

*Lucerne Park*  
*Community Development District*

*Agenda*

*May 18, 2023*

# AGENDA

# *Lucerne Park*

## *Community Development District*

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219 East Livingston Street, Orlando, Florida 32801

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

May 11, 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, May 18, 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:

1. Roll Call
2. Public Comment Period
3. Organizational Matters
  - A. **Consideration of Resolution 2023-06 Canvassing and Certifying the Results of the Landowners' Election - Added**
  - B. Acceptance of Resignations
    - i. Andrew Reinhart, Seat No. 4
    - ii. Albert Cassidy, Seat No. 2
  - C. Appointments to Fulfill Vacancies in Seats No. 2 and 4
  - D. Administration of Oaths to Newly Appointed Supervisors
  - E. Consideration of Resolution 2023-02 Electing Officers
4. Approval of Minutes of the January 19, 2023 Board of Supervisors Meeting
5. Public Hearing: Parking Rules
  - A. Public Comment Regarding Proposed Parking Rules
  - B. Consideration of Resolution 2023-03 Adopting Rules Related to Parking Enforcement

6. Consideration of Resolution 2023-04 Approving the Fiscal Year 2024 Budget and Setting a Public Hearing
7. Consideration of Resolution 2023-05 Appointing Bank Signatories
8. Staff Reports
  - A. Attorney
  - B. Engineer
    - i. Consideration of Dewberry Work Authorization 2023-1
  - C. Field Manager's Report
    - i. Consideration of Landscape Enhancements Proposal - Prince & Sons
    - ii. Consideration of Stormwater Repair Proposal - All Terrain
    - iii. Consideration of Camera Replacement Proposals – Current Demands (2)
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
    - iii. Presentation of Registered Voters- 431
9. Other Business
10. Supervisors Requests and Audience Comments
11. Adjournment

# SECTION III

# SECTION A

**RESOLUTION 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the 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 City of Winter Haven, Florida; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

**WHEREAS**, such landowners meeting was held on November 17, 2022, the Minutes of which are attached hereto as Exhibit A, and at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

**WHEREAS**, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

**SECTION 1.** The following person is found, certified, and declared to have been duly elected as Supervisor of and for the District, having been elected by the votes cast in their favor as shown:

<u>Bobbie Henley</u>	Seat 1	Votes <u>40</u>
<u>Albert Cassidy</u>	Seat 2	Votes <u>39</u>
<u>Andrew Reinhart</u>	Seat 4	Votes <u>40</u>

**SECTION 2.** In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the Supervisor, the above-named person is declared to have been elected for the following term of office:

<u>Bobbie Henley</u>	4 Year Term (Seat <u>1</u> )
<u>Andrew Reinhart</u>	4 Year Term (Seat <u>2</u> )
<u>Albert Cassidy</u>	2 Year Term (Seat <u>3</u> )

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May, 2023.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors



# SECTION B

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**Begin forwarded message:**

**From:** Andrew Rhinehart <[andrew@CASSIDYHOLDINGSFL.COM](mailto:andrew@CASSIDYHOLDINGSFL.COM)>  
**Subject:** Lucerne Park CDD  
**Date:** March 14, 2023 at 11:42:48 AM EDT  
**To:** Jillian Burns <[jburns@gmscfl.com](mailto:jburns@gmscfl.com)>

**Jill**

**I would like to resign from the Lucerne Park CDD board.**

**Thanks**

**Andrew**

**Sent from my iPhone**

Jill Burns  
District Manager  
Governmental Management Services  
Central Florida, LLC  
[219 E. Livingston St.  
Orlando, Florida 32801](http://219 E. Livingston St. Orlando, Florida 32801)  
Tel: (407) 841-5524 ext: 115  
Fax: (407) 839-1526  
[jburns@gmscfl.com](mailto:jburns@gmscfl.com)



5/16/23

I would like to resign from Lucerne Park CDD.

Thank you,

A handwritten signature in blue ink, appearing to read 'Albert S Cassidy', written over the printed name below.

Albert S Cassidy

# SECTION E

**RESOLUTION 2023-02**

**A RESOLUTION ELECTING THE OFFICERS OF  
THE LUCERNE PARK COMMUNITY DEVELOPMENT  
DISTRICT, POLK COUNTY, FLORIDA.**

**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; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

**SECTION 1.** The following persons are elected to the offices shown:

- Chairperson \_\_\_\_\_
- Vice Chairperson \_\_\_\_\_
- Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Secretary \_\_\_\_\_
- Assistant Treasurer \_\_\_\_\_
- Treasurer \_\_\_\_\_

**PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.**

ATTEST:

LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# 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, **January 19, 2023** at 9:04 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	Chairperson
Bobbie Henley	Vice Chairperson
Emily Cassidy	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel
Rey Malave <i>by Zoom</i>	District Engineer
Lisa Kelley <i>by Zoom</i>	Dewberry
Marshall Tindall	GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order at 9:04 a.m. There were three Board members present constituting a quorum. She noted that Ms. Emily Cassidy had previously been appointed to the Board and they administered the oath outside of the Board meeting.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Adams stated that there were no members of the public present or joining via Zoom. The public comment period was closed.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Administration of Oath of Office to Newly Appointed Supervisor**

Ms. Adams addressed this item in the first order of business.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes of the October 20, 2022 Board of Supervisors Meeting**

Ms. Adams presented the October 20, 2022 Board of Supervisors meeting minutes and asked if there were any comments or corrections to those minutes. The Board had no changes.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Minutes of the October 20, 2022 Board of Supervisors Meeting, were approved.

**FIFTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. Adams presented this item stating that this agreement was on page 13 of the agenda packet, which was bookmarked. She explained that this Contract Agreement was with Polk County and enabled the District to include the CDD assessments in the non-ad valorem section of the Polk County tax bill. She further explained that this was an agreement that Board members, who had previously been serving on this Board, were familiar with as it is presented annually, as required by the Polk County Property Appraiser. She noted that staff did recommend approval.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**SIXTH ORDER OF BUSINESS**

**Consideration of 2023 Data Sharing and Usage Agreement**

Ms. Adams stated that this agreement was on page 15 of the agenda package. She explained that this agreement states that those records that Polk County held exempt from public disclosure, the District would also hold exempt. She noted that Florida has very broad public record laws. She also noted that there were some classifications of citizens who could qualify for exemptions, such as law enforcement officers, judges, etc. Therefore, if there are District residents allowed this exemption, the District agrees to abide by the Polk County exemptions from public records disclosures. She stated that this was an annual agreement and Board members were likely familiar with it. She added that staff did recommend approval.



On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the 2023 Data Sharing and Usage Agreement, was approved.

**SEVENTH ORDER OF BUSINESS**

**Discussion of Parking Rules**

Ms. Adams stated that the District management staff and field management staff had been in communication and interfacing with HOA Board members. She explained that they had brought several matters to the attention of District management, including the discussion of parking rules. She further explained that District management had received some negative feedback from residents regarding the lack of ability to navigate the roadways and some concern about emergency vehicles going in. She noted that as Board members were aware that, as with other nearby communities, the District may adopt rules related to the roadways that are owned by the District. She stated that the District owned and maintained the roadways. She added that while the District was restricted from engaging in traffic enforcement or law enforcement activities, there is statutory authority for the District to enact towing policies. She stated that if the Board would like to move forward with adopting parking rules, they needed to set a rule hearing. She recommended that they set it for their May Board meeting, as that would give plenty of time for noticing and the preparation of the parking rules. She also stated that staff would suggest that the District adopt the same or similar parking and towing policies that have been successful with other nearby CDDs, where parking was sequestered to one side of the roadway and the other side of the roadway was designated as no parking. She noted that she would be happy to answer any questions on this matter and it was ready for Board discussion.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Setting a Rule Hearing for the May 18, 2023 at 9:00 a.m. Meeting at the Current Location, was approved.

Ms. Schwenk noted that they should consider some of the big open spaces for parking. Ms. Adams responded that they could draft a parking map for the Board to review prior to the rule hearing. She added that field management staff was actually very good at creating diagrams and they could also circulate to the District engineer in advance of the meeting in case they have any input from an engineering perspective on additional areas that they should restrict parking.

**EIGHTH ORDER OF BUSINESS**

**Discussion of License Agreement for HOA Bulletin Board**

Ms. Adams stated that this was another request from the HOA. She explained that they requested the ability to install a bulletin board on a CDD parcel. She noted that typically this was something that staff would recommend, but recommended that there be a License Agreement in place, which specifies who would be responsible to maintain the bulletin board, who would be responsible to install it, etc. She noted that if the Board would like to consider the installation of HOA bulletin board on the CDD property, they could authorize District counsel to prepare the License Agreement. She noted that they could either bring the License Agreement back or the motion could also include delegation to the Chair to approve the agreement and they would simply bring it back for ratification. Ms. Hammock stated that she had License Agreements in place with other communities for this exact same request and it typically included the obligation of the installer, which would be the HOA in this case, to maintain the area to the satisfaction of the District.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Authorizing Staff to Prepare the License Agreement for HOA Bulletin Board and Authorizing the Chair to Approve the License Agreement and Bring It Back to Future Meeting for Ratification, was approved.

**NINTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hammock welcomed new Supervisor, Ms. Emily Cassidy. She reminded Ms. Cassidy that as a Supervisor of the District, Florida Ethics laws applied to her when acting in her capacity as a Supervisor, as well as the Florida Sunshine law, which included the communications about District matters between her and other Supervisors. She also stated that the Public Record laws applied to District documents and other materials. She briefly reviewed the Ethics laws with the new Supervisor, as well as the Form 1 information. Ms. Adams noted that Ms. Cassidy served on other Boards, and she asked if she had the ability to amend the Form 1 with the Supervisor of Elections office. Ms. Hammock responded that she could.

**B. Engineer**

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

**C. Field Managers Report**

Ms. Adams stated that they had several items to consider. The first item, she noted, was as a result from damages from the hurricane. She noted that the District did have property insurance; however, the minimum deductible was \$10,000 for a percentage of the area of property. She explained that this was a relatively expensive repair, but it did not meet their insurance deductible, so they were presenting this to the Board for consideration.

Mr. Tindall reviewed a few items that were not included in the agenda. He noted that beyond the shade structure, there was no significant areas of damage from Hurricane Nicole. He stated that the landscaping had been satisfactory overall, and everything had been neat and clean. He also stated that the palms had been trimmed. He noted that the pool maintenance had been satisfactory as well. Lastly, he added that the fence cleaning was completed.

**i. Consideration of Proposal for Playground Shade Cover Replacement**

Mr. Tindall reviewed the proposal on page 19 of the agenda package. He stated that field management staff reached out to Pro Playgrounds after the original shade was blown off. He explained that the vendor tried to see if the shade was repairable, and it was determined after a month and a half that it was not something that they could repair, so they prepared the proposal presented in the agenda package to replace the shade structure. He noted that this proposal covered the replacement shade cloth and the installation totaling \$6,346.43. Ms. Adams stated that the current budget did have some contingency funding in the amenity maintenance line item, as well as the general repairs line item. She explained that the Board also had \$10,000 allocated for capital funding this year. She noted that because of some other maintenance items, the Board might want to consider that this was a capital item for the current fiscal year, but it depended on how they wanted to consider the following recommended maintenance considerations for pet waste stations, solar lights, and other request that have come in now that residents were in the community and actively using the amenities and other properties. She asked the Board if they would like review all the proposals and then go back or if they wanted to take these one at a time. The Board decided to review all the proposals and vote on proposals after reviewing all proposals.

Ms. Adams circled back to this proposal stating that staff did recommend replacing the shade structure, but if the Board wanted to consider different funding options, they had the ability to take this out of a contingency. She noted that there was \$10,000 from last year that was put into

the capital reserve and this year there was a \$50,000 transfer to the capital reserve that was scheduled, so the total fund balance in capital reserve would be \$60,000 after this fiscal year. Ms. Adams reviewed several options that the Board had and, after further Board discussion, they decided to allocate the expenditure from the amenity repairs and maintenance for now. She asked for a motion to approve the Pro Playground proposal for the shade structure totaling \$6,346.43. She clarified that this was a one-time expense and would be paid out of amenity expenditures line item.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the Pro Playground Proposal for the Shade Structure Totaling \$6,346.43, was approved.

**ii. Dog Waste Stations**

**a) Map of Possible Locations for Consideration**

**b) Count and Pricing of waste stations – *Separate Cover***

Mr. Tindall presented the map on page 22 of the agenda package stating that the map showed the locations that members of the HOA Board selected as their request. He listed these selected locations as I, A, H, F, and E. He noted that they selected these locations to keep the stations balanced around the community. He reviewed the proposal further stating that it covered the stations, delivery at the site, and the installation of six dog waste stations totaling approximately \$2,589.47. He stated that if the Board felt that six stations were too much at this time and would prefer to do a reduced number with the budget in mind, they could. He noted that it was roughly \$900 for two stations. Ms. Adams stated that this was not budgeted as part of the current fiscal year, but there was \$7,500 in both general repairs and \$7,500 in amenity as contingency. She noted that there was some funding available to consider these matters should the Board choose, and they could isolate the pet waste station maintenance in future budgets as an on-going maintenance item. Mr. Tindall clarified that there was \$7,500 contingency in both the amenity and the general fund. He also noted the consideration of the maintenance cost involved the emptying of those stations as well as the dispenser bags listed on the summary sheet that he presented. He stated that CSS was the janitorial company and they normally recommended emptying the waste stations more times a week because they didn't want a situation where the bags become overfilled, and they must pick up dog waste on the ground. He stated that he could discuss with CSS to see if they could do a reduced number or try and go with a landscaper, who is a little more expensive per empty, but

would be once a week. Ms. Adams noted for the Board to keep in mind that this monthly estimated expense was based on six waste stations and if the Board approved something less than six, there would be a reduction in their monthly expenses. She also noted that they were a third of the way into the fiscal year, and had not exceeded the prorated expenses, so the District was in a good position. She explained that if the Board approved either CSS or Prince & Sons, implicit in that motion was either directing District counsel to prepare an agreement that provided indemnification and other protections for the District. She also stated that there was typically a 30-day termination cause, so if for any reason they needed to terminate and select a different vendor, they had some flexibility. After Board discussion, it was decided to go with Prince & Sons.

Ms. Adams circled back to this proposal stating that there would be a one-time expense to install six dog waste stations and there would be an on-going monthly maintenance expense. Ms. Adams asked Mr. Tindall if the Board approved the dog waste stations today, how far out would he expect for installation. Mr. Tindall responded that it would be the middle of next month, conservatively. Ms. Adams stated that they would start the service depending on the installation date around mid-February or the first of March, conservatively. After Board discussion, it was decided to accept this proposal.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, the GMS Proposal of \$2,589.47 to Install the Six Dog Waste Stations Per the Locations the Field Manager Recommends, was approved.

Ms. Adams stated that the Board needed to consider which option they wanted for removal of the waste. After further Board discussion, it was decided to approve the Prince & Sons proposal for emptying the dog waste stations one-time a week.

On MOTION by Ms. Henley, seconded by Ms. Schwenk, with all in favor, Accepting Prince & Sons Proposal for Emptying the Dog Waste Stations One-Time a Week, was approved.

**iii. Consideration of Proposal for Solar Lights by Mailboxes**

Ms. Adams presented this item to the Board stating that this item was brought to the attention of District management and field management staff that residents were requesting additional lighting at the mailboxes. Mr. Tindall stated that page 27 of the agenda package was an image showing the solar light proposal, which included the recommended locations for the two lights as well as a wide-angle view to show the facing of the streetlights. He stated that this proposal was \$1,275, which included delivery and installation of two solar lights.

Ms. Adams circled back to this proposal stating that this could come out of their field expenses, general repair and maintenance.

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, Accepting the Proposal for Solar Lights by Mailboxes, was approved.
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**iv. Consideration of Waste Removal Agreement**

Mr. Tindall presented this consideration to the Board stating that the trash can next to the mailboxes was frequently overflowing. He stated that CSS would collect the mail trash three times a week and they wouldn't come down on that. He stated that it was \$100 a month per can and would be an extra \$1,200 annually. He noted that field staff could also move the trashcan if the Board would like. He suggested another option would be if there are two trash cans by the playground, the field staff could bring one of those trash cans to the mailboxes to alleviate some of the overflowing issues. He stated that if the second trash can did not fix the overflow issue, they could come back and find a more appropriate solution at that time.

**D. District Manager's Report**

**i. Approval of Check Register**

Ms. Adams stated that included in the agenda packet on page 35 of the PDF was a check run from September 1<sup>st</sup> through November 30<sup>th</sup>, 2022 and the total amount was \$74,353.61. She noted that she would be happy to answer any questions that Board members may have. Hearing none,

On MOTION by Ms. Schwenk, seconded by Ms. Henley, with all in favor, the Check Register totaling \$74,353.61, was approved.
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**ii. Balance Sheet and Income Statement**

Ms. Adams noted that the unaudited financials were included in the agenda package through November 2022. She stated that these were provided for informational purposes only. She noted that as of the end of November the revenue for the year from the tax roll had started to come in. She also noted that the District was in a favorable position according to their actual spending compared to their prorated budget. She added that with all the District’s bond issues that had scheduled payments for November, those actuals had been filled in. She stated that no action was required, and she would be happy to answer any questions. Hearing none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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

\_\_\_\_\_  
Chairman / Vice Chairman

# SECTION V



# SECTION B

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND 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 Polk County, Florida; and

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* (“Rules”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

**WHEREAS**, the District has properly noticed for rule development and rulemaking regarding the Rules and a public hearing was held at a meeting of the Board on May 18, 2023; and

**WHEREAS**, the Board finds that it is in the best interests of the District to adopt by resolution the Rules for immediate use and application.

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

**SECTION 1.** The recitals stated above are true and correct and by this reference are incorporated herein.

**SECTION 2.** The District hereby adopts the Rules, attached hereto as **Exhibit A**.

**SECTION 3.** If any provision of this Resolution or the Rules is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

**PASSED AND ADOPTED** this 18<sup>th</sup> day of May 2023.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Parking and Parking Enforcement

**EXHIBIT A**  
*Designated Parking Areas*

[Insert Map]

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT  
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

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In accordance with Chapter 190, *Florida Statutes*, and on May 18, 2023, at a duly noticed public meeting, the Board of Supervisors of the Lucerne Park Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

**SECTION 2. DEFINITIONS.**

- A. *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- C. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- D. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- E. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.
- G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the Odd-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** The even-numbered side of the street (as indicated by address numbers) and those areas within the District’s boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner’s expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- C. MAILBOX PARKING.** Parking at the mailboxes is limited to 5 (five) minutes only for the purpose of retrieving mail.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.
- F. Culs De Sac.** The culs de sac throughout the community are designed as turnarounds for utility and delivery vehicles. Parking is prohibited on all culs de sac at all times.

**SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was

not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

**C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

**EXHIBIT A: *Tow-Away Zones (highlighted areas)***

Effective date: \_\_\_\_\_, 2023

**EXHIBIT A**

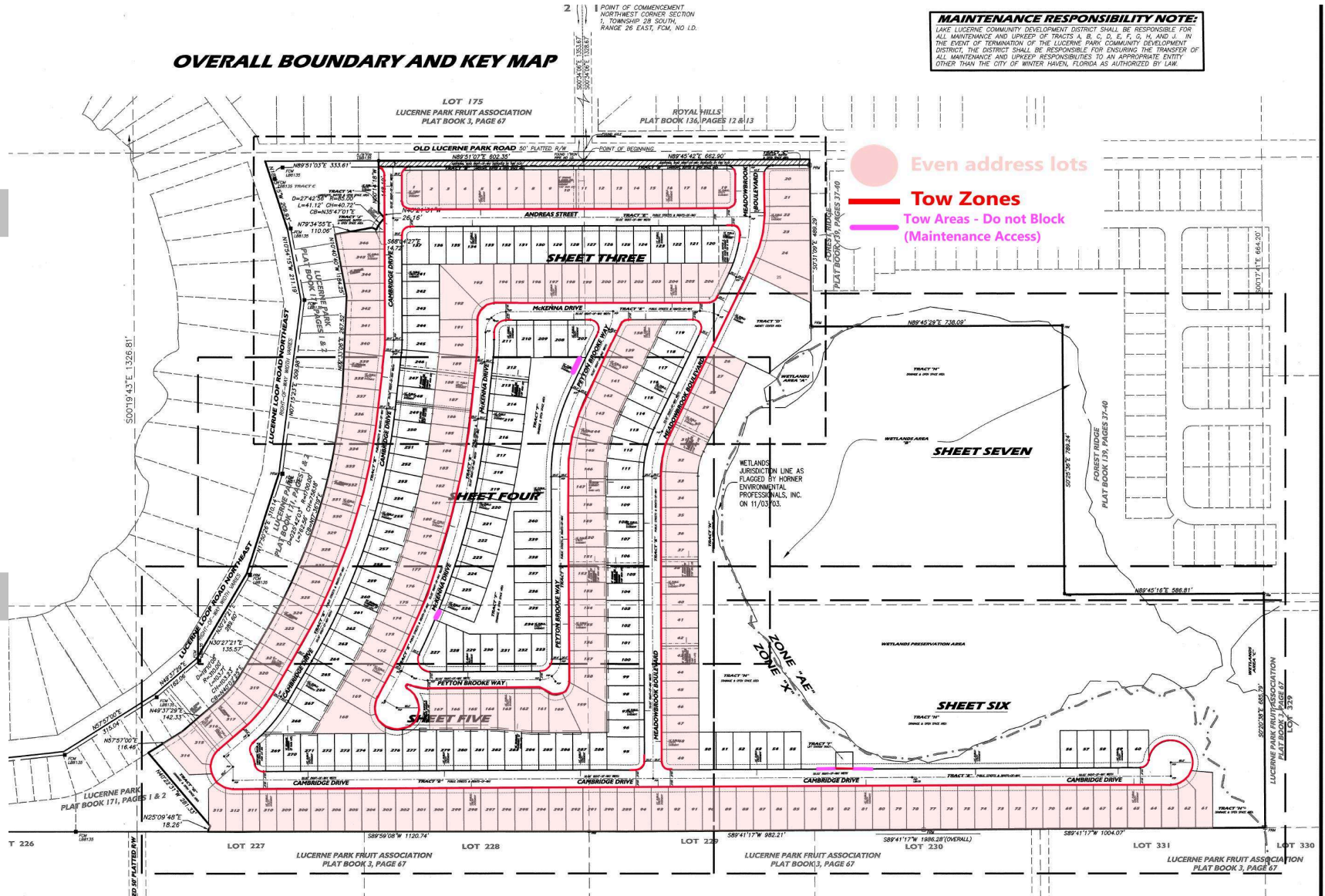
*Tow Away Zones*

DRAFT



### OVERALL BOUNDARY AND KEY MAP

**MAINTENANCE RESPONSIBILITY NOTE:**  
 LAKE LUCERNE COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS 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 UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.



# SECTION VI

**RESOLUTION 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lucerne Park Community Development District (“**District**”) prior to June 15, 2023, the proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2024**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: August 17, 2023

HOUR: 9:00 AM

LOCATION: Holiday Inn, Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, FL 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and the Proposed Budget shall remain on the website for at least 45 days.

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

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.

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

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

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

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

**Exhibit A**  
**Fiscal Year 2024 Proposed Budget**

*[See following pages]*

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

***Proposed Budget***  
***FY 2024***



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<b>11</b>	<hr/>	Capital Reserve Fund

# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 446,207	\$ 438,930	\$ 7,277	\$ 446,207	\$ 446,207
<b>Total Revenues</b>	<b>\$ 446,207</b>	<b>\$ 438,930</b>	<b>\$ 7,277</b>	<b>\$ 446,207</b>	<b>\$ 446,207</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 1,200	\$ 6,000	\$ 7,200	\$ 12,000
Engineering	\$ 20,000	\$ 1,495	\$ 4,500	\$ 5,995	\$ 20,000
Attorney	\$ 25,000	\$ 4,083	\$ 5,280	\$ 9,363	\$ 25,000
Annual Audit	\$ 4,700	\$ -	\$ 4,700	\$ 4,700	\$ 4,800
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 3,098	\$ 620	\$ 3,717	\$ 4,041
Management Fees	\$ 37,853	\$ 18,927	\$ 18,927	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 450	\$ 776	\$ 104	\$ 880	\$ 900
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,886
Copies	\$ 500	\$ 4	\$ 35	\$ 39	\$ 500
Legal Advertising	\$ 3,000	\$ 1,499	\$ 1,501	\$ 3,000	\$ 3,000
Contingency	\$ 1,000	\$ 308	\$ 360	\$ 668	\$ 1,000
Office Supplies	\$ 350	\$ 25	\$ 55	\$ 80	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 128,712</b>	<b>\$ 46,577</b>	<b>\$ 46,531</b>	<b>\$ 93,108</b>	<b>\$ 132,226</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
Property Insurance	\$ 10,098	\$ 9,257	\$ -	\$ 9,257	\$ 13,886
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ 15,000	\$ 15,900
Landscape Maintenance	\$ 40,805	\$ 20,403	\$ 20,403	\$ 40,805	\$ 45,800
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 30,000	\$ 16,532	\$ 17,488	\$ 34,020	\$ 38,473
Electric	\$ 5,000	\$ 418	\$ 510	\$ 928	\$ 5,000
Water & Sewer	\$ 10,000	\$ 504	\$ 900	\$ 1,404	\$ 3,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 528	\$ 3,750	\$ 4,278	\$ 7,500
General Repairs & Maintenance	\$ 10,000	\$ 995	\$ 5,000	\$ 5,995	\$ 10,000
Contingency	\$ 7,500	\$ 350	\$ 3,750	\$ 4,100	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 153,403</b>	<b>\$ 56,487</b>	<b>\$ 68,050</b>	<b>\$ 124,537</b>	<b>\$ 165,059</b>



# Lucerne Park

## Community Development District

### General Fund

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Amenity Expenditures</b>					
Amenity - Electric	\$ 8,000	\$ 2,037	\$ 2,700	\$ 4,737	\$ 6,000
Amenity - Water	\$ 10,000	\$ 1,935	\$ 3,300	\$ 5,235	\$ 6,000
Playground Lease	\$ 19,512	\$ 9,756	\$ 9,756	\$ 19,512	\$ 19,512
Internet	\$ 2,000	\$ 854	\$ 905	\$ 1,759	\$ 2,000
Pest Control	\$ 480	\$ 240	\$ 240	\$ 480	\$ 600
Janitorial Service	\$ 5,600	\$ 2,760	\$ 4,320	\$ 7,080	\$ 15,300
Security Services	\$ 34,000	\$ 9,252	\$ 13,878	\$ 23,131	\$ 32,000
Pool Maintenance	\$ 12,000	\$ 9,250	\$ 9,000	\$ 18,250	\$ 19,800
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,149	\$ 6,851	\$ 10,000	\$ 10,000
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ 5,000	\$ 5,250
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 8,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 114,092</b>	<b>\$ 41,733</b>	<b>\$ 57,200</b>	<b>\$ 98,934</b>	<b>\$ 124,962</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 267,495</b>	<b>\$ 98,220</b>	<b>\$ 125,251</b>	<b>\$ 223,471</b>	<b>\$ 290,021</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,160
<b>Total Other Expenditures</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 23,160</b>
<b>Total Expenditures</b>	<b>\$ 446,207</b>	<b>\$ 144,797</b>	<b>\$ 241,781</b>	<b>\$ 386,578</b>	<b>\$ 445,407</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 0</b>	<b>\$ 294,133</b>	<b>\$ (234,504)</b>	<b>\$ 59,629</b>	<b>\$ 800</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 various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC provides this service.

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. Governmental Management Services-Central Florida, LLC provides this service.

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.

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.

Water & Sewer

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

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

*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 Expenditures**

*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.

