

Lucerne Park
Community Development District
Meeting Agenda
January 19, 2023

AGENDA

Lucerne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

January 12, 2023

**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, January 19, 2023 at 9:00 AM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.

Those members of the public wishing to attend the meeting can do so using the information below:

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:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (Public comments can be submitted via email to the District Manager at tadams@gmscfl.com prior to the beginning of the meeting)
3. Organizational Matters
 - A. Administration of Oath of Office to Newly Appointed Supervisor
4. Approval of Minutes of the October 20, 2022 Board of Supervisors Meeting
5. Consideration of Contract Agreement with Polk County Property Appraiser
6. Consideration of 2023 Data Sharing and Usage Agreement
7. Discussion of Parking Rules
8. Discussion of License Agreement for HOA Bulletin Board
9. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Playground Shade Cover Replacement

- ii. Dog Waste Stations
 - a) Map of Possible Locations for Consideration
 - b) Count and Pricing of waste stations – *Separate Cover*
- iii. Consideration of Proposal for Solar Lights by Mailboxes
- iv. Consideration of Waste Removal Agreement

D. District Manager's Report

- i. Approval of Check Register
- ii. Balance Sheet & Income Statement

10. Other Business

11. Supervisors Requests and Audience Comments

12. Adjournment

SECTION IV

**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, **October 20, 2022** at 9:06 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present and constituting a quorum:

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

Chairperson
Vice Chairperson
Assistant Secretary

Also present were:

Tricia Adams
Meredith Hammock
Rey Malave *by Zoom*
Marshall Tindall

District Manager, GMS
District Counsel
District Engineer
GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:06 a.m. She noted that they were operating under an emergency order issued by Governor DeSantis regarding today's quorum. She stated that District counsel was present and that she had a statement for the record. Ms. Hammock stated that pursuant to the order 22-006, the statute requiring physical presence to establish a quorum had been temporarily suspended due to the hurricane for 30 days from October 5th. Ms. Adams stated that attending and constituting a quorum they have Ms. Henley, Ms. Schwenk, and Mr. Al Cassidy.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that they did have members of the public attending in person and via Zoom. She started with comments from the members of the public that were attending in person. She asked that they stated their first and last name as well as their address for the record. She also

asked that the members of the public limit their statements to 3 minutes. She noted that this was not a question-and-answer session.

Resident (Cecilia) was concerned about the trash not being picked up. Ms. Adams responded that they would address this under the staff reports.

A resident expressed concerns that they were getting from other people in the area which about the fence because it is dirty and green. He noted that it had been this way for two years and had not been washed. He noted a few other concerns such as the security and pool. Ms. Adams stated that some of those concerns could be addressed today during staff reports.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Matthew Cassidy

Ms. Adams stated that there was a letter of resignation from Mr. Matthew Cassidy who was holding seat #5 with a term expiring November 2024.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Accepting the Resignation of Mr. Matthew Cassidy, was approved

B. Appointment of Individual to Fulfill the Board Vacancy with a Term Ending November 2024

Ms. Adams asked for any Board discussion or any Board action regarding appointing someone to fill seat #5 with the term ending November 2024. Ms. Schwenk stated that she would like to appoint Ms. Emily Cassidy.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Appointing Ms. Emily Cassidy to the Board of Supervisors, was approved.

C. Administration of Oath of Office to Newly Appointed Supervisor

Ms. Adams stated that Ms. Emily Cassidy was not in attendance at this meeting, but they would get her oath administered so that she would be fully able to participate in upcoming Board meetings.

D. Consideration of Resolution 2023-01 Electing Assistant Secretaries

Ms. Adams stated that Supervisor Cassidy had been appointed as an Assistant Secretary. She noted that anytime they have an election or appointment to the Board, they would reconsider officers. She asked if the Board would like to make a motion to appoint Ms. Emily Cassidy as an Assistant Secretary. She noted that right now they had Ms. Jill Burns serving as Secretary, Mr. George Flint serving as Assistant Secretary and Treasurer, Katie Costa serving as Assistant Treasurer. She added that she would ask to appoint herself, Ms. Tricia Adams, to serve as an Assistant Secretary for the purpose of attesting the Chairman's signature and executing District documents. She stated that they would be looking for a motion to appoint both Ms. Emily Cassidy and Ms. Tricia Adams.

