAGE:	-8,351.47
COMP DATE:	05/24/24	NET INCOME:	3,063.39
BOND YIELD:	4.695610%	TAX INV YIELD:	1.454984%

\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Cost of Issuance Account

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/19	Beg Bal	-198,796.65	-250,723.12
05/24/19		48,000.00	60,537.79
05/24/19		45,000.00	56,754.18
05/24/19		25,000.00	31,530.10
05/24/19		43,500.00	54,862.37
05/24/19		24,521.65	30,926.80
05/24/19		5,500.00	6,936.62
05/29/19		5,375.00	6,774.60
05/30/19		5,475.00	6,899.75
05/30/19		-5,375.00	-6,773.73
06/04/19		1,500.00	1,889.37
12/03/19	to Int	305.07	375.49
-----			
05/24/24	TOTALS:	5.07	-9.77
-----			

ISSUE DATE:	05/24/19	REBATABLE ARBITRAGE:	-9.77
COMP DATE:	05/24/24	NET INCOME:	5.07
BOND YIELD:	4.695610%	TAX INV YIELD:	1.836318%



\$7,025,000  
 Lucerne Park Community Development District  
 (City of Winter Haven, Florida)  
 Special Assessment Bonds, Series 2019  
 Rebate Computation Credits

ARBITRAGE REBATE CALCULATION  
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/20		-1,760.00	-2,119.05
05/24/21		-1,780.00	-2,045.93
05/24/22		-1,830.00	-2,008.01
-----			
05/24/24	TOTALS:	-5,370.00	-6,172.99
-----			

ISSUE DATE: 05/24/19    REBATABLE ARBITRAGE: -6,172.99  
 COMP DATE: 05/24/24  
 BOND YIELD: 4.695610%

## SECTION VII

**LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2021**

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA**

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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Lucerne Park Community Development District  
City of Winter Haven, Florida

### Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

### Management's Responsibility for the Financial Statements

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

### Auditor's Responsibility

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

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

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

### Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of for the fiscal year ended September 30, 2021, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, 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*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

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

In accordance with *Government Auditing Standards*, we have also issued our report dated June 8, 2022, 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.

June 8, 2022

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2021. 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 liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,982,879).
- The change in the District's total net position in comparison with the prior fiscal year was (\$1,862,263), 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, 2021, the District's governmental funds reported combined ending fund balances of \$457,905 a decrease of (\$197,254) in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items 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 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.

#### 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 assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance functions.

#### 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. The District has one fund category: governmental funds.

## OVERVIEW OF 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 balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds 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, and capital projects fund, all of which are 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.

### 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, liabilities exceeded assets at the close of the most recent fiscal year.

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

NET POSITION SEPTEMBER 30,			
	2021	2020	
Current and other assets	\$ 461,749	\$ 695,800	
Capital assets, net of depreciation	4,305,580	6,128,178	
Total assets	4,767,329	6,823,978	
Current liabilities	130,208	169,594	
Long-term liabilities	6,620,000	6,775,000	
Total liabilities	6,750,208	6,944,594	
Net position			
Net investment in capital assets	(2,313,474)	(639,763)	
Restricted	256,714	489,554	
Unrestricted	73,881	29,593	
Total net position	\$ (1,982,879)	\$ (120,616)	

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.



## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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.

The District's net position decreased during the most recent fiscal year. The majority of the decrease is attributed to the conveyance of completed infrastructure to another entity for maintenance and ownership responsibilities.

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,			
Revenues:	2021		2020
Program revenues			
Charges for services	\$ 682,067	\$	504,912
Operating grants and contributions	32		44,694
Capital grants and contributions	367,177		187,144
Total revenues	1,049,276		736,750
Expenses:			
General government	86,189		76,003
Maintenance and operations	113,443		19,369
Conveyance of infrastructure	2,405,910		-
Interest	305,997		315,608
Total expenses	2,911,539		410,980
Change in net position	(1,862,263)		325,770
Net position - beginning	(120,616)		(446,386)
Net position - ending	\$ (1,982,879)	\$	(120,616)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2021 was \$2,911,539. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of Developer contributions and assessments during the current fiscal period. The increase in current fiscal year expenses is primarily the result of conveyance of infrastructure in the current fiscal year.

## 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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

## CAPITAL ASSETS

At September 30, 2021, the District had \$4,305,580 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

## CAPITAL DEBT

At September 30, 2021, the District had \$6,620,000 Bonds outstanding. 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 increase.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, 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 the Lucerne Park Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Cash	\$ 59,722
Assessments receivable	1,334
Due from Developer	63
Prepays	18,399
Restricted assets:	
Investments	382,231
Capital assets:	
Depreciable, net	<u>4,305,580</u>
Total assets	<u>4,767,329</u>
 <b>LIABILITIES</b>	
Accounts payable	3,781
Contracts and retainage payable	63
Accrued interest payable	126,364
Non-current liabilities:	
Due within one year	115,000
Due in more than one year	<u>6,505,000</u>
Total liabilities	<u>6,750,208</u>
 <b>NET POSITION</b>	
Net investment in capital assets	(2,313,474)
Restricted for debt service	256,714
Unrestricted	<u>73,881</u>
Total net position	<u>\$ (1,982,879)</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

<u>Functions/Programs</u>	<u>Program Revenues</u>				Net (Expense)
		Charges	Operating	Capital	Revenue and
	Expenses	for	Grants and	Grants and	Changes in Net
		Services	Contributions	Contributions	Position
					Governmental
					Activities
Primary government:					
Governmental activities:					
General government	\$ 86,189	\$ 86,189	\$ -	\$ -	\$ -
Maintenance and operations	113,443	157,731	-	367,177	411,465
Conveyance of infrastructure	2,405,910	-	-	-	(2,405,910)
Interest on long-term debt	305,997	438,147	32	-	132,182
Total governmental activities	<u>2,911,539</u>	<u>682,067</u>	<u>32</u>	<u>367,177</u>	<u>(1,862,263)</u>
Change in net position					(1,862,263)
Net position - beginning					<u>(120,616)</u>
Net position - ending					<u>\$ (1,982,879)</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2021**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 17,994	\$ -	41,728	\$ 59,722
Investments	-	382,231	-	382,231
Due from Developer	-	-	63	63
Assessments receivable	487	847	-	1,334
Due from other funds	40,782	-	-	40,782
Prepays	18,399	-	-	18,399
Total assets	<u>\$ 77,662</u>	<u>\$ 383,078</u>	<u>\$ 41,791</u>	<u>\$ 502,531</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable	\$ 3,781	\$ -	\$ -	\$ 3,781
Due to other funds	-	-	40,782	40,782
Contracts and retainage payable	-	-	63	63
Total liabilities	<u>3,781</u>	<u>-</u>	<u>40,845</u>	<u>44,626</u>
Fund balances:				
Nonspendable:				
Prepaid items	18,399	-	-	18,399
Restricted for:				
Debt service	-	383,078	-	383,078
Unassigned	55,482	-	946	56,428
Total fund balances	<u>73,881</u>	<u>383,078</u>	<u>946</u>	<u>457,905</u>
Total liabilities and fund balances	<u>\$ 77,662</u>	<u>\$ 383,078</u>	<u>\$ 41,791</u>	<u>\$ 502,531</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS  
TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2021**

Fund balance - governmental funds	\$	457,905
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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 accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	4,305,580		
Accumulated depreciation	-		4,305,580

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

Accrued interest payable	(126,364)		
Bonds payable	(6,620,000)		(6,746,364)
Net position of governmental activities			\$ (1,982,879)

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 243,920	\$ 438,147	\$ -	\$ 682,067
Developer contributions	-	-	367,177	367,177
Interest	-	32	\$ -	32
Total revenues	243,920	438,179	367,177	1,049,276
EXPENDITURES				
Current:				
General government	86,189	-	-	86,189
Maintenance and operations	113,443	-	-	113,443
Debt service:				
Principal	-	155,000	-	155,000
Interest	-	308,586	-	308,586
Capital Outlay	-	-	583,312	583,312
Total expenditures	199,632	463,586	583,312	1,246,530
Excess (deficiency) of revenues over (under) expenditures	44,288	(25,407)	(216,135)	(197,254)
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	210,022	210,022
Transfer out	-	(210,022)	-	(210,022)
Total other financing sources (uses)	-	(210,022)	210,022	-
Net change in fund balances	44,288	(235,429)	(6,113)	(197,254)
Fund balances - beginning	29,593	618,507	7,059	655,159
Fund balances - ending	\$ 73,881	\$ 383,078	\$ 946	\$ 457,905

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, 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, 2021**

Net change in fund balances - total governmental funds	\$ (197,254)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, However, in the statement of activities, the cost of those assets is are eliminated and capitalized as capital assets.	583,312
Conveyances of infrastructure improvements to other governments of previously capitalized capital assets is recorded as an expense in the statement of activities.	(2,405,910)
Repayments of long-term liabilities are reported as expenditures in the governmental fund financial statements but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	155,000
The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the governmental fund financial statements.	<u>2,589</u>
Change in net position of governmental activities	<u><u>\$ (1,862,263)</u></u>

See notes to the financial statements



**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY**

Lucerne Park Community Development District (the "District") was created by City of Winter Haven Ordinance O-18-50 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes on June 11, 2018. 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 purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board of Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2021, all of the Board members are affiliated with Lucerne Park Investment, LLC ("Developer").