*Security Services*

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

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

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 Expenditures:**

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 FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Assessments	\$ 419,524	\$ 412,680	\$ 6,844	\$ 419,524	\$ 419,524
Interest Income	\$ -	\$ 5,856	\$ 2,928	\$ 8,785	\$ -
Carry Forward Surplus *	\$ 184,632	\$ 177,543	\$ -	\$ 177,543	\$ 186,948
<b>Total Revenues</b>	<b>\$ 604,156</b>	<b>\$ 596,080</b>	<b>\$ 9,772</b>	<b>\$ 605,852</b>	<b>\$ 606,472</b>
<b>Expenses</b>					
Interest - 11/1	\$ 149,452	\$ 149,452	\$ -	\$ 149,452	\$ 147,172
Principal - 5/1	\$ 120,000	\$ -	\$ 120,000	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 149,452	\$ -	\$ 149,452	\$ 149,452	\$ 147,172
<b>Total Expenditures</b>	<b>\$ 418,904</b>	<b>\$ 149,452</b>	<b>\$ 269,452</b>	<b>\$ 418,904</b>	<b>\$ 419,344</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 185,252</b>	<b>\$ 446,628</b>	<b>\$ (259,680)</b>	<b>\$ 186,948</b>	<b>\$ 187,128</b>

\* Carryforward Less Reserve Requirement

**Interest - 11/1/2024**      **\$144,797**  
**Total**                                      **\$144,797**

Product Type	Assessable Units	Total Net Assessments	Per Unit Net Assessment	Per Unit Gross Assessment
Phase 1 - Phase 3	346	\$419,524	\$1,212	\$1,304
	346	<b>\$419,524</b>		

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

Date	Balance	Prinicipal	Interest	Total
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	
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	



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

Date	Balance	Prinicipal	Interest	Total
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>\$ 5,782,260.63</b>	<b>\$ 12,512,260.63</b>

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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ 10,000	\$ -	\$ -	\$ -	\$ 70,000
<b>Total Revenues</b>	<b>\$ 10,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 70,000</b>
<b>Expenses</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources</b>					
Transfer In (Out)	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,160
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 23,160</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ 70,000</b>	<b>\$ 70,000</b>	<b>\$ 93,160</b>

# SECTION VII

**RESOLUTION 2023-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.**

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

**WHEREAS**, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

**SECTION 1.** The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

**SECTION 2.** This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

# SECTION VIII

# SECTION B



**Sent Via Email: tadams@gmscfl.com**

May 3, 2023

Ms. Tricia Adams  
 District Manager  
 Lucerne Park Community Development District  
 c/o Governmental Management Services  
 219 East Livingston Street  
 Orlando, Florida 32801

**Subject: Work Authorization Number 2023-1  
 Lucerne Park Community Development District  
 Annual Engineer’s Report 2023**

Dear Chairman, Board of Supervisors:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Lucerne Park Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

**I. Scope of Work**

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

**II. Fees**

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$2,000, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

APPROVED AND ACCEPTED



Rey Malavé, P.E.  
 Dewberry Engineers Inc.  
 Associate Vice President

By: \_\_\_\_\_  
 Authorized Representative of  
 Lucerne Park  
 Community Development District

\_\_\_\_\_  
 May 3, 2023  
 Date

\_\_\_\_\_  
 Date

# SECTION C



# Lucerne Park CDD

## Field Management Report

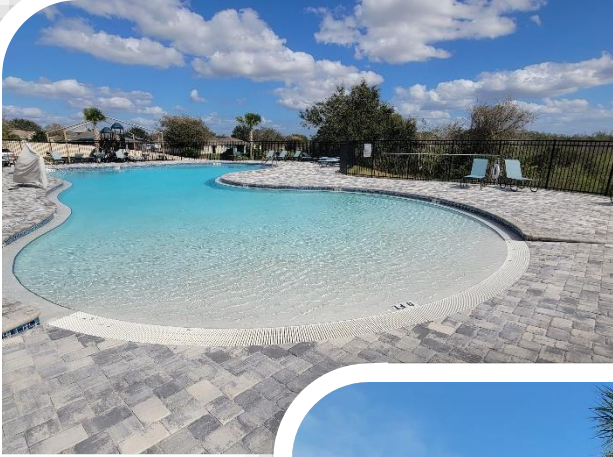


May 18th, 2023  
Marshall Tindall  
Field Services Manager  
GMS

# Complete

## Amenity Review

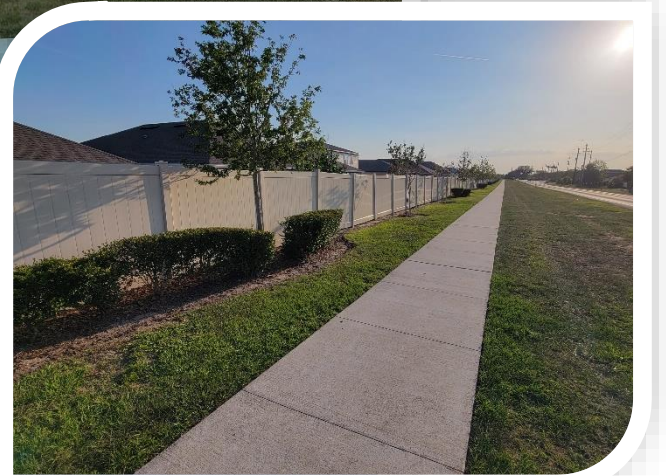
- ✚ Facilities have been well maintained.
- ✚ Monthly playground review was completed.
- ✚ Minor deck touch up cleanings were done.
- ✚ Shade was reinstalled.



# Complete

## Landscaping

- ✚ Landscaping work has been good.
- ✚ Grass has been mowed and planters have been kept neat and clean.
- ✚ Monitored water during reclaimed shutdown. Plantings did not need additional waterings.
- ✚ Proposals prepared for landscaping touchups.



# Complete

## General Maintenance

- ✚ Approved sidewalk was finished at west entrance.
- ✚ Concrete Splatter was cleaned from sign and street light.
- ✚ Shower line filter was cleaned to correct pressure issue.
- ✚ Approved dog stations were installed.



# Complete

## Stormwater Analysis

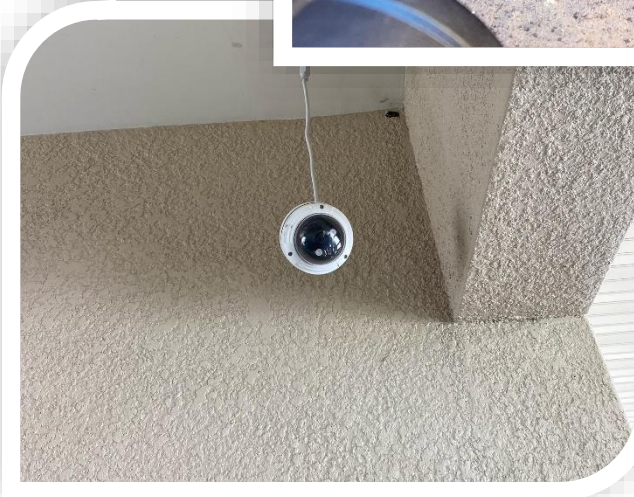
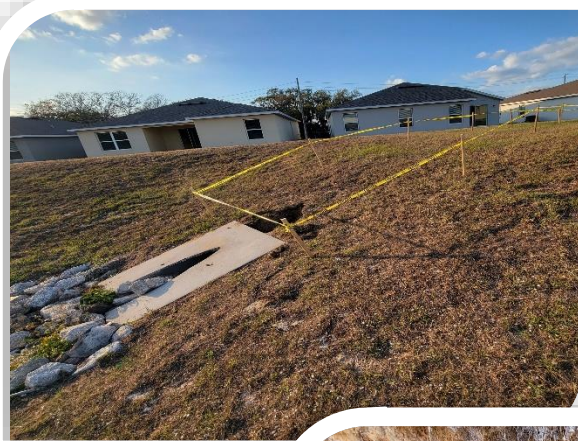
- Review of items in stormwater analysis.
- Inspected and cleaned out 9 structures in the district.



# Site Items

## Vandalism

- ✚ We have had some recent vandalism issues at the district.
- ✚ Stormwater structure was damaged in an arson incident.
- ✚ RFP was sent out for the repair.
- ✚ Cameras were damaged during amenity break-in.
- ✚ Looking into options for additional monitoring to complement existing system.



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at (407) 346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,

Marshall Tindall

# SECTION 1





200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 11, 2023

**SUBMITTED TO:**

GMS Services  
135 W. Central Blvd  
Orlando, FL 32801  
Marshall Tindall  
Phone: 407-346-2453  
Email: [MTindall@gmscfl.com](mailto:MTindall@gmscfl.com)

**Job Name / Location:**

Lake Lucerne Park Reserve

Mulch for front and Amentity Center

	Qty	Unit	Unit Cost	TOTAL
mulch	38.5	yd	\$55.00	\$2,117.50
				\$0.00
				<b>\$2,117.50</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc. required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Date Submitted: April 11, 2023

Accepted by:

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



200 S. F. Street  
Haines City, Florida 33844

Phone 863-422-5207 | Fax 863-422-1816

Polk County License # 214815

Date: April 3.2023

**SUBMITTED TO:**

GMS Services  
135 W. Central Blvd  
Orlando, FL 32801  
Marshall Tindall  
Phone: 407-346-2453  
Email: [MTindall@gmscfl.com](mailto:MTindall@gmscfl.com)

**Job Name / Location:**

Lucerne Park Reserve

Landscape enhancements at the Entrance And Amenties front

	Qty	Unit	Unit Cost	TOTAL
Flax Lily (Fill in's )	62	1 g	\$10.00	\$620.00
Loropetelum	10	7 g	\$58.50	\$585.00
Indian Hawthorne	7	3 g	\$18.00	\$126.00
boxwood	7	3g	\$18.00	\$126.00
pine bark	11	\$3.00	\$55.00	\$605.00
				<b>\$2,062.00</b>

The customer agrees, that by signing this proposal, it shall become a legal and binding contract and shall supersede any previous agreements, discussed or implied. The customer further agrees to all terms and conditions set forth within and shall be responsible for any/all court and/or attorney fees incurred by Prince and Sons, Inc.required to obtain collection for any portion of money owed for material and/or work performed by Prince and Sons Inc.