On MOTION by Mr. Al Cassidy, seconded by Ms. Schwenk, with all in favor, Resolution 2023-01 Electing Ms. Tricia Adams and Ms. Emily Cassidy as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the July 21, 2022
Board of Supervisors Meeting**

Ms. Adams stated that the July 21, 2022 meeting minutes had been reviewed by District staff as well as by District counsel. She noted that if there were no corrections, they would be seeking a motion to approve. The Board had no changes.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Minutes of the July 21, 2022 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Audit Services
Engagement Letter for Fiscal Year 2022**

Ms. Adams stated that the Community Development District was required each year to have an annual independent audit. She noted that their fiscal year ended on September 30th of each year. She noted that this would be the audit for the fiscal year that just ended. She explained that there was a multi-year agreement that the Board previously approved and each year they bring back an engagement letter. She noted that included in the agenda packet was a copy of the engagement letter. She stated that for the preparation of the audit it was \$4,700 and it was consistent with the agreement that the District entered into as well as consistent with the budgeted

amount for the upcoming fiscal year. She asked if there was any discussion on the audit engagement letter. Hearing none,

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2022, was approved.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report, the next item followed.

B. Engineer

Mr. Malave had nothing to report, the next item followed.

C. Field Manager's Report

i. Hurricane Ian Assessment – Maintenance and Repairs

Mr. Tindall stated that prior to the hurricane their staff went through and tried to secure the facility as best as they could. He explained that all the furniture was pulled and stacked, and the garbage cans were secured and strapped down. He noted that the facility and the property overall did well compared to the other nearby places. He noted that the building had no noticeable damage. He did note that there were some trees that were leaning over that they had the landscaper strap and straighten to secure them. He noted their staff was working to get the fence back up after it was knocked over. He stated that the District as a whole did very well.

Mr. Tindall stated that they were monitoring the facility. He stated that after the storm, they went back and put everything back up after they ensured that the facility was safe to open. He noted that they checked all the chemicals in the pool, etc. He noted that there was a security system expansion that was approved previously which was installed by Current Demands and was up and running. He noted that there was a handful of pool chairs and a chaise lounge chair that was damaged. He explained that they had a company come into re-sling those and put them back down so that they look good. He stated that they also installed a battery backup for the security system, which should help with any future surges. He noted some damage to a feed line with pool equipment that was repaired by the pool vendor and it was a small charge that they would see on the next report. He also stated that there was a small chemical spill by the mailboxes. He noted

that the dead grass and a few dead shrubs were being replaced by the landscaper and the pool vendor would cover that charge.

Ms. Adams asked if Mr. Tindall could address the grass, the garbage and the fence concerns. Mr. Tindall responded that the garbage cans were the community's garbage cans, not the CDD's garbage cans. He stated that he would look into why they were not picking up the cans. He addressed the fence concern stating that the exterior perimeter fence was already on schedule for some time this winter but might be delayed a little bit because of the hurricane clean up. He noted that he would check the plats and if they have access, they will make their maintenance crew available to get that scheduled. Ms. Adams asked if there were any questions for Mr. Tindall regarding any of the field management that has occurred.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams stated that included in the agenda packet on page 28 of the PDF was a check run from June 1st through August 31st, 2022 and the total amount was \$68,693.20. She noted that she would be happy to answer any questions that Board members may have. Hearing none,

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Check Register totaling \$68,693.20, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted that the general fund balance was included on page 37 of the PDF and the unassigned balance was \$186,570 at the end of August. She noted that the overall expenses and actuals were running under the prorated budget. She stated that the Board had did a great job controlling expenses. She asked for any questions on the balance sheet and income statement. Hearing none, the next item followed.

SEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

NINTH ORDER OF BUSINESS

***CLOSED Session of Board Discussion
Regarding Security***

TENTH ORDER OF BUSINESS

Board Action Regarding Security Matters

Ms. Adams asked if there was a motion to approve the Securitas proposal at \$30,177.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Securitas Proposal, was approved.
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ELEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Tuesday, December 6, 2022 by and between the Lucerne Park Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2023 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lucerne Park Community Development District.
3. The term of this Agreement shall commence on January 1, 2023 or the date signed below, whichever is later, and shall run until December 31, 2023, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2023 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 14, 2023**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 15, 2023**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2023 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2023 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 15, 2023** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

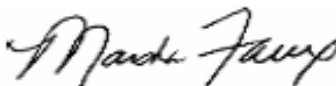
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION VI



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER
2023 Data Sharing and Usage Agreement

LUCERNE PARK CDD

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the **LUCERNE PARK CDD**, hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

As of July 1, 2021, the Florida Public Records Exemptions Statute was amended as it relates to the publicly available records maintained by the county property appraiser and tax collector. As a result, exempt (aka confidential) parcels and accounts have been added back to our website and FTP data files. No owner names, mailing addresses, or official records (OR) books and pages of recorded documents related to these parcels/accounts, appear on the Property Appraiser’s website or in FTP data files. In addition, the Polk County Property Appraiser’s mapping site has been modified to accommodate the statutory change. See Senate Bill 781 for additional information.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” **will be protected as follows:**

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.

The term of this Agreement shall commence on **January 1, 2023** and shall run until **December 31, 2023**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

LUCERNE PARK CDD

Signature: 

Signature: _____

Print: Marsha M. Faux CFA, ASA

Print: _____

Title: Polk County Property Appraiser

Title: _____

Date: December 1, 2022

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION IX

SECTION C

SECTION 1



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Lucerne Park repl Shade



Date	Estimate #
12/1/2022	17414

Customer / Bill To
Lucerne Park CDD Governmental Mgmt Services Marshall Tindall 6200 Lee Vista Blvd. Ste 300

Ship To
232 Meadowbrook Blvd. Winter Haven, FL 33881



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Supply and install 30x30 fabric replacement, forest green			
	SHADE			
CSSD	Replacement fabric 30x30	1	4,340.00	4,340.00
CLR	Colors: Forest Green			0.00
Shipping	Combined Shipping and Freight Charges	1	378.00	378.00
	RAW MATERIALS			
CPE	CA-3-6961 3/16 galv cable 696"	1	101.50	101.50
CPE	HWM0024 Cable clamps 3/16 forged steel, galv.	4	6.7325	26.93
LBR	Labor and Installation-one 30x30 fabric only to existing frame, cabling for cantilever one bay	1	1,500.00	1,500.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$6,346.43

Sales Tax: (7.5%) \$0.00

Total: \$6,346.43

Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

SECTION 2

SUB-SECTION

A

NOTES AND LEGEND

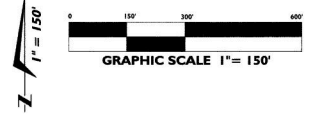
- PCP - PERMANENT CONTROL POINT - SET BY MAIL & DISK
TOP LB-8135 - UNLESS OTHERWISE NOTED
- PRM - PERMANENT REFERENCE MONUMENT - SET 4" X 4" CONCRETE MONUMENT AND CAP WITH LB-8135
- FCM - FOUND CONCRETE MONUMENT AS NOTED
- FIR - FOUND IRON ROD AS NOTED
- FIP - FOUND IRON PIPE AS NOTED
- HRS - FOUND RAILROAD SPIKE AS NOTED
- C - CURVE - SEE CURVE DATA

- AND - AND
- CEN - CENTERLINE
- RAD - RADIAL
- NON-RAD - NON-RADIAL
- NO. - NUMBER
- ISO - IDENTIFICATION
- O.R. - OFFICIAL RECORDS
- PL - PLAT BOOK
- PG - PAGE
- PS - PAGES
- PK - PARKER KALON MAIL
- FEMA - FEDERAL EMERGENCY MANAGEMENT AGENCY
- (T) - INFORMATION AS MEASURED BETWEEN FIELD MONUMENTATION
- (L) - INFORMATION PER LEGAL DESCRIPTION
- (CALC) - INFORMATION CALCULATED FROM FIELD MEASUREMENTS