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") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District 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 financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. 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 are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

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 fund:

### **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.

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.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **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 (interest and non-interest bearing).

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.

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.

#### **Prepaid Items**

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 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. Donated capital assets are recorded at acquisition value at the date of donation.

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.

#### **Unearned Revenue**

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

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### 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.

#### 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 established by the Board of Supervisors 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.

## **NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### **Fund Equity/Net Position (Continued)**

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 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 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 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, 2021:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 382,231	S&P AAAM	Weighted average of the fund portfolio: 46 days
	<u>\$ 382,231</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 Indentures limit 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. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS

Interfund balances for the fiscal year ended September 30, 2021 were as follows:

Fund	Receivable	Payable
General	\$ 40,782	\$ -
Capital Project	-	40,782
Total	<u>\$ 40,782</u>	<u>\$ 40,782</u>

The outstanding balances between funds result primarily from the time lag between the dates that transactions are recorded in the accounting system and payments between funds are made. In the case of the District, the balances between the general fund and the capital project fund relate to expenses paid by the general fund for the capital project fund that have not yet been transferred to the general fund.

## NOTE 5 – INTERFUND RECEIVABLES, PAYABLES AND TRANSFERS (Continued)

Interfund transfers for the fiscal year ended September 30, 2021 were as follows:

Fund	Transfer in	Transfer out
Debt Service	\$ -	\$ 210,022
Capital projects	210,022	-
Total	\$ 210,022	\$ 210,022

Transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2021 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 6,714,281	\$ 583,312	\$ (7,297,593)	\$ -
Total capital assets, not being depreciated	6,714,281	583,312	(7,297,593)	-
Capital assets, being depreciated				
Infrastructure	-	3,875,022	-	3,875,022
Improvements other than buildings		430,558		430,558
Total capital assets, being depreciated	-	4,305,580	-	4,305,580
Total capital assets, being depreciated, net	-	4,305,580	-	4,305,580
Governmental activities capital assets, net	\$ 6,714,281	\$ 4,888,892	\$ (7,297,593)	\$ 4,305,580

The estimated total costs of the project were estimated to be \$7,002,085. The net proceeds of the Series 2019 Bonds in the approximate amount \$5.9 million were to be used to finance a portion of the Series 2019 Project and the remainder would be funded by the Developer. During the current fiscal year, infrastructure improvements of approximately \$2,405,910 were completed and conveyed to other governmental entities. The Developer contributions to the capital projects fund were \$367,177 during the current fiscal year.

## NOTE 7 – LONG TERM LIABILITIES

### Series 2019

On May 16, 2019, the District issued \$7,025,000 of Special Assessment Revenue Bonds, Series 2019 consisting of multiple term bonds with due dates ranging from May 1, 2021 - May 1, 2050 and fixed interest rates ranging from 3.8% to 4.75%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid on each May 1 and November 1 commencing on November 1, 2019. Principal on the Bonds is to be paid serially commencing on May 1, 2021 through May 1, 2050.

The Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected prepaid assessments and paid down the Bonds by \$45,000.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the 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, 2021.

## NOTE 7 – LONG TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2021 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019	\$ 6,775,000	\$ -	\$ 155,000	\$ 6,620,000	\$ 115,000
	<u>\$ 6,775,000</u>	<u>\$ -</u>	<u>\$ 155,000</u>	<u>\$ 6,620,000</u>	<u>\$ 115,000</u>

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2022	\$ 115,000	\$ 303,274	\$ 418,274
2023	120,000	298,904	418,904
2024	125,000	294,344	419,344
2025	130,000	289,594	419,594
2026	135,000	284,394	419,394
2027-2031	765,000	1,335,369	2,100,369
2032-2036	960,000	1,146,944	2,106,944
2037-2041	1,210,000	902,888	2,112,888
2042-2046	1,535,000	587,338	2,122,338
2047-2050	1,525,000	185,488	1,710,488
Total	<u>\$ 6,620,000</u>	<u>\$ 5,628,537</u>	<u>\$ 12,248,537</u>

## NOTE 8 – DEVELOPER TRANSACTIONS

Assessment revenue in the general and debt service fund include those amounts paid by the Developer on Developer owned lots.

The District acquired certain infrastructure improvements from the Developer during the course of the fiscal year.

## NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

## NOTE 10 - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory 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 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. There were no settled claims during the past three years.



**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021**

	Budgeted Amounts <u>Original &amp; Final</u>	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 241,335	\$ 243,920	\$ 2,585
Developer contributions	22,807	-	(22,807)
Total revenues	<u>264,142</u>	<u>243,920</u>	<u>(20,222)</u>
EXPENDITURES			
Current:			
General government	132,675	86,189	46,486
Maintenance and operations	121,467	113,443	8,024
Capital outlay	10,000	-	10,000
Total expenditures	<u>264,142</u>	<u>199,632</u>	<u>64,510</u>
Excess (deficiency) of revenues over (under) expenditures	<u>\$ -</u>	44,288	<u>\$ 44,288</u>
Fund balance - beginning		<u>29,593</u>	
Fund balance - ending		<u>\$ 73,881</u>	

See notes to required supplementary information

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, 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. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2021.

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
CITY OF WINTER HAVEN, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FLORIDA STATUTE 218.39(3)(C)  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2021	0
Number of independent contractors compensated in September 2021	12
Employee compensation for FYE 9/30/2021 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2021	\$996,269
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2021	Operations and maintenance - \$ 750 Debt service - \$ 1303.76
Special assessments collected FYE 9/30/2021	\$682,067
Outstanding Bonds:	
Series 2019, due May 1, 2050,	see Note 7 for details



**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  
Lucerne Park Community Development District  
City of Winter Haven, 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 and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 8, 2022.

**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 may exist that have not been identified.

**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.

June 8, 2022



**Grau & Associates**  
CERTIFIED PUBLIC ACCOUNTANTS

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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  
Lucerne Park Community Development District  
City of Winter Haven, Florida

We have examined Lucerne Park Community Development District, City of Winter Haven, 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, 2021. 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.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2021.

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 Lucerne Park Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 8, 2022



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

To the Board of Supervisors  
Lucerne Park Community Development District  
City of Winter Haven, Florida

**Report on the Financial Statements**

We have audited the accompanying basic financial statements of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2021, and have issued our report thereon dated June 8, 2022.

**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 Florida Auditor General.

**Other Reports and Schedule**

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 Accountant'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 June 8, 2022, 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 for 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 Lucerne Park Community Development District, City of Winter Haven, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lucerne Park Community Development District, City of Winter Haven, 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.

June 8, 2022

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **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 have 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, 2020.

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, 2021.

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, 2021.

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 of September 30, 2021. 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 23.



## SECTION VIII

## RESOLUTION 2022-09

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME AND LOCATION FOR A LANDOWNERS' MEETING AND ELECTION; PROVIDING FOR PUBLICATION; ESTABLISHING FORMS FOR THE LANDOWNERS' ELECTION; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

**WHEREAS**, Lucerne Park Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within the City of Winter Haven, Florida; and

**WHEREAS**, pursuant to Section 190.006(1), *Florida Statutes*, the District's Board of Supervisors ("**Board**") "shall exercise the powers granted to the district pursuant to Chapter 190, *Florida Statutes*," and the Board shall consist of five members; and

**WHEREAS**, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing Board Supervisors for the District on the first Tuesday in November, which shall be noticed pursuant to Section 190.006(2), *Florida Statutes*.

### NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT:

**1. EXISTING BOARD SUPERVISORS; SEATS SUBJECT TO ELECTIONS.** The Board is currently made up of the following individuals:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Andrew Rhinehart	November 2022
2	Bobbie Henley	November 2022
3	Lauren Schwenk	November 2024
4	Albert S. Cassidy	November 2022
5	Mathew Cassidy	November 2024

This year, Seat 1, currently held by Andrew Rhinehart, Seat 2, currently held by Bobbie Henley, and Seat 4, currently held by Albert S. Cassidy, are subject to election by landowners in November 2022. The two successful candidates shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

**2. LANDOWNERS' ELECTION.** In accordance with Section 190.006(2), *Florida Statutes*, the meeting of the landowners to elect Board Supervisor(s) of the District shall be held on the 17th day of November, 2022, at 9:00 a.m. and located at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880.

**3. PUBLICATION.** The District's Secretary is hereby directed to publish notice of the landowners' meeting and election in accordance with the requirements of Section 190.006(2), *Florida Statutes*.

**4. FORMS.** Pursuant to Section 190.006(2)(b), *Florida Statutes*, the landowners' meeting

and election have been announced by the Board at its July 21, 2022 meeting. A sample notice of landowners' meeting and election, proxy, ballot form and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District's Local Records Office, located at 346 E. Central Avenue, Winter Haven, Florida 33880, or at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston Street, Orlando, Florida 32801.