Submitted by: Mark Stripling

Date Submitted: April 3.2023

Accepted by:

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

# SECTION 2



1980 Camron Ave  
 Sanford, FL 32771  
 P: (386) 218-6969 F: (386) 218-6970  
 www.allterraintractorservice.com

# PROPOSAL

Project Name:	Lucerne Park CDD
Project Phase:	Storm Pipe Repair
Job Number:	

Project Address: **932 Cambridge Dr.**  
 City, State, Zip: **Winter Park, FL.**

Proposal Date: **Tuesday, May 2, 2023**  
**Proposal price good for 30 days from the date of this proposal.**

Prepared for: **GMS Central Florida**  
 Address: **219 East Livingston Street**  
 City, State, Zip: **Orlando, FL 32801**

Contact: **Marshall Tindall**  
 Phone: **407-841-5524**  
 Cell: **407-346-2453**  
 Email: [Mtindall@gmscf.com](mailto:Mtindall@gmscf.com)

## Scope of Work

- Under The Terms and Conditions of This Proposal. All Terrain Tractor Service Inc, Hereby Proposes to Provide Labor, Materials, Supervision Necessary **to Complete "ONLY" the Described Line Items Listed Below. No Other Work expressed or Implied in This Proposal.**

## Qualifications & Exclusions

- There are **No permits** included in this proposal. If any are required, they will be at an additional cost.
- There are **No bonds** included in this proposal. If any are required, they will be at an additional cost.
- There is **No handling of contaminated, hazardous, or unsuitable materials** included in this proposal. If any is required, it will be at an additional cost.
- There are **No Jersey Barriers of Any Kind** included in this proposal. If any are required, they will be at an additional cost.
- There is **No Night Work, Overtime** included in this proposal. If any are required, they will be at an additional cost.
- There is **No Concrete Plant Or Asphalt Plant Opening Fee's** included in this proposal. If any are required, they will be at an additional cost.
- Proposal price is based on the assumption that this project will require red-lined as-builts only. **If certified as-builts are required, they will be at an additional cost.**
- Any electrical, power, gas, CATV, telephone, utilities relocated or removed **by others.**
- There is **No Dewatering** In This Proposal. If Needed it will be an additional Costs.
- There is **Landscaping, or Irrigation or Irrigation Repairs in this Proposal.** If needed it will be an additional Costs.
- Any electrical work associated with site work scope is **by others.**
- This Bid is Based Solely on Information Provided by Others. All Terrain Accepts No Responsibility to Unforeseen Differences.**

Architect/Designer:

Addendums RCVD:

SCOPE	PLANS RECEIVED	DATED
Site/Civil	<b>"ONLY" (SHT C20) SWFWMD/ City Comments</b>	1/3/2019
Hardscape		
Landscape		
Irrigation		

CODE	DECRPTION	QTY	UOM	UNIT PRICE	TOTAL
1.001	Mobilization	1	LS	\$2,250.00	\$2,250.00
1.003	Layout for Scope	4	HR	\$125.00	\$500.00
1.001	Superintendent	6	HR	\$85.00	\$510.00
6.500	Remove Existing 18" ADS Pipe	40	LF	\$18.00	\$720.00
3.002	18" ADS Pipe	40	LF	\$95.12	\$3,804.80
6.002	18" Mitered End Section	1	EA	\$2,500.00	\$2,500.00
5.001	Skid Steer W/ Operator	10	HR	\$125.00	\$1,250.00
9.001	Bahai Sod	3500	SF	\$0.85	\$2,975.00



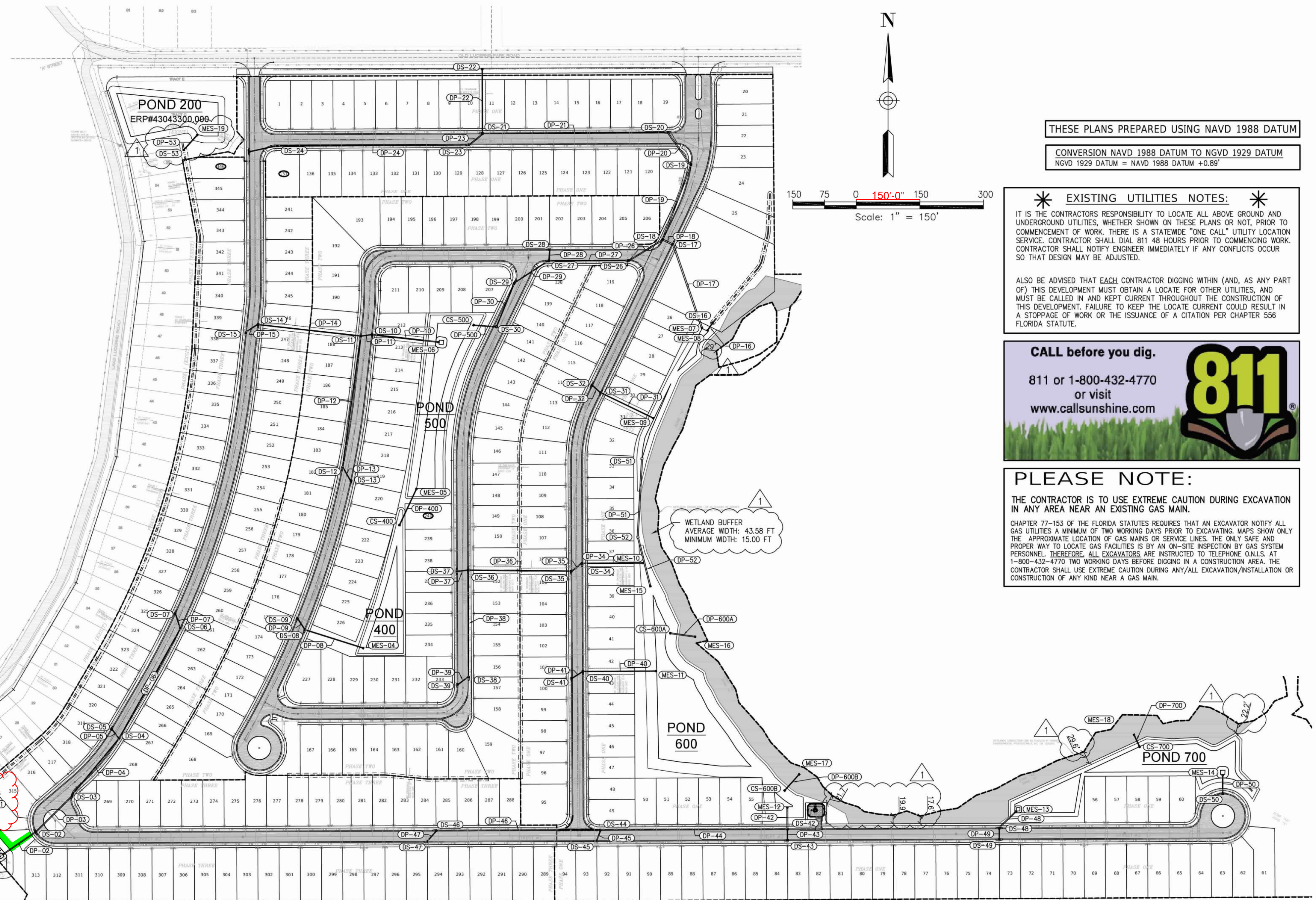
PERMITTED DRAWINGS SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWMD)  
For construction permits, the Permittee shall notify the District in writing when construction begins.