LUCERNE PARK RESERVE

A REPLAT OF PORTIONS OF LOTS 88, 89, 94, 95, 97, 98, 99, 100, 101, 185, 186, 189, 200, 211 AND ALL OF LOTS 90, 91, 92, 93, 187, 188, 197, 198, 199, 208, 209, 210 AND 328 OF LUCERNE PARK FRUIT ASSOCIATION AS RECORDED IN PLAT BOOK 3, PAGE 67 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA IN SECTION 01 AND SECTION 02, TOWNSHIP 28 SOUTH, RANGE 26 EAST, CITY OF WINTER HAVEN, POLK COUNTY, STATE OF FLORIDA

PLAT BOOK 176 PAGE 44
SHEET 2 OF 7



MAINTENANCE RESPONSIBILITY NOTE:
LAKE LUCERNE COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPRKEEP OF TRACES A, B, C, D, E, F, G, H, AND J, IN THE EVENT OF TERMINATION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPRKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.

OVERALL BOUNDARY AND KEY MAP



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPERPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PSM PLATINUM
SURVEYING & MAPPING
1925 Barlow Road, Suite 101, Lakeland, Florida 33801
(863) 904-4699 - khompson@platinumsurveying.com
STATE OF FLORIDA AUTHORIZATION FOR
SURVEYING AND MAPPING BUSINESS - LB 8135
KENNETH W. THOMPSON
REGISTRATION NO. 5680

SUB-SECTION

B

*Item will be provided
under separate cover*

SECTION 3

Proposal #253



Governmental Management Services

Maintenance
Services

Bill To/District: Lucerne Park CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801		
Job name and Description			
<u>Lucerne Park CDD – Solar lights for Mailboxes</u>			
- Proposal is for delivery and installation of 2 solar lights. Locations shown are approximations. Final placement may be adjusted on site.			
Qty	Description	Unit Price	Line Total
	Labor & Mobilization		\$725.00
	Materials		\$550.00
Total Due:			\$1,275.00

Proposal #253

Reference:

Recommended solar lights placement and wide angle reference showing nearby street lights.



SECTION 4



June 21, 2022

Governmental Management Services
Clayton Smith
Field Manager
Davenport, Florida 33837

Thank you for giving CSS Clean Star Services of Central Florida, Inc. the opportunity to present a proposal for the services required. As we continue providing janitorial and trash collect services for several communities you manage, we would like to extend these services to your company.

CSS is a locally owned full Service Janitorial Maintenance Company. We are in our 25th year of operation and we are servicing many accounts throughout Central Florida every day. We specialize in "Class A" cleaning for commercial office buildings, hotels, clubhouses, stores, restaurants, medical facilities, warehouse spaces, construction sites, and much more.

We use the finest chemicals, and high technology equipment to service janitorial accounts. Our staff is well trained and experienced in their particular line of work. We have at our disposal floor techs 24/7 to accomplish quality services for our customers as needed. We also have our own technician that maintains and repair all our equipment to assure that work is done when required to be done.

Our company's purpose is to create a clean and healthy environment for the people that work in or visit our buildings. Our policy of scheduled quality control inspections by our supervisory staff, combined with immediate response to our customer's needs, provides our clients worry-free service.



OUR MISSION

At CSS, we are committed to exceed our customer's expectations delivering a consistent high-quality service, striving to improve our procedures thru continued feedback with our customers and well-trained staff.

We are convinced that excellence and professionalism is what our customers want from the janitorial vendors, and at CSS we attempt to provide this level of service. By doing so, we will obtain and maintain a high recognition in the Janitorial Industry.

GOAL

100 % Satisfaction

We have attempted to make this proposal as complete as possible; however, if you have any comments or questions, please do not hesitate to contact us.

Thank you again and we look forward developing a relationship with your company.

Sincerely yours,

Tracy Chacon
President CSS
tchacon@starcss.com
407-456-9174

Sandro Di Lollo
Vice-President CSS
sdilollo@starcss.com
407-668-1338



PRICING TRASH COLLECT FOR SERVICES

- Trash and Pet stations Three X a week → \$ 75.00/per station/month
- Mail trash removal, 3 times a week → \$100.00/per station/month
- Dispenser bags, as needed, 200 bags/box → \$ 10.00/box

Supplies, chemicals and equipment will be provided by CSS Clean Star Services.
Products used to Disinfect for the Covid19, are CDC certified and approved.