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

**6. EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 21st day of July 2022.

**ATTEST:**

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

---

Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A:** Sample Election Documents

## EXHIBIT A

### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Lucerne Park Community Development District ("**District**") the location of which is generally described as comprising a parcel or parcels of land containing 102.81 acres, more or less, generally located in an area south of Old Lucerne Park Road, approximately 350 feet east of Lucerne Loop Road, in the City of Winter Haven, Florida, within Polk County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) people to the District's Board of Supervisors ("**Board**", and individually, "**Supervisor**"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: Thursday, November 17, 2022  
TIME: 9:00 a.m.  
PLACE: Holiday Inn—Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, Florida 33880

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Governmental Management Services – Central Florida, LLC, located at 219 East Livingston Street, Orlando, Florida 32801, Ph: (407) 841-5524 ("**District Manager's Office**"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors or staff will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Jill Burns  
District Manager  
Run Date(s): \_\_\_\_\_ & \_\_\_\_\_

**PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION, IN A NEWSPAPER WHICH IS IN GENERAL CIRCULATION IN THE AREA OF THE DISTRICT**

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF  
LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 17, 2022**

TIME: **9:00 A.M.**

LOCATION: **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880**

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, two (2) seats on the Board will be up for election by landowners. Successful candidates shall be elected for a term of four (4) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**LANDOWNER PROXY**

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA**

**LANDOWNERS' MEETING – Thursday, November 17, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints \_\_\_\_\_ (**"Proxy Holder"**) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Lucerne Park Community Development District to be held at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, on Thursday, November 17, 2022, at 9:00 am., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

\_\_\_\_\_  
Printed Name of Legal Owner

\_\_\_\_\_  
Signature of Legal Owner

\_\_\_\_\_  
Date

**Parcel Description**

**Acreage**

**Authorized Votes**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

**Total Number of Authorized Votes:**

\_\_\_\_\_

NOTES: Pursuant to Section 190.006(2)(b), *Florida Statutes* (2021), a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

**OFFICIAL BALLOT**

**LUCERNE PARK  
COMMUNITY DEVELOPMENT DISTRICT  
POLK COUNTY, FLORIDA  
LANDOWNERS' MEETING – THURSDAY, NOVEMBER 17, 2022**

---

**For Election (3 Supervisors):** The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Lucerne Park Community Development District and described as follows:

**Description**

**Acreage**

_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

or

**Attach Proxy.**

I, \_\_\_\_\_, as Landowner, or as the proxy holder of \_\_\_\_\_ (Landowner) pursuant to the Landowner's Proxy attached hereto, do cast my votes as follows:

SEAT #	NAME OF CANDIDATE	NUMBER OF VOTES

Date: \_\_\_\_\_

Signed: \_\_\_\_\_

Printed Name: \_\_\_\_\_

## SECTION IX



## SECTION B

# SECTION 1

# LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

Stormwater Management Projection Report  
(Section 403.9302 F.S.)

JUNE 01, 2022



ORIGINAL

SUBMITTED BY  
**Dewberry Engineers Inc.**  
800 Magnolia Avenue  
Suite 1000  
Orlando, Florida 32803  
407.843.5120

SUBMITTED TO  
Lucerne Park CDD  
GMS – Jill Burnes - District Manager  
219 E. Livingston Street  
Orlando, FL 32801  
  
Polk County BOCC  
E-Mail: [tabithabiehl@polk-county.net](mailto:tabithabiehl@polk-county.net)

# Stormwater Management Projection Report

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## 1. Introduction

This report has been prepared to meet the requirements of Section 403.9302 Florida Statutes (F.S.) – Stormwater Management Projections. The Lucerne Park Community Development District (the “District” or “CDD”) does not provide wastewater services and thus is not required to submit a wastewater service projections report under 403.9301 F.S.

The CDD is located within City of Winter Haven (the “City”), Florida. Section 403.9302(1) specifies independent special districts, including Lucerne Park CDD, must provide a report to the county by June 30, 2022. The rule was enacted in 2021 and requires a report submittal every 5 years beginning in 2022. This report has been prepared and submitted to satisfy the reporting requirements for 2022.

The District is located on the west side of US Highway 27 and south of Old Lucerne Park Road and northwest of CR 544 in the City of Winter Haven in Polk County ( “County”) Florida (see also Exhibit 1). The CDD consists of approximately 102.81 acres, 346 single family lots, and recreational and open space areas. The development has been constructed in three (3) phases and all the infrastructure is complete. The District is approved for up to a total of 346 units along with the associated stormwater infrastructure. The CDD is a designated as planned residential community. The land use is designated as Residential Low Density and the zoning for the development is R-3 (Multi-family Residential - Low Density).

## 2. Detailed Description of the Stormwater System

Stormwater management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries (see Exhibit 2). Stormwater is discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the existing stormwater detention/retention ponds for water quality treatment and attenuation. The stormwater systems utilize dry detention/retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District’s stormwater treatment systems are regulated by the County and the Southwest Florida Water Management District (“SWFWMD”).

The system is designed to provide drainage and flood abatement such as flooding events associated with rainfall and hurricanes, for water quality improvements, and to reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events. The system falls within the Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map Panel No. 12105C0358G, dated December 22, 2016, and is located within Flood Zone X and AE. The 100-year flood volumes are compensated as required by the County, SWFWMD, and FEMA.

Specifically, the system includes a stormwater system consisting of dry ponds for the treatment and total retention of the runoff that is carried out and collected in pipes, curbs, and surfaces to convey this runoff. These systems discharge to the ground through percolation with any excess discharging to the adjacent Lucerne Lake. The SWFWMD regulates the design criteria for the District’s stormwater management facilities. The District has adhered to the design criteria of these agencies, which requires that drainage systems be designed to hold a 100-year, 24-hour rainfall event. Treatment of stormwater will be provided in accordance with the design guidelines for dry retention systems as mandated by the SWFWMD. Stormwater runoff is collected by curbs and stormwater conveyance surfaces with drainage inlets and an underground storm pipe system conveyed to the retention ponds. The overall drainage system is shown on the Master Stormwater Plan, Exhibit 2. The District provides funding on a yearly basis for the maintenance of said retention ponds. These improvements are owned and maintained by the District. The system consists of four (4) dry ponds, stormwater areas, and swales (see Exhibit 2).

The stormwater operation and maintenance program includes, but is not limited to:

- routine mowing of turf associated with stormwater ponds, swales, lake banks;
- debris and trash removal from pond skimmers, inlet grates, ditches, etc.;
- routine outfall structure cleaning;
- sediment removal from the stormwater system (i.e. by use of vacuum trucks);

- street sweeping;
- pump and mechanical irrigation system maintenance for irrigation pumps; and
- public outreach and education.

### 3. Number of Current and Projected Residents

The number of current and projected residents are required to be calculated in 5-year increments for a 20-year period. Unlike a city or county service area, the CDD's jurisdiction is very limited and cannot be expanded or contracted without a public hearing and approvals from the local municipality.

Additionally, the supplemental rule instructions provided by the Office of Economic and Demographic Research ("EDR") states when an independent special district completely falls within a county or a municipality, EDR will calculate the appropriate population estimates. Lucerne Park CDD falls within the City of Winter Haven, Polk County, Florida

Table 3.1 Population Projections

POPULATION PROJECTIONS IN 5-YEAR INCREMENTS				
6/2022	6/2027	6/2032	6/2037	6/2042
To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR	To be calculated by EDR

### 4. Stormwater Service Area

The Lucerne Park West CDD service area consists of the District lands as shown in Exhibit 2 and included in the service area map (Exhibit 3) and legal description (Exhibit 4). The project is currently developed with all stormwater improvements completed for all phases.

### 5. Current and Projected Costs of Providing Service

Table 5.1 provides for a 20-year period, calculated in 5-year increments, with an estimated increase of 10% every five (5) years.

Table 5.1 Cost Projections

CURRENT AND PROJECTS COSTS OF PROVIDING SERVICE BASED ON FISCAL YEAR				
2022	2027	2032	2037	2042
\$100,000	\$110,000	\$121,000	\$133,100	\$146,410

### 6. Estimated Remaining Useful Life

The estimated remaining useful life of the stormwater system and facilities is 25-years. The system is monitored on an annual basis and replacement, as well as repairs, are provided as needed to the components of the system. The replacement of the inlets, control outfall structures should not be a major expense to the District within the next 20-years. No major replacements, which include culverts and pipe networks, control structures, etc., are expected within the next 20-years. All open stormwater storage and conveyance systems are maintained and have an unlimited service life.

Table 6.1 Major Replacement Schedule

MAJOR REPLACEMENT SCHEDULE WITH FUNDING					
PROJECT	CURRENT (2022)	2023-2027	2028-2032	2033-2037	2038-2042
Project name	N/A	N/A	N/A	N/A	N/A

## 7. Recent 5-Year Funding Status

The District has continually provided for all expenditures within the District over the last 5-year history of annual contributions. All funding is obtained through the property tax authority of the District through annual assessments to each unit within the District. The District's current reserve fund is approximately \$50,000, which is sufficient for future capital needs for maintenance or expansion of facilities or major components.

Table 7.1 Funding Sources

5-YEAR FUNDING SOURCES				
YEAR	ANTICIPATED EXPENDITURES*	BUDGET FUNDS AVAILABLE	RESERVES FUND BALANCE	OTHER
2022	\$100,000	CDD Property Assessments	\$ 50,000	N/A
2023	\$102,000	CDD Property Assessments	TBD Annually	N/A
2024	\$104,040	CDD Property Assessments	TBD Annually	N/A
2025	\$106,121	CDD Property Assessments	TBD Annually	N/A
2026	\$108,243	CDD Property Assessments	TBD Annually	N/A

\*Increase of 2% per year

## 8. Plan to Fund Maintenance or Expansion

Due to the CDD's funding mechanisms, there are no anticipated funding gaps or unfunded projects.