POND	TOB	DESIGN	DHWL	TOE	SHWL
POND 100 <sup>1</sup>	142.75	100YR-24HR	142.34	139.00	137.40
POND 200 <sup>1</sup>	149.50	100YR-24HR	149.29	145.50	144.00
POND 300	153.00	100YR-24HR	152.61	149.25	148.25
POND 400	161.50	25YR-24HR	160.38	158.00	156.75
POND 500	158.50	25YR-24HR	157.20	153.75	152.75
POND 600	138.00	25YR-24HR	137.62	131.50	128.91
POND 700	132.50	25YR-24HR	132.24	130.10	129.08

<sup>1</sup>CONSTRUCTED UNDER ERP#43043300.000 AS PONDS 100 AND 200, TO BE MODIFIED

STRUCTURE #	DESCRIPTION	LOCATION	PIPE #	PIPE DATA	INVERT	AS-BUILT
MES-01	MITERED END SECTION	STA. 119+03.00, 903.75 R	DP-300	32" OF 18" ADS-HP @ 1.58%	150.00 (DP-300)	
MES-02	MITERED END SECTION	STA. 119+03.00, 183.81 R	DP-01	39" OF 18" ADS-HP @ 1.90%	149.25 (DP-01)	
MES-03	MITERED END SECTION	STA. 119+83.00, 130.49 R	DP-02	93" OF 24" ADS-HP @ 0.30%	147.75 (DP-02)	
MES-04	MITERED END SECTION	STA. 415+45.70, 158.78 L	DP-08	145" OF 18" ADS-HP @ 1.99%	159.00 (DP-08)	
MES-05	MITERED END SECTION	STA. 411+76.51, 168.36 L	DP-400	96" OF 18" ADS-HP @ 5.89%	154.00 (DP-400)	
MES-06	MITERED END SECTION	STA. 106+21.87, 442.60 L	DP-10	158" OF 24" ADS-HP @ 0.30%	151.75 (DP-10)	
MES-07	MITERED END SECTION	STA. 310+54.20, 449.55 R	DP-17	208" OF 36" ADS-HP @ 2.39%	135.00 (DP-17)	
MES-08	MITERED END SECTION	STA. 205+99.46, 175.72 L	DP-16	22" OF 18" ADS-HP @ 2.25%	135.00 (DP-16)	
MES-09	MITERED END SECTION	STA. 309+39.65, 661.26 R	DP-31	138" OF 18" ADS-HP @ 0.31%	135.00 (DP-31)	
MES-10	MITERED END SECTION	STA. 309+13.21, 1002.50 R	DP-34	143" OF 24" ADS-HP @ 3.14%	134.50 (DP-34)	
MES-11	MITERED END SECTION	STA. 309+43.52, 1257.50 R	DP-40	172" OF 18" ADS-HP @ 4.64%	132.00 (DP-40)	
MES-12	MITERED END SECTION	STA. 137+11.01, 66.00 L	DP-42	51" OF 30" ADS-HP @ 0.98%	132.00 (DP-42)	
MES-13	MITERED END SECTION	STA. 142+51.75, 53.60 L	DP-48	56" OF 24" ADS-HP @ 0.32%	129.10 (DP-48)	
MES-14	MITERED END SECTION	STA. 147+38.87, 138.00 L	DP-50	44" OF 18" ADS-HP @ 1.15%	128.00 (DP-50)	
MES-15	MITERED END SECTION	STA. 133+90.20, 586.22 L	DP-52	120" OF 30" ADS-HP @ 0.00%	133.00 (DP-52)	
MES-16	MITERED END SECTION	STA. 134+96.82, 467.91 L	DP-600A	60" OF 24" ADS-HP @ 0.83%	128.00 (DP-600A)	
MES-17	MITERED END SECTION	STA. 137+40.23, 143.65 L	DP-600B	53" OF 18" ADS-HP @ 0.94%	128.00 (DP-600B)	
MES-18	MITERED END SECTION	STA. 145+29.17, 234.02 L	DP-700	33" OF 18" ADS-HP @ 2.58%	128.51 (DP-700)	
MES-19	MITERED END SECTION	STA. 101+79.56, 134.55 R	DP-53	49" OF 18" ADS-HP @ 1.01%	145.50 (DP-53)	



THESE PLANS PREPARED USING NAVD 1988 DATUM  
CONVERSION NAVD 1988 DATUM TO NGVD 1929 DATUM  
NGVD 1929 DATUM = NAVD 1988 DATUM + 0.69'

**EXISTING UTILITIES NOTES:**  
IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, PRIOR TO COMMENCEMENT OF WORK. THERE IS A STATEWIDE "ONE CALL" UTILITY LOCATION SERVICE. CONTRACTOR SHALL DIAL 811 48 HOURS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ANY CONFLICTS OCCUR SO THAT DESIGN MAY BE ADJUSTED.  
ALSO BE ADVISED THAT EACH CONTRACTOR DIGGING WITHIN (AND, AS ANY PART OF) THIS DEVELOPMENT MUST OBTAIN A LOCATE FOR OTHER UTILITIES, AND MUST BE CALLED IN AND KEPT CURRENT THROUGHOUT THE CONSTRUCTION OF THIS DEVELOPMENT. FAILURE TO KEEP THE LOCATE CURRENT COULD RESULT IN A STOPPAGE OF WORK OR THE ISSUANCE OF A CITATION PER CHAPTER 556 FLORIDA STATUTE.

**CALL before you dig.**  
811 or 1-800-432-4770  
or visit  
[www.callsunshine.com](http://www.callsunshine.com)

**PLEASE NOTE:**  
THE CONTRACTOR IS TO USE EXTREME CAUTION DURING EXCAVATION IN ANY AREA NEAR AN EXISTING GAS MAIN.  
CHAPTER 77-153 OF THE FLORIDA STATUTES REQUIRES THAT AN EXCAVATOR NOTIFY ALL GAS UTILITIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATING. MAPS SHOW ONLY THE APPROXIMATE LOCATION OF GAS MAINS OR SERVICE LINES. THE ONLY SAFE AND PROPER WAY TO LOCATE GAS FACILITIES IS BY AN ON-SITE INSPECTION BY GAS SYSTEM PERSONNEL. THEREFORE, ALL EXCAVATORS ARE INSTRUCTED TO TELEPHONE D.U.S. AT 1-800-432-4770 TWO WORKING DAYS BEFORE DIGGING IN A CONSTRUCTION AREA. THE CONTRACTOR SHALL USE EXTREME CAUTION DURING ANY/ALL EXCAVATION/INSTALLATION OR CONSTRUCTION OF ANY KIND NEAR A GAS MAIN.

STORM SEWER STRUCTURE & PIPE SCHEDULE

STRUCTURE#	DESCRIPTION	LOCATION	PIPE#	PIPE DATA	EOP/GRATE ELEVATION	AS-BUILT	INVERT IN	AS-BUILT	INVERT OUT	AS-BUILT
CS-300	MODIFIED TYPE C INLET 2 - 30" WEIRS @ 152.10	STA. 119+03.00, 879.24 R	DP-300	32" OF 18" ADS-HP @ 1.58%	152.06		NW 150.50 (DP-300)			
CS-400	MODIFIED TYPE C INLET 24" WEIR @ 160.70	STA. 412+63.70, 148.36 L	DP-400	96" OF 18" ADS-HP @ 5.89%	161.21		NE 159.65 (DP-400)			
CS-500	MODIFIED TYPE C INLET 24" WEIR @ 157.05	STA. 502+06.44, 57.00 R	DP-500	53" OF 18" ADS-HP @ 1.87%	155.50		E 150.00 (DP-500)			
CS-600A	MODIFIED TYPE C INLET 2 - 30" WEIRS @ 136.90	STA. 214+22.38, 219.80 L	DP-600A	60" OF 24" ADS-HP @ 0.83%	137.75		E 128.50 (DP-600A)			
CS-600B	MODIFIED TYPE C INLET 30" WEIR @ 136.90	STA. 137+04.80, 104.24 L	DP-600B	53" OF 18" ADS-HP @ 0.94%	137.75		NE 128.50 (DP-600B)			
CS-700	MODIFIED TYPE C INLET 2 - 33" WEIRS @ 131.85 1 - 24" WEIR @ 131.85	STA. 145+42.73, 204.37 L	DP-700	33" OF 18" ADS-HP @ 2.58%	130.91		NW 129.35 (DP-700)			
DS-01	MODIFIED TYPE C INLET 24" SLOT @ 154.00	STA. 119+03.00, 171.77 R	DP-01	39" OF 18" ADS-HP @ 1.90%	155.00		SW 150.00 (DP-01)			
DS-02	GUTTER INLET - TYPE V	STA. 119+68.72, 45.89 R	DP-03	120" OF 24" ADS-HP @ 0.30%	157.22		NE 148.03 (DP-03)		SW 148.03 (DP-02)	
DS-03	TYPE 6 INLET	STA. 118+33.47, 20.09 L	DP-04	171" OF 18" ADS-HP @ 0.50%	157.84		NE 148.74 (DP-04)		SW 148.39 (DP-03)	
DS-04	TYPE 5 INLET	STA. 116+63.69, 13.27 L	DP-06	294" OF 18" ADS-HP @ 0.48%	158.52		NE 149.60 (DP-06)		SW 149.60 (DP-04)	
DS-05	TYPE 5 INLET	STA. 116+54.27, 13.25 R	DP-05	171" OF 18" ADS-HP @ 0.50%	158.55		SE 150.00 (DP-05)			
DS-06	TYPE 5 INLET	STA. 113+67.14, 13.25 L	DP-06	34" OF 18" ADS-HP @ 1.17%	159.70		N 151.00 (DP-07)		SW 151.00 (DP-06)	
DS-07	TYPE 5 INLET	STA. 113+41.84, 13.25 R	DP-07	34" OF 18" ADS-HP @ 1.17%	159.80		S 151.40 (DP-07)			
DS-08	TYPE 5 INLET	STA. 415+56.74, 13.25 L	DP-09	32" OF 18" ADS-HP @ 1.23%	166.65		NW 161.90 (DP-09)			
DS-09	TYPE 5 INLET	STA. 415+38.16, 13.28 R	DP-09	32" OF 18" ADS-HP @ 1.23%	166.57		SE 162.30 (DP-09)			
DS-10	TYPE 5 INLET	STA. 408+43.51, 13.25 L	DP-11	24" OF 18" ADS-HP @ 1.68%	161.22		W 152.48 (DP-11)		E 152.23 (DP-10)	
DS-11	TYPE 5 INLET	STA. 408+49.44, 13.25 R	DP-11	24" OF 18" ADS-HP @ 1.68%	161.26		W 152.88 (DP-11)		S 152.88 (DP-12)	