CLEANING CONTRACT AGREEMENT:

The undersigned hereby accepts the proposal of **CSS Clean Star Services of Central Florida, Inc.** upon the following terms:

1. CSS Clean Star Services of Central Florida, Inc. service charge will be the amount mentioned on the pricing page plus tax per month. Payment should be payable to "CSS Clean Star Services of Central Florida, Inc." and mailed to 11121 Camden Park Drive, Windermere, Florida 34786
2. A finance fee of 1.5% will apply if payments are received after the due date shown on the monthly invoice
3. CSS Clean Star Services of Central Florida, Inc. will provide all services and supplies specified in the attached work schedule.
4. In the event that the Customer needs to be in contact with CSS Clean Star Services of Central Florida, Inc. These are the different ways of contact phones: 877-CSS-2350 Email: sdilollo@starcss.com Mail: 11121 Camden Park Dr. Windermere, Florida 34786
5. If the customer wants to cancel or amend the contract the costumer shall give 30 day notification, in writing to CSS Clean Star Services of Central Florida, Inc. to change or terminate services. (Failure to this clause will have a charge for the full month price even if the service it's not performed).
6. Other services performed upon request:
7. **Start Date:**

IN WITNESS WHEREOF, The parts have duly executed and sealed this agreement as of the day and year first above written

Printed Name CUSTOMER

Printed Name CONTRACTOR
CSS Clean Star Services of
Central Florida Inc.

By: _____
Date: _____

By: _____
Date: _____

SECTION D

SECTION 1

Lucerne Park Community Development District

Summary of Check Register

September 1, 2022 through November 30, 2022

Fund	Date	Check No.'s	Amount
General Fund	9/8/22	349-350	\$ 768.83
	9/19/22	351-355	\$ 23,746.44
	9/26/22	356-357	\$ 5,512.00
	10/27/22	358-364	\$ 20,505.95
	11/11/22	365-372	\$ 7,816.81
	11/18/22	373-374	\$ 2,081.06
	11/23/22	375-379	\$ 13,922.52
Total Amount			\$ 74,353.61

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER					RUN 1/13/23		PAGE 3		
*** CHECK DATES 09/01/2022 - 11/30/2022 ***		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	#	
10/27/22	00032	10/20/22 10202022	202210 300-15500-10000 EQUIPMENT LEASE - NOV 22	WHFS, LLC		*	1,626.01	1,626.01	000364		
11/11/22	00001	10/20/22 AC102020	202210 310-51300-11000 SUPERVISOR FEES 10/20/22	ALBERT CASSIDY		*	200.00	200.00	000365		
11/11/22	00039	10/20/22 BH102020	202210 310-51300-11000 SUPERVISOR FEES 10/20/22	BOBBIE HENLEY		*	200.00	200.00	000366		
11/11/22	00030	9/22/22 8203	202209 330-57200-46700 MTHLY CLEANING SVC-SEP 22	CLEAN STAR SERVICES OF CENTRAL FL		*	400.00	800.00	000367		
		10/14/22 8409	202210 330-57200-46700 MTHLY CLEANING SVC-OCT 22			*	400.00				
11/11/22	00007	9/30/22 138	202209 320-53800-47000 GENERAL MAINT-STORM PREP	GOVERNMENTAL MANAGEMENT SERVICES		*	401.39	401.39	000368		
11/11/22	00009	10/20/22 LS102020	202210 310-51300-11000 SUPERVISOR FEES 10/20/22	LAUREN SCHWENK		*	200.00	200.00	000369		
11/11/22	00040	10/18/22 50371584	202210 330-57200-48100 PEST PREVENTION - OCT 22	MASSEY SERVICES INC.		*	40.00	40.00	000370		
11/11/22	00019	10/01/22 6971	202210 320-53800-46200 LANDSCAPE MAINT - OCT 22	PRINCE & SONS INC.		*	2,522.50	3,400.42	000371		
		10/01/22 6971	202210 320-53800-46200 LANDSCAPE MAINT AMENITY			*	877.92				
11/11/22	00027	10/01/22 17278	202210 330-57200-46300 POOL MAINTENANCE - OCT 22	RESORT POOL SERVICES DBA		*	1,500.00	2,575.00	000372		
		10/04/22 17502	202210 330-57200-46300 POOL MAINTENANCE - OCT 22			*	250.00				
		10/06/22 17603	202210 330-57200-46300 REPAIR BACK FLOW LEAK			*	175.00				
		10/10/22 17619	202210 330-57200-46300 RPLC MOTOR/20 AMP BREAKER			*	650.00				
LUCP LUC PARK CDD KCOSTA											