## 9. Report Submittal and Documentation

As required by rule, this report is being submitted to Polk County. The County is required to compile all reports for their county and submit a consolidated report to the State by July 31, 2022. The attached exhibits include supporting data and illustrations. When used, calculation methodologies have been described in the above narratives.

## 10. Engineer's Certification

I hereby certify that the foregoing is a true and correct copy of the report for Lucerne Park Community Development District. Dewberry staff has field verified the operation and maintenance status of the existing stormwater system and the system is functioning as designed and permitted.




Reinardo Malavè, P.E.  
Florida License No. 31588  
Dewberry Engineers Inc.

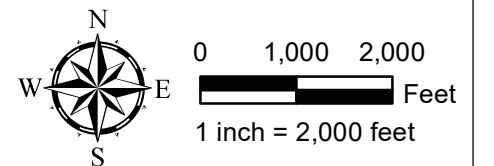




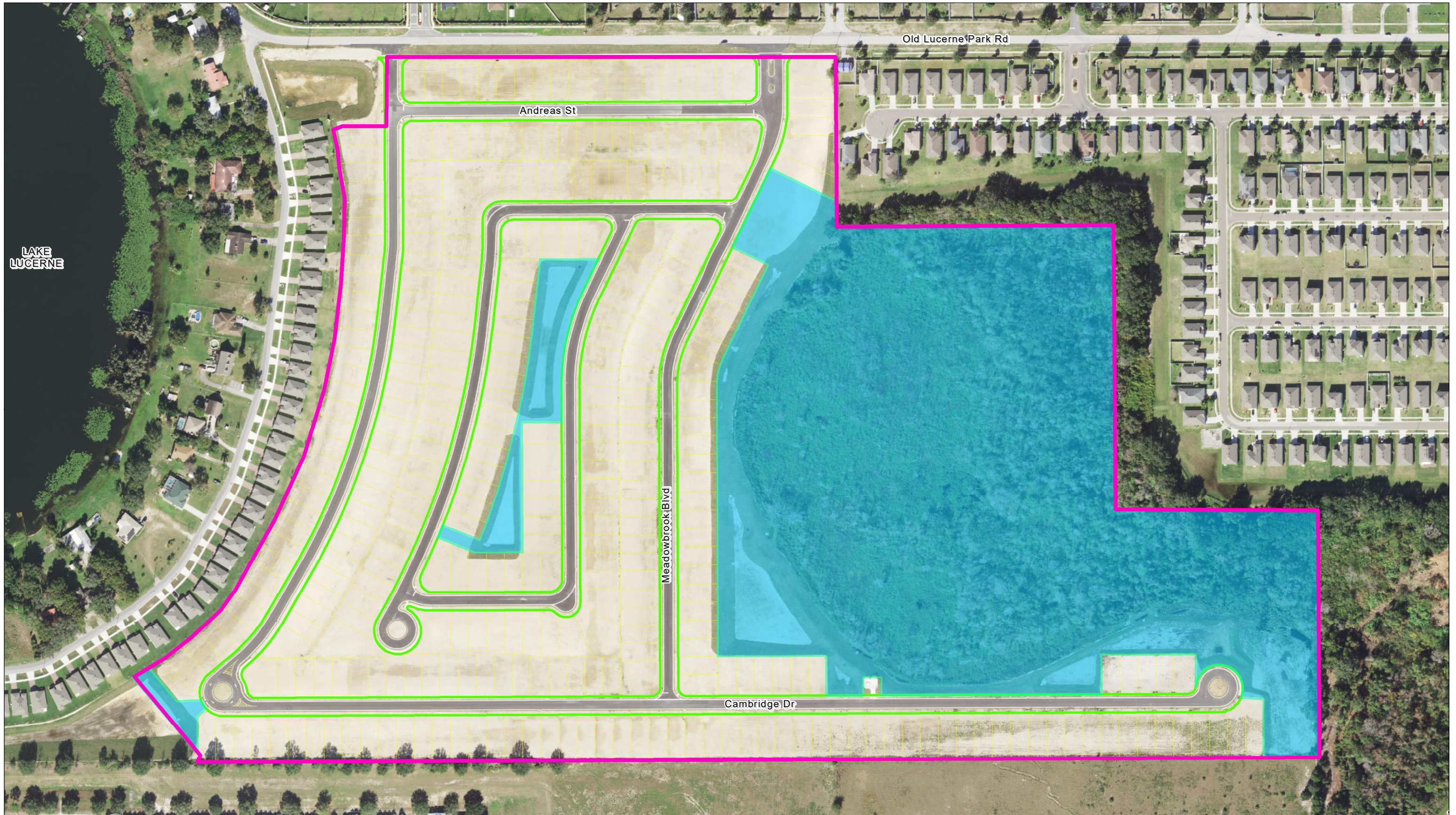
**LUCERNE PARK  
AERIAL LOCATION MAP**

**Exhibit 1**

**Legend**  
 DISTRICT BOUNDARY



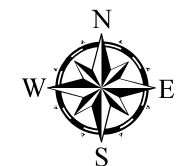




**LUCERNE PARK  
STORMWATER MANAGEMENT FACILITIES**

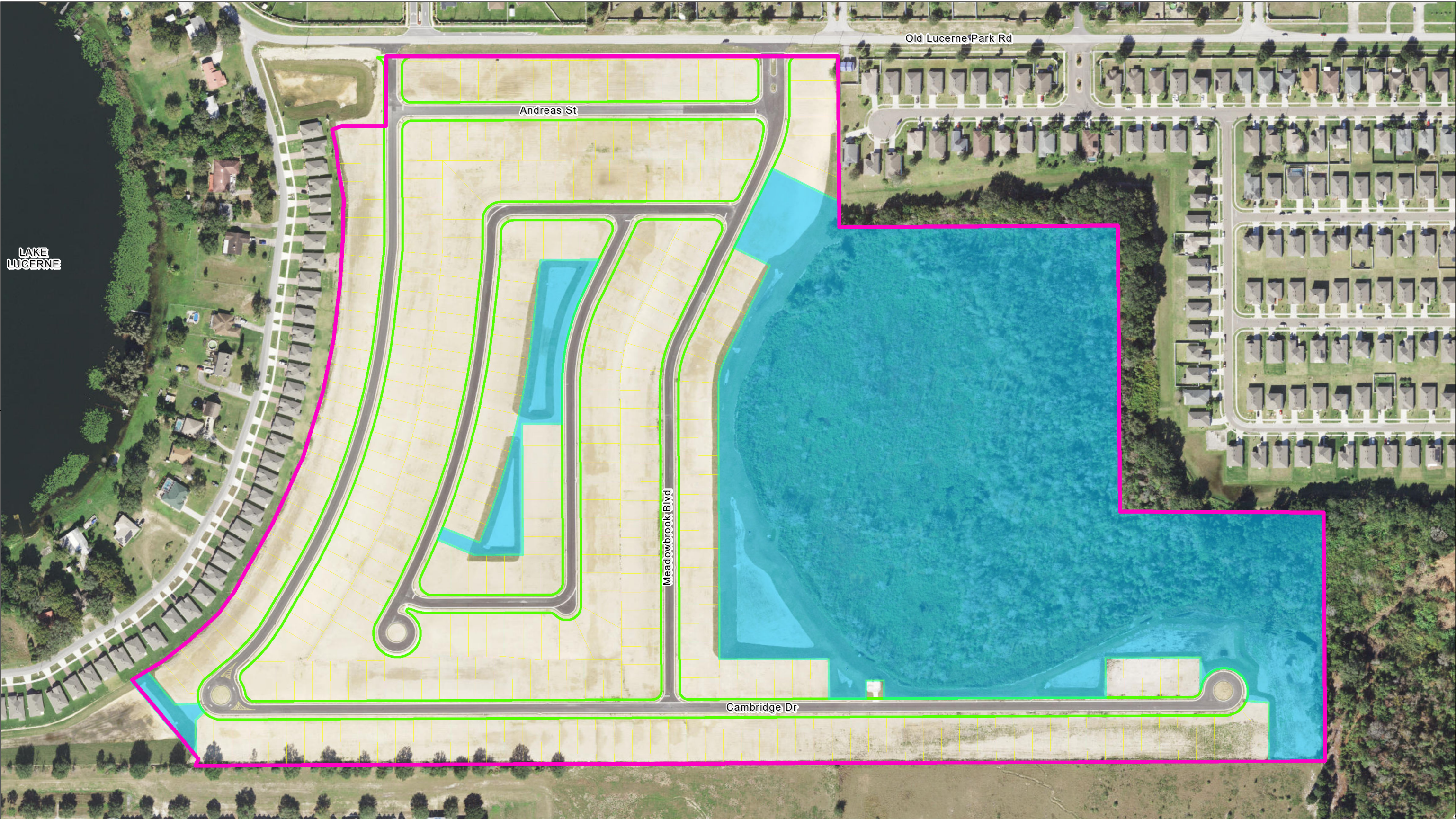
**Exhibit 2**

- Legend**
- █ DISTRICT BOUNDARY
  - █ CDD OWNED - PONDS
  - █ CDD OWNED



0 125 250  
Feet  
1 inch = 250 feet





**LUCERNE PARK  
SERVICE AREA MAP**

**Exhibit 3**

- Legend**
- █ DISTRICT BOUNDARY
  - █ CDD OWNED - PONDS
  - █ CDD OWNED



0 125 250 Feet  
1 inch = 250 feet



## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH 190 FEET OF THE EAST 210 FEET OF THE WEST 332 FEET OF LOT 187 OF LUCERNE PARK FRUIT ASSN., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY,

AND

THE WEST 332 FEET OF LOT 187, TOGETHER WITH THE EAST 1/2 OF CLOSED STREET LYING CONTIGUOUS TO THE WEST LINE OF SAID LOT 187, OF LUCERNE PARK FRUIT ASSN., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS THE NORTH 190 FEET OF THE EAST 210 FEET, LESS ROAD RIGHT OF WAY.