STORM SEWER STRUCTURE & PIPE SCHEDULE

STRUCTURE#	DESCRIPTION	LOCATION	PIPE#	PIPE DATA	EOP/GRATE ELEVATION	AS-BUILT	INVERT IN	AS-BUILT	INVERT OUT	AS-BUILT
DS-12	TYPE 5 INLET	STA. 411+64.19, 13.26 R	DP-13	35" OF 18" ADS-HP @ 1.15%	163.84		SE 159.60 (DP-13)		N 159.60 (DP-12)	
DS-13	TYPE 5 INLET	STA. 411+90.45, 13.24 L	DP-13	35" OF 18" ADS-HP @ 1.15%	164.04		SW 160.00 (DP-13)			
DS-14	TYPE 5 INLET	STA. 106+27.81, 13.25 L	DP-15	32" OF 18" ADS-HP @ 1.25%	159.42		SW 155.00 (DP-15)		E 155.00 (DP-14)	
DS-15	TYPE 5 INLET	STA. 106+50.04, 13.25 R	DP-15	32" OF 18" ADS-HP @ 1.25%	159.52		NE 155.40 (DP-15)			
DS-16	MODIFIED TYPE C INLET N SLOT @ 137.00	STA. 205+76.41, 178.88 L	DP-16	22" OF 18" ADS-HP @ 2.25%	138.00		SW 135.50 (DP-16)			
DS-17	TYPE 5 INLET	STA. 204+50.98, 13.25 L	DP-17	23" OF 36" ADS-HP @ 1.74%	149.04		NW 143.10 (DP-18)		S 140.00 (DP-17)	
DS-18	TYPE 6 INLET	STA. 204+50.98, 13.25 R	DP-19	186" OF 30" ADS-HP @ 1.67%	149.04		N 143.50 (DP-19)		SE 143.50 (DP-18)	
DS-19	TYPE 5 INLET	STA. 310+29.26, 62.29 R	DP-20	91" OF 30" ADS-HP @ 0.99%	152.14		NW 146.60 (DP-20)		S 146.60 (DP-19)	
DS-20	GUTTER INLET - TYPE V	STA. 309+75.58, 13.22 L	DP-21	434" OF 24" ADS-HP @ 0.46%	153.04		W 147.50 (DP-21)		SE 147.50 (DP-20)	
DS-21	TYPE 5 INLET	STA. 305+37.50, 13.25 L	DP-21	39" OF 24" ADS-HP @ 1.27%	154.81		SW 149.50 (DP-23)		N 150.10 (DP-22)	
DS-22	TYPE C INLET	STA. 305+37.63, 165.28 R	DP-22	149" OF 18" ADS-HP @ 1.23%	155.50		S 152.00 (DP-22)			
DS-23	TYPE 5 INLET	STA. 305+05.00, 13.25 R	DP-24	39" OF 24" ADS-HP @ 1.27%	154.96		W 150.00 (DP-24)		NE 150.00 (DP-23)	
DS-24	GUTTER INLET - TYPE V	STA. 300+53.00, 13.25 R	DP-25	64" OF 18" ADS-HP @ 0.63%	157.19		W 153.00 (DP-25)		E 152.50 (DP-24)	
DS-25	TYPE 6 INLET	STA. 102+20.53, 13.25 R	DP-25	64" OF 18" ADS-HP @ 0.63%	157.62		E 153.40 (DP-25)			
DS-26	TYPE 5 INLET	STA. 400+73.80, 13.25 L	DP-27	184" OF 18" ADS-HP @ 1.36%	149.83		W 145.50 (DP-27)		NE 145.00 (DP-26)	
DS-27	TYPE 5 INLET	STA. 402+61.39, 13.25 L	DP-29	95" OF 18" ADS-HP @ 0.53%	154.40		SW 148.00 (DP-29)		E 148.00 (DP-27)	
DS-28	TYPE 5 INLET	STA. 402+59.55, 13.25 R	DP-28	23" OF 18" ADS-HP @ 1.73%	154.36		S 150.00 (DP-28)			
DS-29	TYPE 6 INLET	STA. 500+76.10, 13.25 R	DP-29	95" OF 18" ADS-HP @ 0.53%	155.72		S 148.50 (DP-30)		NE 148.50 (DP-29)	
DS-30	MANHOLE	STA. 501+86.72, 6.41 R	DP-30	53" OF 18" ADS-HP @ 1.87%	156.51		W 149.00 (DP-300)		N 149.00 (DP-30)	
DS-31	TYPE 6 INLET	STA. 208+39.96, 13.25 L	DP-31	138" OF 18" ADS-HP @ 0.31%	141.94		NW 135.42 (DP-32)		SE 135.42 (DP-31)	

STORM SEWER STRUCTURE & PIPE SCHEDULE

STRUCTURE#	DESCRIPTION	LOCATION	PIPE#	PIPE DATA	EOP/GRATE ELEVATION	AS-BUILT	INVERT IN	AS-BUILT	INVERT OUT	AS-BUILT
DS-32	TYPE 6 INLET	STA. 208+33.39, 13.25 R	DP-32	24" OF 18" ADS-HP @ 1.59%	141.95				SE 135.80 (DP-32)	
DS-34	TYPE 5 INLET	STA. 212+56.53, 12.25 L	DP-35	29" OF 24" ADS-HP @ 1.40%	144.01		SW 139.00 (DP-35)		E 139.00 (DP-34)	
DS-35	TYPE 5 INLET	STA. 212+74.67, 13.25 R	DP-35	29" OF 24" ADS-HP @ 1.40%	144.14		W 139.40 (DP-36)		NE 139.40 (DP-35)	
DS-36	TYPE 6 INLET	STA. 507+73.75, 13.25 L	DP-37	23" OF 18" ADS-HP @ 1.73%	156.87		W 148.00 (DP-37)		E 148.00 (DP-36)	
DS-37	TYPE 6 INLET	STA. 507+76.23, 13.25 R	DP-37	23" OF 18" ADS-HP @ 1.73%	156.87		SW 148.00 (DP-37)		E 148.00 (DP-37)	
DS-38	TYPE 5 INLET	STA. 510+26.25, 13.24 L	DP-39	29" OF 18" ADS-HP @ 1.40%	159.05		SW 151.10 (DP-39)		N 151.10 (DP-38)	
DS-39	TYPE 5 INLET	STA. 510+43.23, 13.25 R	DP-39	29" OF 18" ADS-HP @ 1.40%	159.32		SW 151.50 (DP-39)		N 151.50 (DP-39)	
DS-40	TYPE 5 INLET	STA. 215+11.53, 13.25 L	DP-41	29" OF 18" ADS-HP @ 1.37%	147.46		SW 140.40 (DP-41)		E 140.00 (DP-40)	
DS-41	TYPE 5 INLET	STA. 215+27.17, 13.25 R	DP-41	29" OF 18" ADS-HP @ 1.37%	147.61		NE 140.80 (DP-41)			
DS-42	TYPE 5 INLET	STA. 137+11.01, 13.25 L	DP-42	51" OF 30" ADS-HP @ 0.98%	138.50		S 132.50 (DP-43)		N 132.50 (DP-42)	
DS-43	TYPE 5 INLET	STA. 137+11.01, 13.25 R	DP-43	23" OF 18" ADS-HP @ 1.74%	138.50		N 132.90 (DP-43)			
DS-44	TYPE 5 INLET	STA. 132+69.65, 13.25 L	DP-45	25" OF 18" ADS-HP @ 2.04%	148.38		S 141.50 (DP-45)		E 141.50 (DP-44)	
DS-45	TYPE 5 INLET	STA. 132+61.01, 13.25 R	DP-45	25" OF 18" ADS-HP @ 2.04%	148.58		W 141.50 (DP-46)		E 141.50 (DP-45)	
DS-46	TYPE 5 INLET	STA. 128+81.65, 13.25 L	DP-47	31" OF 18" ADS-HP @ 1.62%	161.28		SW 156.00 (DP-47)		E 156.00 (DP-46)	
DS-47	TYPE 5 INLET	STA. 128+61.01, 13.25 R	DP-47	31" OF 18" ADS-HP @ 1.62%	161.70		SW 156.50 (DP-47)		E 156.50 (DP-47)	
DS-48	TYPE 6 INLET	STA. 142+11.01, 13.25 L	DP-48	23" OF 18" ADS-HP @ 1.74%						

# SECTION 3

**Current Demands Electrical & Security Services, In**

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
(863) 583-4443  
service@currentdemands.com



**Estimate**

ADDRESS  
LUCERNE PARK CDD  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822

SHIP TO  
LUCERNE PARK CDD  
232 MEADOWBROOK BLVD  
WINTER HAVEN, FL 33881

ESTIMATE 33523  
DATE 04/19/2023  
EXPIRATION 05/21/2023  
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	60.00	60.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	4	125.00	500.00
NORTHERN 4MP IP TURRET CAMERA - N2IP4TSD	NORTHERN N2 SERIES 4MP IP TURRET CAMERA, 2.8MM TRUE WDR, 100' IR, 256 GB IP67 - N2IP4AFDSD	4	178.00	712.00T

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SUBTOTAL	1,272.00
TAX	0.00
<b>TOTAL</b>	<b>\$1,272.00</b>