AP300R		YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER						RUN 1/13/23		PAGE 4	
*** CHECK DATES 09/01/2022 - 11/30/2022 ***		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 #	
11/18/22	00035	10/31/22	00050152	202210	310-51300-48000	NOTICE OF REGULAR MEETING		*	455.05		
		CA FLORIDA HOLDINGS, LLC								455.05	000373
11/18/22	00032	11/17/22	11172022	202211	300-15500-10000	EQUIPMENT LEASE - DEC 22		*	1,626.01		
		WHFS, LLC								1,626.01	000374
11/23/22	00042	5/23/22	2119647	202204	310-51300-31100	ENGINEER SERVICES-APR 22		*	377.50		
		5/23/22	2119648	202204	310-51300-31100	STORMWATER NEEDS ANALYSIS		*	145.00		
		6/15/22	2133639	202205	310-51300-31100	STORMWATER NEEDS ANALYSIS		*	1,447.50		
		11/14/22	2201877	202210	310-51300-31100	ENGINEER SERVICES-OCT 22		*	255.00		
		DEWBERRY ENGINEERS INC.								2,225.00	000375
11/23/22	00007	11/01/22	140	202211	310-51300-34000	MANAGEMENT FEES - NOV 22		*	3,154.42		
		11/01/22	140	202211	310-51300-35200	WEBSITE MANAGEMENT-NOV 22		*	100.00		
		11/01/22	140	202211	310-51300-35100	INFORMATION TECH - NOV 22		*	150.00		
		11/01/22	140	202211	310-51300-31300	DISSEMINATION SVCS-NOV 22		*	416.67		
		11/01/22	140	202211	330-57200-12000	AMENITY ACCESS - NOV 22		*	416.67		
		11/01/22	140	202211	310-51300-51000	OFFICE SUPPLIES		*	.09		
		11/01/22	140	202211	310-51300-42000	POSTAGE		*	1.71		
		11/01/22	141	202211	320-53800-12000	FIELD MANAGEMENT - NOV 22		*	1,250.00		
		GOVERNMENTAL MANAGEMENT SERVICES								5,489.56	000376
11/23/22	00034	11/10/22	4757	202210	310-51300-31500	GENERAL COUNSEL - OCT 22		*	1,213.50		
		KE LAW GROUP, PLLC								1,213.50	000377
11/23/22	00019	10/31/22	7223	202210	320-53800-47000	IRRIGATION RPRS-10/31/22		*	94.04		
		11/01/22	7290	202211	320-53800-46200	LANDSCAPE MAINT - NOV 22		*	2,522.50		
		11/01/22	7290	202211	320-53800-46200	LANDSCAPE MAINT AMENITY		*	877.92		
		PRINCE & SONS INC.								3,494.46	000378
		LUCP LUC PARK CDD KCOSTA									

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
11/23/22	00027	11/01/22 17801	202211 330-57200-46300	RESORT POOL SERVICES DBA	*	1,500.00	
							1,500.00 000379
						TOTAL FOR BANK A	74,353.61
						TOTAL FOR REGISTER	74,353.61

LUCP LUC PARK CDD KCOSTA

SECTION 2

Lucerne Park
Community Development District

Unaudited Financial Reporting
November 30, 2022



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Lucerne Park
Community Development District
Combined Balance Sheet
November 30, 2022