AND

COMMENCE AT THE SOUTHWEST CORNER OF LOT 187 OF LUCERNE PARK FRUIT ASSN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE(S) 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN SOUTH 89°39' EAST, ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 332.0 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH A DISTANCE OF 635.0 FEET TO THE NORTH LINE OF SAID LOT 187; RUN THENCE SOUTH 89°39' EAST ALONG SAID NORTH LINE A DISTANCE OF 303.65 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT 187; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 187, A DISTANCE OF 635.0 FEET TO THE SOUTHEAST CORNER OF SAID LOT 187; RUN THENCE NORTH 89°39' WEST ALONG THE SOUTH LINE OF SAID LOT 187 A DISTANCE OF 303.65 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS ROAD RIGHT OF WAY.

AND

### PARCEL 2:

LOTS 84-90, INCLUSIVE, LOTS 188, 189, 197, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOTS 188 AND 197, AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOTS 87-90, INCLUSIVE, AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOT 197; LOTS 91-109, INCLUSIVE, 211, 212, AND THE CLOSED STREET LYING WEST OF LOTS 97-101, INCLUSIVE AND EAST OF LOTS 102-105, INCLUSIVE, AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOTS 91-96, INCLUSIVE, AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOT 210; THE SOUTH 150 FEET OF THE WEST 75 FEET OF LOT 185, AND THE SOUTH 150 FEET OF LOT 186, AND THE SOUTH 150 FEET OF THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 186 AND THE SOUTH 150 FEET OF THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 185; LOT 198 AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 198; LOT 199, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 199, THE WEST 75 FEET OF LOT 200, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 200; LOT 208, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 208, LOT 328, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 328; AND LOT 209, AND THE EAST 1/2 OF THE CLOSED STREET LYING WEST OF LOT 209 ALL AS SHOWN ON THE MAP OF THE PROPERTY OF LUCERNE PARK FRUIT ASSOCIATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LESS AND EXCEPT: A PORTION OF LOT 109 OF SAID LUCERNE PARK FRUIT ASSOCIATION CONVEYED TO THE CITY OF WINTER HAVEN BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 4928, PAGE 1581, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 109 OF SAID LUCERNE PARK FRUIT ASSOCIATION FOR THE POINT OF BEGINNING FOR THIS DESCRIPTION, RUN THENCE SOUTH 35°23'10" EAST ALONG THE NORTHERLY LINE OF SAID LOT 109, ALSO BEING THE SOUTHWESTERLY RIGHT OF WAY LINE OF LAKE LUCERNE ROAD (AS LOCATED FEBRUARY 1, 2000), A DISTANCE OF 78.82 FEET, RUN THENCE SOUTH 89°51'27" WEST, A DISTANCE OF 45.48 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID LOT 109, ALSO BEING THE EAST RIGHT OF WAY LINE OF LUCERNE LOOP ROAD (AS LOCATED FEBRUARY 1, 2000), RUN THENCE NORTH 00°08'33" WEST ALONG THE WEST LINE OF SAID LOT 109 AND SAID RIGHT OF WAY LINE, A DISTANCE OF 64.37 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF LOT 199 AND THE NORTH 1/2 OF THE CLOSED STREET LYING SOUTH OF THE WEST 75 FEET OF THE LOT 200 AND THE SOUTH 1/2 OF THE CLOSED STREET LYING NORTH OF LOTS 208 AND 328.

AND

**Dennis Wood Engineering LLC**  
DENNIS WOOD, PROFESSIONAL ENGINEER  
EMAIL: dennis@woodcivil.com  
OFFICE: (863) 940-2040  
FAX: (863) 940-2044  
CELL: (863) 662-0018  
1925 BARTOW ROAD  
LAKELAND, FL 33801

## EXHIBIT 2 LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT LEGAL DESCRIPTION

PAGE 1 OF 2

LOT 210, AND THE WEST 1/2 OF THE CLOSED STREET LYING EAST OF LOT 210, OF LUCERNE PARK FRUIT ASSOCIATION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 67, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

LESS & EXCEPT the following:

THAT PART OF SECTION 02, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT STANDING AT THE NORTHEAST CORNER OF SAID SECTION 02, AND RUN ALONG THE EAST LINE OF SAID SECTION 02, S-00°34'06"-E, 1328.67 FEET TO AN AXLE STANDING ON THE SOUTH LINE OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 02; THENCE ALONG SAID SOUTH LINE, S-89°51'03"-W, 602.17 FEET; THENCE LEAVING SAID SOUTH LINE, S-00°08'57"-E, 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S-00°14'18"-E, 148.19 FEET; THENCE ALONG A RADIAL LINE, S-40°21'31"-E, 26.16 FEET TO A POINT OF CURVE CONCAVE SOUTHEASTERLY; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE/Delta OF 27°42'57", A CHORD BEARING OF S-35°47'01"-W, A CHORD DISTANCE OF 40.72 FEET, FOR AN ARC LENGTH OF 41.12 FEET; THENCE ALONG A RADIAL LINE, N-68°04'27"-W, 14.72 FEET; THENCE ALONG A RADIAL LINE, S-79°34'55"-W, 110.06 FEET; THENCE S-10°40'40"-E, 184.25 FEET; THENCE S-02°33'06"-W, 267.52 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 1,700.00 FEET, A CENTRAL ANGLE/Delta OF 25°42'03", A CHORD BEARING OF S-17°36'20"-W, A CHORD DISTANCE OF 756.18 FEET, FOR AN ARC LENGTH OF 762.56 FEET; THENCE S-30°27'21"-W, 135.57 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE/Delta OF 19°10'08", A CHORD BEARING OF S-40°02'25"-W, A CHORD DISTANCE OF 103.23 FEET, FOR AN ARC LENGTH OF 103.71 FEET; THENCE S-49°37'29"-W, 142.33 FEET; THENCE S-57°57'00"-W, 116.46 FEET; THENCE S-40°22'31"-E, 281.33 FEET; THENCE S-25°09'48"-W, 18.26 FEET; THENCE S-89°59'14"-W, 1,510.11 FEET TO A 5/8" IRON ROD AND CAP "LB7001" STANDING ON THE EAST RIGHT-OF-WAY LINE OF LUCERNE LOOP ROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, N-00°24'58"-W, 333.18 FEET TO A 5/8" IRON ROD AND CAP STANDING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD; THENCE ALONG THE SOUTHERLY AND EASTERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD THE FOLLOWING TEN (10) COURSES: (1) N-89°51'27"-E, 45.41 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (2) S-72°58'12"-E, 533.85 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (3) N-83°47'30"-E, 537.07 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (4) N-57°57'00"-E, 315.04 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (5) N-49°37'29"-E, 162.06 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (6) N-30°27'21"-E, 289.60 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (7) N-17°50'26"-E, 310.14 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (8) N-07°15'23"-E, 509.98 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (9) N-10°54'15"-W, 211.19 FEET TO A ½" IRON ROD AND CAP "LB711"; THENCE (10) N-18°05'15"-W, 209.93 FEET TO A ½" IRON ROD AND CAP "LB711" STANDING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LAKE LUCERNE ROAD AND THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF OLD LUCERNE PARK ROAD, N-89°51'03"-E, 333.61 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS OF RECORD.

CONTAINING 102.81 ACRES, MORE OR LESS.

**Dennis Wood Engineering LLC**  
1925 BARTOW ROAD  
LAKELAND, FL 33801  
DENNIS WOOD, PROFESSIONAL ENGINEER  
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OFFICE: (863) 940-2040  
FAX: (863) 940-2044  
CELL: (863) 682-0018

**EXHIBIT 2**  
**LUCERNE PARK COMMUNITY**  
**DEVELOPMENT DISTRICT**  
**LEGAL DESCRIPTION**

PAGE 2 OF 2

# SECTION C



# Lucerne Park CDD

## Field Management Report



July 21, 2022  
Clayton Smith  
Field Services Manager  
GMS

# Complete

## Amenity Review

- ✚ Monitoring facility and maintenance contracts.
- ✚ Repaired chair lift and added a cover.
- ✚ Replaced old life ring line.
- ✚ Repaired a damaged stall divider in amenity restrooms.





# Complete

## Landscape Review and General Maint

- ✚ Monitoring Landscape maintenance.
- ✚ Landscaper has caught up on ponds after a fleet vandalism issue caused some delays.





# Complete

## Landscape Review and General Maint

- ✚ Chlorinated drain line extension and erosion repair was completed behind pool.
- ✚ Area is being monitored and appears to be holding up.
- ✚ Broken fence post was replaced along old Lucerne park.