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 126,664	\$ -	\$ 438	\$ 127,101
Investments:				
Series 2019				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 26,837	\$ -	\$ 26,837
Prepayment	\$ -	\$ 1,922	\$ -	\$ 1,922
Construction	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 11,944	\$ -	\$ 11,944
Prepaid Expenses	\$ 10,935	\$ -	\$ -	\$ 10,935
Total Assets	\$ 137,598	\$ 250,725	\$ 438	\$ 388,762
Liabilities:				
Accounts Payable	\$ 624	\$ -	\$ -	\$ 624
Due to Debt Service	\$ 11,944	\$ -	\$ -	\$ 11,944
Total Liabilities	\$ 12,568	\$ -	\$ -	\$ 12,568
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 10,935	\$ -	\$ -	\$ 10,935
Restricted for:				
Debt Service 2019	\$ -	\$ 250,725	\$ -	\$ 250,725
Capital Projects - Series 2019	\$ -	\$ -	\$ 438	\$ 438
Unassigned	\$ 114,095	\$ -	\$ -	\$ 114,095
Total Fund Balances	\$ 125,030	\$ 250,725	\$ 438	\$ 376,194
Total Liabilities & Fund Balance	\$ 137,598	\$ 250,725	\$ 438	\$ 388,762

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
Revenues:				
Assessments	\$ 446,207	\$ 11,770	\$ 11,770	\$ -
Total Revenues	\$ 446,207	\$ 11,770	\$ 11,770	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 600	\$ 1,400
Engineering	\$ 20,000	\$ 3,333	\$ 255	\$ 3,078
Attorney	\$ 25,000	\$ 4,167	\$ 1,397	\$ 2,769
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 833	\$ 833	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,098	\$ 3,098	\$ -
Management Fees	\$ 37,853	\$ 6,309	\$ 6,309	\$ (0)
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Administration	\$ 1,200	\$ 200	\$ 200	\$ -
Postage & Delivery	\$ 450	\$ 75	\$ 7	\$ 68
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 500	\$ 83	\$ -	\$ 83
Legal Advertising	\$ 3,000	\$ 500	\$ 455	\$ 45
Other Current Charges	\$ 1,000	\$ 167	\$ 77	\$ 89
Office Supplies	\$ 350	\$ 58	\$ 0	\$ 58
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 128,712	\$ 32,982	\$ 24,696	\$ 8,287

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
<u>Operations & Maintenance</u>				
Field Services				
Property Insurance	\$ 10,098	\$ 10,098	\$ 9,257	\$ 841
Field Management	\$ 15,000	\$ 2,500	\$ 2,500	\$ -
Landscape Maintenance	\$ 40,805	\$ 6,801	\$ 6,801	\$ -
Landscape Replacement	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Streetlights	\$ 30,000	\$ 5,000	\$ 5,352	\$ (352)
Electric	\$ 5,000	\$ 833	\$ 139	\$ 695
Water & Sewer	\$ 10,000	\$ 1,667	\$ 986	\$ 681
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ 94	\$ 1,573
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Field Expenditures	\$ 153,403	\$ 33,982	\$ 25,128	\$ 8,854
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 1,333	\$ 640	\$ 694
Amenity - Water	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Playground Lease	\$ 19,512	\$ 3,252	\$ 3,252	\$ -
Internet	\$ 2,000	\$ 333	\$ 281	\$ 52
Pest Control	\$ 480	\$ 80	\$ 80	\$ -
Janitorial Service	\$ 5,600	\$ 933	\$ 800	\$ 133
Security Services	\$ 34,000	\$ 5,667	\$ -	\$ 5,667
Pool Maintenance	\$ 12,000	\$ 2,000	\$ 4,075	\$ (2,075)
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ -	\$ 1,667
Amenity Access Management	\$ 5,000	\$ 833	\$ 833	\$ (0)
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 114,092	\$ 19,015	\$ 9,961	\$ 9,054
Total Expenditures	\$ 396,207	\$ 85,980	\$ 59,785	\$ 26,195
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ (48,015)	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ (48,015)	
Fund Balance - Beginning	\$ -		\$ 173,045	
Fund Balance - Ending	\$ 0		\$ 125,030	