# In Progress

## Furniture Repairs

- Pool furniture repairs have been scheduled, and we are coordinating pickup asap.



## Sidewalk

- Arranging approved sidewalk after resolving a vendor issue with the concrete supplier.





# Upcoming

## Approved Sod

- ✚ Arranging Tract J sod installation as approved with landscaper now that rainy season is in full swing.



## Security Repairs and Improvements

- ✚ Gathering a proposal to expand security system memory and replace damaged security camera.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at [csmith@gmscfl.com](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION D

# SECTION 1

# Lucerne Park Community Development District

## Summary of Check Register

March 01, 2022 through May 31, 2022

Fund	Date	Check No.'s	Amount
General Fund	3/3/22	281	\$ 950.00
	3/11/22	282-284	\$ 9,641.68
	3/17/22	285-286	\$ 1,832.01
	3/22/22	287-291	\$ 1,310.00
	3/29/22	292	\$ 5,021.30
	4/7/22	293-294	\$ 1,350.00
	4/14/22	295-297	\$ 7,093.37
	4/21/22	298	\$ 4,933.62
	4/28/22	299-303	\$ 855.00
	5/5/22	304-306	\$ 4,480.00
	5/12/22	307	\$ 4,953.28
	5/26/22	308-313	\$ 7,404.80
Total Amount			\$ 49,825.06

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/03/22	00027	3/01/22 15699	202203 330-57200-46300		*	950.00	
			POOL MAINTENANCE - MAR 22				
				RESORT POOL SERVICES DBA			950.00 000281
3/11/22	00007	2/28/22 102	202201 330-57200-46000		*	320.00	
			CLEANUP VANDALZD.RESTROOM				
		3/01/22 100	202203 310-51300-34000		*	3,004.17	
			MANAGEMENT FEES - MAR 22				
		3/01/22 100	202203 310-51300-35200		*	100.00	
			WEBSITE MANAGEMENT-MAR 22				
		3/01/22 100	202203 310-51300-35100		*	150.00	
			INFORMATION TECH - MAR 22				
		3/01/22 100	202203 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-MAR 22				
		3/01/22 100	202203 310-51300-51000		*	.84	
			OFFICE SUPPLIES				
		3/01/22 100	202203 310-51300-42000		*	25.59	
			POSTAGE				
		3/01/22 101	202203 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT - MAR 22				
		3/01/22 101	202203 320-53800-49000		*	933.99	
			MONTHLY MAINT MATERIALS				
				GOVERNMENTAL MANAGEMENT SERVICES			6,201.26 000282
3/11/22	00040	2/17/22 47256605	202202 330-57200-48100		*	40.00	
			PEST PREVENTION - 2/17/22				
				MASSEY SERVICES INC.			40.00 000283
3/11/22	00019	3/01/22 5515	202203 320-53800-46200		*	2,522.50	
			LANDSCAPE MAINT - MAR 22				
		3/01/22 5515	202203 320-53800-46200		*	877.92	
			LANDSCAPE MAINT AMENITY				
				PRINCE & SONS INC.			3,400.42 000284
3/17/22	00034	3/12/22 1650	202202 310-51300-31500		*	206.00	
			GENERAL COUNSEL - FEB 22				
				KE LAW GROUP, PLLC			206.00 000285
3/17/22	00032	3/17/22 03172022	202203 300-15500-10000		*	1,626.01	
			EQUIPMENT LEASE - APR 22				
				WHFS, LLC			1,626.01 000286
3/22/22	00001	3/17/22 AC031720	202203 310-51300-11000		*	200.00	
			SUPERVISOR FEES 03/17/22				
				ALBERT CASSIDY			200.00 000287
				LUCP LUC PARK CDD IARAUJO			



\*\*\* CHECK DATES 03/01/2022 - 05/31/2022 \*\*\*

LUCERNE PARK - GENERAL  
BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/22/22	00039	3/17/22 BH031720	202203 310-51300-11000	SUPERVISOR FEES 03/17/22	*	200.00	
				BOBBIE HENLEY			200.00 000288
3/22/22	00009	3/17/22 LS031720	202203 310-51300-11000	SUPERVISOR FEES 03/17/22	*	200.00	
				LAUREN SCHWENK			200.00 000289
3/22/22	00010	3/17/22 MC031720	202203 310-51300-11000	SUPERVISOR FEES 03/17/22	*	200.00	
				MATTHEW CASSIDY			200.00 000290
3/22/22	00041	3/08/22 2022-032	202202 330-57200-34500	SECURITY SVC-02/22-02/27	*	510.00	
				THE CITY OF WINTER HAVEN			510.00 000291
3/29/22	00023	3/29/22 03292022	202203 300-20700-10000	TXFER OF TAX RCPT S19	*	5,021.30	
				LUCERNE PARK CDD / US BANK			5,021.30 000292
4/07/22	00030	3/24/22 7088	202203 330-57200-46700	MTHLY CLEANING SVC-MAR 22	*	400.00	
				CLEAN STAR SERVICES OF CENTRAL FL			400.00 000293
4/07/22	00027	4/01/22 15910	202204 330-57200-46300	POOL MAINTENANCE - APR 22	*	950.00	
				RESORT POOL SERVICES DBA			950.00 000294
4/14/22	00034	4/12/22 1967	202203 310-51300-31500	GENERAL COUNSEL - MAR 22	*	2,066.94	
				KE LAW GROUP, PLLC			2,066.94 000295
4/14/22	00019	4/01/22 5689	202204 320-53800-46200	LANDSCAPE MAINT - APR 22	*	2,522.50	
		4/01/22 5689	202204 320-53800-46200	LANDSCAPE MAINT AMENITY	*	877.92	
				PRINCE & SONS INC.			3,400.42 000296
4/14/22	00032	4/14/22 04142022	202204 300-15500-10000	EQUIPMENT LEASE - MAY 22	*	1,626.01	
				WHFS, LLC			1,626.01 000297
4/21/22	00007	4/01/22 103	202204 310-51300-34000	MANAGEMENT FEES - APR 22	*	3,004.17	
		4/01/22 103	202204 310-51300-35200	WEBSITE MANAGEMENT-APR 22	*	100.00	

LUCP LUC PARK CDD IARAUJO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/01/22 103	202204 310-51300-35100		*	150.00	
			INFORMATION TECH - APR 22				
		4/01/22 103	202204 310-51300-31300		*	416.67	
			DISSEMINATION SVCS-APR 22				
		4/01/22 103	202204 310-51300-51000		*	2.89	
			OFFICE SUPPLIES				
		4/01/22 103	202204 310-51300-42000		*	6.89	
			POSTAGE				
		4/01/22 103	202204 310-51300-42500		*	3.00	
			COPIES				
		4/01/22 104	202204 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT - APR 22				
			GOVERNMENTAL MANAGEMENT SERVICES				4,933.62 000298
4/28/22 00001		4/21/22 AC042120	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/21/22				
			ALBERT CASSIDY				200.00 000299
4/28/22 00039		4/21/22 BH042120	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/21/22				
			BOBBIE HENLEY				200.00 000300
4/28/22 00042		4/15/22 2105268	202203 310-51300-31100		*	55.00	
			ENGINEERING SVCS - MAR 22				
			DEWBERRY ENGINEERS INC.				55.00 000301
4/28/22 00009		4/21/22 LS042120	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/21/22				
			LAUREN SCHWENK				200.00 000302
4/28/22 00010		4/21/22 MC042120	202204 310-51300-11000		*	200.00	
			SUPERVISOR FEES 04/21/22				
			MATTHEW CASSIDY				200.00 000303
5/05/22 00030		4/25/22 7255	202204 330-57200-46700		*	400.00	
			MTHLY CLEANING SVC-APR 22				
			CLEAN STAR SERVICES OF CENTRAL FL				400.00 000304
5/05/22 00015		5/02/22 22503	202205 310-51300-32200		*	4,000.00	
			AUDIT FYE 09/30/2021				
			GRAU AND ASSOCIATES				4,000.00 000305
5/05/22 00040		3/16/22 47625242	202203 330-57200-48100		*	40.00	
			PEST PREVENTION 03/16/22				
		4/16/22 47974372	202204 330-57200-48100		*	40.00	
			PEST PREVENTION 04/16/22				
			MASSEY SERVICES INC.				80.00 000306
			LUCP LUC PARK CDD IARAUJO				