Lucerne Park
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted Budget	Prorated Budget Thru 11/30/22	Actual Thru 11/30/22	Variance
Revenues:				
Assessments	\$ 419,524	\$ 11,066	\$ 11,066	\$ -
Interest	\$ -	\$ -	\$ 1,546	\$ 1,546
Total Revenues	\$ 419,524	\$ 11,066	\$ 12,612	\$ 1,546
Expenditures:				
Interest - 11/1	\$ 149,452	\$ 149,452	\$ 149,452	\$ -
Principal - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 149,452	\$ -	\$ -	\$ -
Total Expenditures	\$ 418,904	\$ 149,452	\$ 149,452	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 620		\$ (136,840)	
Fund Balance - Beginning	\$ 184,632		\$ 387,565	
Fund Balance - Ending	\$ 185,252		\$ 250,725	

Lucerne Park
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Contingency	\$ -	\$ -	\$ 76	\$ (76)
Total Expenditures	\$ -	\$ -	\$ 76	\$ (76)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (76)	
Fund Balance - Beginning	\$ -		\$ 514	
Fund Balance - Ending	\$ -		\$ 438	

Lucerne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/22	Thru 11/30/22	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ -	
Fund Balance - Beginning	\$ 10,000		\$ -	
Fund Balance - Ending	\$ 60,000		\$ -	

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 11,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,770
Total Revenues	\$ -	\$ 11,770	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,770
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	600
Engineering	\$ 255	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	255
Attorney	\$ 1,214	\$ 184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,397
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Trustee Fees	\$ 3,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,098
Management Fees	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,309
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Administration	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Postage & Delivery	\$ 6	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Legal Advertising	\$ 455	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	455
Other Current Charges	\$ 39	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	77
Office Supplies	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative	\$ 20,651	\$ 4,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	24,696

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Services													
Property Insurance	\$ 9,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,257
Field Management	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,801
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,676	\$ 2,676	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,352
Electric	\$ 74	\$ 65	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	139
Water & Sewer	\$ 681	\$ 305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	986
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	94
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 17,433	\$ 7,695	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	25,128
Amenity Expenditures													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity - Electric	\$ 347	\$ 293	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	640
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Playground Lease	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,252
Internet	\$ 141	\$ 141	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	281
Pest Control	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Janitorial Service	\$ 400	\$ 400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	800
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Maintenance	\$ 2,575	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,075
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Amenity Access Management	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	833
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 5,545	\$ 4,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,961
Total Expenditures	\$ 43,628	\$ 16,157	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	59,785
Excess Revenues (Expenditures)	\$ (43,628)	\$ (4,387)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(48,015)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (43,628)	\$ (4,387)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(48,015)

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)
CURRENT BONDS OUTSTANDING		\$6,460,000

Lucerne Park
Community Development District
Special Assessment Receipts
Fiscal Year 2023

Gross Assessments	\$	479,794.74	\$	451,100.96	\$	930,895.70
Net Assessments	\$	446,209.11	\$	419,523.89	\$	865,733.00

ON ROLL ASSESSMENTS

							51.54%	48.46%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2019 Debt Service</i>	<i>Total</i>
11/16/22	10/01/22-10/31/22	\$5,380.90	(\$103.31)	(\$215.23)	\$0.00	\$5,062.36	\$2,609.20	\$2,453.16	\$5,062.36
11/21/22	11/01/22-11/06/22	\$2,690.45	(\$51.66)	(\$107.62)	\$0.00	\$2,531.17	\$1,304.60	\$1,226.57	\$2,531.17
11/25/22	10/01/21-09/30/22	\$55.49	\$0.00	\$0.00	\$0.00	\$55.49	\$28.60	\$26.89	\$55.49
11/25/22	11/07/22-11/13/22	\$16,142.70	(\$309.94)	(\$645.67)	\$0.00	\$15,187.09	\$7,827.61	\$7,359.48	\$15,187.09
TOTAL		\$ 24,269.54	\$ (464.91)	\$ (968.52)	\$ -	\$ 22,836.11	\$ 11,770.01	\$ 11,066.10	\$ 22,836.11

3%	Net Percent Collected
\$842,896.89	Balance Remaining to Collect