LUCERNE PARK - GENERAL  
BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	.....INVOICE.....	DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/12/22	00007	5/01/22	110	202205	310-51300-34000						*	3,004.17		
				MANAGEMENT FEES - MAY 22										
		5/01/22	110	202205	310-51300-35200						*	100.00		
				WEBSITE MANAGEMENT-MAY 22										
		5/01/22	110	202205	310-51300-35100						*	150.00		
				INFORMATION TECH - MAY 22										
		5/01/22	110	202205	310-51300-31300						*	416.67		
				DISSEMINATION SVCS-MAY 22										
		5/01/22	110	202205	310-51300-51000						*	2.98		
				OFFICE SUPPLIES										
		5/01/22	110	202205	310-51300-42000						*	29.46		
				POSTAGE										
		5/01/22	111	202205	320-53800-12000						*	1,250.00		
				FIELD MANAGEMENT - MAY 22										
										GOVERNMENTAL MANAGEMENT SERVICES			4,953.28	000307
5/26/22	00007	4/30/22	112	202203	320-53800-47000						*	931.00		
				GEN.MAINTENANCE - MAR 22										
		5/01/22	111	202205	320-53800-47000						*	38.45		
				GEN.MTHLY.MAINT.MATERIALS										
										GOVERNMENTAL MANAGEMENT SERVICES			969.45	000308
5/26/22	00034	5/17/22	2383	202204	310-51300-31500						*	1,168.92		
				GENERAL COUNSEL - APR 22										
										KE LAW GROUP, PLLC			1,168.92	000309
5/26/22	00040	5/18/22	48421217	202204	330-57200-48100						*	40.00		
				PEST PREVENTION 05/18/22										
										MASSEY SERVICES INC.			40.00	000310
5/26/22	00019	5/01/22	5922	202204	320-53800-46200						*	2,522.50		
				LANDSCAPE MAINT - APR 22										
		5/01/22	5922	202204	320-53800-46200						*	877.92		
				LANDSCAPE MAINT AMENITY										
										PRINCE & SONS INC.			3,400.42	000311
5/26/22	00027	5/11/22	16203	202205	330-57200-46000						*	200.00		
				POOL MAINTENANCE - MAY 22										
										RESORT POOL SERVICES DBA			200.00	000312
5/26/22	00032	5/19/22	05192022	202205	300-15500-10000						*	1,626.01		
				EQUIPMENT LEASE - JUN 22										
										WHFS, LLC			1,626.01	000313
										TOTAL FOR BANK A		49,825.06		
										LUCP LUC PARK CDD IARAUJO				

## SECTION 2

***Lucerne Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***May 31, 2022***



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**Lucerne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**May 31, 2022**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 263,123	\$ -	\$ 666	\$ 263,789
<b>Investments:</b>				
<b>Series 2019</b>				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 164,332	\$ -	\$ 164,332
Interest	\$ -	\$ -	\$ -	\$ -
Prepayment	\$ -	\$ 1,908	\$ -	\$ 1,908
Due from General Fund	\$ -	\$ 6,503	\$ -	\$ 6,503
Due from Capital Projects	\$ -	\$ -	\$ -	\$ -
Prepaid Expenses	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Total Assets</b>	<b>\$ 264,749</b>	<b>\$ 382,766</b>	<b>\$ 666</b>	<b>\$ 648,181</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 4,606	\$ -	\$ -	\$ 4,606
Due to Debt Service	\$ 6,503	\$ -	\$ -	\$ 6,503
<b>Total Liabilities</b>	<b>\$ 11,110</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 11,110</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Deposits and Prepaid Items	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Restricted for:</b>				
Debt Service 2019	\$ -	\$ 382,766	\$ -	\$ 382,766
Capital Projects - Series 2019	\$ -	\$ -	\$ 666	\$ 666
Unassigned	\$ 252,014	\$ -	\$ -	\$ 252,014
<b>Total Fund Balances</b>	<b>\$ 253,640</b>	<b>\$ 382,766</b>	<b>\$ 666</b>	<b>\$ 637,071</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 264,749</b>	<b>\$ 382,766</b>	<b>\$ 666</b>	<b>\$ 648,181</b>

**Lucerne Park**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Revenues:</u></b>				
Assessments	\$ 343,614	\$ 343,614	\$ 342,321	\$ (1,293)
<b>Total Revenues</b>	<b>\$ 343,614</b>	<b>\$ 343,614</b>	<b>\$ 342,321</b>	<b>\$ (1,293)</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,400	\$ 5,600
Engineering	\$ 20,000	\$ 13,333	\$ 55	\$ 13,278
Attorney	\$ 25,000	\$ 16,667	\$ 5,246	\$ 11,421
Annual Audit	\$ 4,600	\$ 4,600	\$ 4,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Trustee Fees	\$ 3,550	\$ 2,788	\$ 2,788	\$ -
Management Fees	\$ 36,050	\$ 24,033	\$ 24,033	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Administration	\$ 1,200	\$ 800	\$ 800	\$ -
Telephone	\$ 250	\$ 167	\$ -	\$ 167
Postage & Delivery	\$ 450	\$ 300	\$ 136	\$ 164
Insurance	\$ 5,919	\$ 5,919	\$ 5,570	\$ 349
Printing & Binding	\$ 800	\$ 533	\$ 10	\$ 524
Legal Advertising	\$ 10,000	\$ 6,667	\$ 335	\$ 6,331
Other Current Charges	\$ 2,800	\$ 1,867	\$ 307	\$ 1,559
Office Supplies	\$ 350	\$ 233	\$ 12	\$ 222
Travel Per Diem	\$ 550	\$ 367	\$ -	\$ 367
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 135,944</b>	<b>\$ 95,982</b>	<b>\$ 56,001</b>	<b>\$ 39,981</b>



**Lucerne Park**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Operations &amp; Maintenance</u></b>				
<b>Field Services</b>				
Property Insurance	\$ 12,000	\$ 12,000	\$ 8,415	\$ 3,585
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 40,500	\$ 27,000	\$ 27,203	\$ (203)
Landscape Replacement	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 20,000	\$ 13,333	\$ 19,200	\$ (5,867)
Electric	\$ 8,000	\$ 5,333	\$ 292	\$ 5,041
Water & Sewer	\$ 12,000	\$ 8,000	\$ 709	\$ 7,291
Sidewalk & Asphalt Maintenance	\$ 500	\$ 333	\$ -	\$ 333
Irrigation Repairs	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
General Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 2,824	\$ 509
Contingency	\$ 2,500	\$ 1,667	\$ 985	\$ 681
<b>Subtotal Field Expenditures</b>	<b>\$ 125,500</b>	<b>\$ 87,667</b>	<b>\$ 69,629</b>	<b>\$ 18,038</b>
<b>Amenity Expenditures</b>				
Amenity - Insurance	\$ 2,966	\$ 2,966	\$ -	\$ 2,966
Amenity - Electric	\$ 14,400	\$ 9,600	\$ 4,067	\$ 5,533
Amenity - Water	\$ 3,500	\$ 3,500	\$ 4,358	\$ (858)
Playground Lease	\$ 16,750	\$ 11,167	\$ 13,008	\$ (1,841)
Internet	\$ 3,000	\$ 2,000	\$ 911	\$ 1,089
Pest Control	\$ 720	\$ 480	\$ 320	\$ 160
Janitorial Service	\$ 4,800	\$ 3,200	\$ 3,425	\$ (225)
Security Services	\$ 7,500	\$ 5,000	\$ 910	\$ 4,090
Pool Maintenance	\$ 11,500	\$ 7,667	\$ 6,650	\$ 1,017
Amenity Repairs & Maintenance	\$ 5,000	\$ 3,333	\$ 3,283	\$ 50
Contingency	\$ 2,034	\$ 1,356	\$ -	\$ 1,356
<b>Subtotal Amenity Expenditures</b>	<b>\$ 72,170</b>	<b>\$ 50,269</b>	<b>\$ 36,933</b>	<b>\$ 13,336</b>
<b>Total Expenditures</b>	<b>\$ 333,614</b>	<b>\$ 233,917</b>	<b>\$ 162,563</b>	<b>\$ 71,354</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,000</b>		<b>\$ 179,758</b>	
<b><u>Other Financing Sources/(Uses):</u></b>				
Transfer In/(Out) - Capital Reserves	\$ (10,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 179,758</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 73,881</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 253,640</b>	

**Lucerne Park**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted Budget	Prorated Budget Thru 05/31/22	Actual Thru 05/31/22	Variance
<b>Revenues:</b>				
Assessments	\$ 419,524	\$ 419,524	\$ 417,943	\$ (1,581)
Interest	\$ -	\$ -	\$ 18	\$ 18
<b>Total Revenues</b>	<b>\$ 419,524</b>	<b>\$ 419,524</b>	<b>\$ 417,961</b>	<b>\$ (1,563)</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 151,637	\$ 151,637	\$ 151,637	\$ -
Principal - 5/1	\$ 115,000	\$ 115,000	\$ 115,000	\$ -
Interest - 5/1	\$ 151,637	\$ 151,637	\$ 151,637	\$ -
<b>Total Expenditures</b>	<b>\$ 418,274</b>	<b>\$ 418,274</b>	<b>\$ 418,274</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,250</b>		<b>\$ (312)</b>	
<b>Net Change in Fund Balance</b>	<b>\$ 1,250.14</b>		<b>\$ (312)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 169,959</b>		<b>\$ 383,078</b>	
<b>Fund Balance - Ending</b>	<b>\$ 171,209</b>		<b>\$ 382,766</b>	

**Lucerne Park**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Contingency	\$ -	\$ -	\$ 280	\$ (280)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 280</b>	<b>\$ (280)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (280)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 946</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 666</b>	

**Lucerne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending May 31, 2022**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 05/31/22	Thru 05/31/22	Variance
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 10,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 10,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 10,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 20,000</b>		<b>\$ -</b>	

**Lucerne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 5,023	\$ 326,844	\$ 1,015	\$ 1,005	\$ 3,108	\$ 2,093	\$ 3,234	\$ -	\$ -	\$ -	\$ -	\$ 342,321
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 5,023</b>	<b>\$ 326,844</b>	<b>\$ 1,015</b>	<b>\$ 1,005</b>	<b>\$ 3,108</b>	<b>\$ 2,093</b>	<b>\$ 3,234</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 342,321</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Attorney	\$ 59	\$ 840	\$ 447	\$ 336	\$ 206	\$ 2,067	\$ 1,169	\$ 123	\$ -	\$ -	\$ -	\$ -	\$ 5,246
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ 4,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Management Fees	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ 3,004	\$ -	\$ -	\$ -	\$ -	\$ 24,033
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 15	\$ 11	\$ 2	\$ 29	\$ 18	\$ 26	\$ 7	\$ 29	\$ -	\$ -	\$ -	\$ -	\$ 136
Insurance	\$ 5,570	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,570
Printing & Binding	\$ -	\$ -	\$ 7	\$ -	\$ -	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Legal Advertising	\$ 335	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 335
Other Current Charges	\$ 46	\$ 30	\$ 38	\$ 41	\$ 39	\$ 31	\$ 39	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ 307
Office Supplies	\$ 1	\$ 1	\$ 3	\$ 0	\$ 1	\$ 1	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ 12
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 17,660</b>	<b>\$ 5,353</b>	<b>\$ 4,166</b>	<b>\$ 4,077</b>	<b>\$ 3,934</b>	<b>\$ 6,650</b>	<b>\$ 5,691</b>	<b>\$ 8,470</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,001</b>

**Lucerne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b><i>Operations &amp; Maintenance</i></b>													
<b>Field Services</b>													
Property Insurance	\$ 8,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,415
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	10,000
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 6,801	\$ -	\$ -	\$ -	\$ -	\$ -	27,203
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,136	\$ 2,136	\$ 2,136	\$ 2,136	\$ 2,660	\$ 2,660	\$ 2,660	\$ 2,675	\$ -	\$ -	\$ -	\$ -	19,200
Electric	\$ 55	\$ 55	\$ 55	\$ 51	\$ 36	\$ -	\$ 2	\$ 37	\$ -	\$ -	\$ -	\$ -	292
Water & Sewer	\$ 80	\$ 96	\$ 70	\$ 102	\$ 97	\$ 92	\$ 86	\$ 87	\$ -	\$ -	\$ -	\$ -	709
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 520	\$ -	\$ -	\$ 342	\$ 273	\$ 931	\$ 720	\$ 38	\$ -	\$ -	\$ -	\$ -	2,824
Contingency	\$ -	\$ 52	\$ -	\$ -	\$ -	\$ 934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	985
<b>Subtotal Field Expenditures</b>	<b>\$ 15,857</b>	<b>\$ 6,989</b>	<b>\$ 6,912</b>	<b>\$ 7,281</b>	<b>\$ 7,717</b>	<b>\$ 9,267</b>	<b>\$ 11,519</b>	<b>\$ 4,087</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>69,629</b>
<b>Amenity Expenditures</b>													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ 529	\$ 524	\$ 526	\$ 556	\$ 640	\$ 546	\$ 402	\$ 343	\$ -	\$ -	\$ -	\$ -	4,067
Amenity - Water	\$ 730	\$ 850	\$ 628	\$ 726	\$ 667	\$ 430	\$ 329	\$ -	\$ -	\$ -	\$ -	\$ -	4,358
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	13,008
Internet	\$ 101	\$ 101	\$ 207	\$ 101	\$ 101	\$ 101	\$ 101	\$ 101	\$ -	\$ -	\$ -	\$ -	911
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	320
Janitorial Service	\$ 400	\$ 400	\$ 400	\$ 400	\$ 625	\$ 400	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	3,425
Security Services	\$ -	\$ -	\$ -	\$ 400	\$ 510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	910
Pool Maintenance	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ 950	\$ -	\$ -	\$ -	\$ -	\$ -	6,650
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 320	\$ -	\$ -	\$ -	\$ 2,963	\$ -	\$ -	\$ -	\$ -	3,283
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 4,376</b>	<b>\$ 4,491</b>	<b>\$ 4,377</b>	<b>\$ 5,119</b>	<b>\$ 5,159</b>	<b>\$ 4,092</b>	<b>\$ 3,888</b>	<b>\$ 5,433</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>36,933</b>
<b>Total Expenditures</b>	<b>\$ 37,892</b>	<b>\$ 16,833</b>	<b>\$ 15,455</b>	<b>\$ 16,477</b>	<b>\$ 16,809</b>	<b>\$ 20,009</b>	<b>\$ 21,098</b>	<b>\$ 17,990</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>162,563</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (37,892)</b>	<b>\$ (11,810)</b>	<b>\$ 311,388</b>	<b>\$ (15,461)</b>	<b>\$ (15,805)</b>	<b>\$ (16,901)</b>	<b>\$ (19,005)</b>	<b>\$ (14,757)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>179,758</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (37,892)</b>	<b>\$ (11,810)</b>	<b>\$ 311,388</b>	<b>\$ (15,461)</b>	<b>\$ (15,805)</b>	<b>\$ (16,901)</b>	<b>\$ (19,005)</b>	<b>\$ (14,757)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>179,758</b>

# Lucerne Park

## Community Development District

### Long Term Debt Summary

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.80%, 4.00%, 4.625%, 4.75%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$210,022	
RESERVE FUND BALANCE	\$210,022	
BONDS OUTSTANDING - 05/16/2019		\$6,730,000
LESS: SPECIAL CALL - 11/01/20		(\$35,000)
LESS: SPECIAL CALL - 02/01/21		(\$10,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		(\$110,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		(\$115,000)
<b>CURRENT BONDS OUTSTANDING</b>		<b>\$6,460,000</b>

**Lucerne Park**  
**Community Development District**  
**Special Assessment Receipts**  
**Fiscal Year 2022**

Gross Assessments	\$	369,479.56	\$	451,100.96	\$	820,580.52
Net Assessments	\$	343,615.99	\$	419,523.89	\$	763,139.88

**ON ROLL ASSESSMENTS**

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	Series 2019 Debt		
							O&M Portion	Service	Total
							45.03%	54.97%	100.00%
11/19/21	11/01/21-11/07/21	\$4,743.24	(\$91.07)	(\$189.72)	\$0.00	\$4,462.45	\$2,009.29	\$2,453.16	\$4,462.45
11/30/21	11/08/21-11/14/21	\$7,114.86	(\$136.61)	(\$284.58)	\$0.00	\$6,693.67	\$3,013.93	\$3,679.74	\$6,693.67
12/14/21	11/15/21-11/23/21	\$23,716.20	(\$455.35)	(\$948.62)	\$0.00	\$22,312.23	\$10,046.44	\$12,265.79	\$22,312.23
12/17/21	11/24/21-11/30/21	\$557,330.70	(\$10,700.76)	(\$22,292.59)	\$0.00	\$524,337.35	\$236,091.31	\$288,246.04	\$524,337.35
12/27/21	1% Fee Adj	(\$8,205.81)	\$0.00	\$0.00	\$0.00	(\$8,205.81)	(\$3,694.80)	(\$4,511.01)	(\$8,205.81)
12/31/21	12/01/21-12/15/21	\$199,216.08	(\$3,825.43)	(\$7,944.52)	\$0.00	\$187,446.13	\$84,400.63	\$103,045.50	\$187,446.13
01/18/22	12/16/21-12/31/21	\$2,371.62	(\$46.01)	(\$71.15)	\$0.00	\$2,254.46	\$1,015.11	\$1,239.35	\$2,254.46
02/18/22	01/01/22-01/31/22	\$2,371.62	(\$45.54)	(\$94.86)	\$0.00	\$2,231.22	\$1,004.64	\$1,226.58	\$2,231.22
03/18/22	02/01/22-02/28/22	\$7,114.86	(\$140.87)	(\$71.16)	\$0.00	\$6,902.83	\$3,108.11	\$3,794.72	\$6,902.83
04/19/22	03/01/22-03/31/22	\$4,743.24	(\$94.86)	\$0.00	\$0.00	\$4,648.38	\$2,093.01	\$2,555.37	\$4,648.38
05/17/22	04/01/22-04/30/22	\$7,328.32	(\$146.57)	\$0.00	\$0.00	\$7,181.75	\$3,233.70	\$3,948.05	\$7,181.75
<b>TOTAL</b>		<b>\$ 807,844.93</b>	<b>\$ (15,683.07)</b>	<b>\$ (31,897.20)</b>	<b>\$ -</b>	<b>\$ 760,264.66</b>	<b>\$ 342,321.37</b>	<b>\$ 417,943.29</b>	<b>\$ 760,264.66</b>

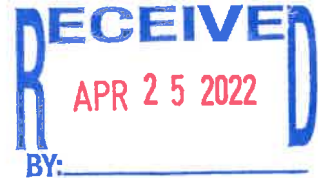
<b>99.62%</b>	<b>Net Percent Collected</b>
<b>\$2,875.22</b>	<b>Balance Remaining to Collect</b>



## SECTION 3



April 21, 2022



Samantha Hoxie -- Recording Secretary  
Lucerne Park CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Lucerne Park Community Development District Registered Voters**

Dear Ms. Hoxie,

In response to your request, there are currently **325** voters within the Lucerne Park Community Development District. This number of registered voters in said District is as of **April 15, 2022**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in blue ink that reads "Lori Edwards".

Lori Edwards  
Supervisor of Elections  
Polk County, Florida