Accepted By

Accepted Date



**Current Demands Electrical & Security Services, In**

2315 Commerce Point Drive, Suite 100  
Lakeland, FL 33801  
(863) 583-4443  
service@currentdemands.com



**Estimate**

ADDRESS  
LUCERNE PARK CDD  
6200 LEE VISTA BLVD, SUITE 300  
ORLANDO, FL 32822

SHIP TO  
LUCERNE PARK CDD  
232 MEADOWBROOK BLVD  
WINTER HAVEN, FL 33881

ESTIMATE 33523-R  
DATE 04/19/2023  
EXPIRATION 05/21/2023  
DATE

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE CALL STANDARD	SERVICE CALL STANDARD	1	60.00	60.00
ACCESS/CAMERA LABOR	ACCESS/CAMERA LABOR	6	125.00	750.00
NORTHERN 4MP IP TURRET CAMERA - N2IP4TSD	NORTHERN N2 SERIES 4MP IP TURRET CAMERA, 2.8MM TRUE WDR, 100' IR, 256 GB IP67 - N2IP4AFDSD	4	178.00	712.00T
MS9390 HV OUTDOOR VANDAL PANORAMIC CAMERA	VIVOTEK OUTDOOR, VANDAL PROOF8MP 180 PANORAMIC VIEW	1	1,498.15	1,498.15T
TQ TPETG80G GIGABIT POE SWITCH, 8 PORT	TRENDNET GIGABIT POE SWITCH, 8 PORT	1	229.12	229.12T

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SUBTOTAL	3,249.27
TAX	0.00
<b>TOTAL</b>	<b>\$3,249.27</b>

Accepted By

Accepted Date

# SECTION D

# SECTION 1

# Lucerne Park Community Development District

## Summary of Check Register

March 1, 2023 through March 31, 2023

<b>Fund</b>	<b>Date</b>	<b>Check No.'s</b>	<b>Amount</b>
General Fund	3/14/23	417-421	\$ 3,704.00
	3/17/23	422-425	\$ 14,570.08
<b>Total Amount</b>			<b>\$ 18,274.08</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/14/23	00030	2/27/23	9230	202302	330	57200	46700		MTHLY CLEANING - FEB 23	*	400.00		
CLEAN STAR SERVICES OF CENTRAL FL												400.00	000417
3/14/23	00044	2/28/23	104579	202302	320	53800	49000		ACCESS/CAMERA LABOR	*	175.00		
CURRENT DEMANDS ELECTRICAL &												175.00	000418
3/14/23	00034	2/21/23	5787	202301	310	51300	31500		GENERAL COUNSEL - JAN 23	*	1,589.00		
KILINSKI / VAN WYK, PLLC												1,589.00	000419
3/14/23	00040	2/25/23	52026689	202302	330	57200	48100		PEST PREVENTION - FEB 23	*	40.00		
MASSEY SERVICES INC.												40.00	000420
3/14/23	00027	3/01/23	18745	202303	330	57200	46300		POOL MAINTENANCE - MAR 23	*	1,500.00		
RESORT POOL SERVICES DBA												1,500.00	000421
3/17/23	00007	1/30/23	164	202301	320	53800	47000		MAIN FENCE/ENTRANCE WASH	*	826.13		
		1/30/23	164	202301	330	57200	46000		POOL AREA CHAIRS WASH	*	826.12		
		3/01/23	162	202303	310	51300	34000		MANAGEMENT FEES - MAR 23	*	3,154.42		
		3/01/23	162	202303	310	51300	35200		WEBSITE ADMIN - MAR 23	*	100.00		
		3/01/23	162	202303	310	51300	35100		INFOR TECHNOLOGY - MAR 23	*	150.00		
		3/01/23	162	202303	310	51300	31300		DISSEMINATION - MAR 23	*	416.67		
		3/01/23	162	202303	330	57200	12000		AMENITY ACCESS - MAR 23	*	416.67		
		3/01/23	162	202303	310	51300	51000		OFFICE SUPPLIES	*	.72		
		3/01/23	162	202303	310	51300	42000		POSTAGE	*	13.62		
		3/01/23	162	202303	310	51300	42500		COPIES	*	3.75		
		3/01/23	163	202303	320	53800	12000		FIELD MANAGEMENT - MAR 23	*	1,250.00		
		3/01/23	163	202303	310	51300	51000		OFFICE SUPPLIES	*	22.67		
GOVERNMENTAL MANAGEMENT SERVICES												7,180.77	000422

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/17/23	00019	3/01/23	8200	202303	320	53800	46200		LANDSCAPE MAINT- MAR 23 PRINCE & SONS INC.	*	3,400.42	3,400.42	000423
3/17/23	00046	2/28/23	11190847	202302	330	57200	34500		SECURITY SERVICES- FEB 23 SECURITAS SECURITY	*	2,362.88	2,362.88	000424
3/17/23	00032	3/17/23	03172023	202303	300	15500	10000		EQUIPMENT LEASE - APR 23 WHFS, LLC	*	1,626.01	1,626.01	000425
TOTAL FOR BANK A											18,274.08		
TOTAL FOR REGISTER											18,274.08		

# SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2023***





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5	<u>Capital Projects Fund Series 2019</u>
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10	<u>Assessment Receipt Schedule</u>

**Lucerne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	<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	\$ 478,996	\$ -	\$ 286	\$ 479,282
<b>Investments:</b>				
<b>Series 2019</b>				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 438,434	\$ -	\$ 438,434
Prepayment	\$ -	\$ 1,946	\$ -	\$ 1,946
Construction	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 6,248	\$ -	\$ 6,248
Prepaid Expenses	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Total Assets</b>	<b>\$ 480,622</b>	<b>\$ 656,650</b>	<b>\$ 286</b>	<b>\$ 1,137,558</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,446	\$ -	\$ -	\$ 9,446
Due to Debt Service	\$ 6,248	\$ -	\$ -	\$ 6,248
<b>Total Liabilities</b>	<b>\$ 15,694</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,694</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Deposits and Prepaid Items	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Restricted for:</b>				
Debt Service 2019	\$ -	\$ 656,650	\$ -	\$ 656,650
Capital Projects - Series 2019	\$ -	\$ -	\$ 286	\$ 286
Unassigned	\$ 463,302	\$ -	\$ -	\$ 463,302
<b>Total Fund Balances</b>	<b>\$ 464,928</b>	<b>\$ 656,650</b>	<b>\$ 286</b>	<b>\$ 1,121,864</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 480,622</b>	<b>\$ 656,650</b>	<b>\$ 286</b>	<b>\$ 1,137,558</b>

**Lucerne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments	\$ 446,207	\$ 438,930	\$ 438,930	\$ -
<b>Total Revenues</b>	<b>\$ 446,207</b>	<b>\$ 438,930</b>	<b>\$ 438,930</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 1,200	\$ 4,800
Engineering	\$ 20,000	\$ 10,000	\$ 1,495	\$ 8,505
Attorney	\$ 25,000	\$ 12,500	\$ 4,083	\$ 8,417
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,098	\$ 3,098	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Administration	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 450	\$ 225	\$ 776	\$ (551)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 500	\$ 250	\$ 4	\$ 246
Legal Advertising	\$ 3,000	\$ 1,500	\$ 1,499	\$ 1
Other Current Charges	\$ 1,000	\$ 500	\$ 308	\$ 192
Office Supplies	\$ 350	\$ 175	\$ 25	\$ 150
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 128,712</b>	<b>\$ 69,033</b>	<b>\$ 46,577</b>	<b>\$ 22,456</b>

**Lucerne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Services</b>				
Property Insurance	\$ 10,098	\$ 10,098	\$ 9,257	\$ 841
Field Management	\$ 15,000	\$ 7,500	\$ 7,500	\$ -
Landscape Maintenance	\$ 40,805	\$ 20,403	\$ 20,403	\$ -
Landscape Replacement	\$ 15,000	\$ 7,500	\$ -	\$ 7,500
Streetlights	\$ 30,000	\$ 15,000	\$ 16,532	\$ (1,532)
Electric	\$ 5,000	\$ 2,500	\$ 418	\$ 2,082
Water & Sewer	\$ 10,000	\$ 5,000	\$ 504	\$ 4,496
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ -	\$ 1,250
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 528	\$ 3,222
General Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 995	\$ 4,005
Contingency	\$ 7,500	\$ 3,750	\$ 350	\$ 3,400
<b>Subtotal Field Expenditures</b>	<b>\$ 153,403</b>	<b>\$ 81,751</b>	<b>\$ 56,487</b>	<b>\$ 25,264</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 8,000	\$ 4,000	\$ 2,037	\$ 1,963
Amenity - Water	\$ 10,000	\$ 5,000	\$ 1,935	\$ 3,065
Playground Lease	\$ 19,512	\$ 9,756	\$ 9,756	\$ -
Internet	\$ 2,000	\$ 1,000	\$ 854	\$ 146
Pest Control	\$ 480	\$ 240	\$ 240	\$ -
Janitorial Service	\$ 5,600	\$ 2,800	\$ 2,760	\$ 40
Security Services	\$ 34,000	\$ 17,000	\$ 9,252	\$ 7,748
Pool Maintenance	\$ 12,000	\$ 6,000	\$ 9,250	\$ (3,250)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 3,149	\$ 1,851
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,500	\$ (0)
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 114,092</b>	<b>\$ 57,046</b>	<b>\$ 41,733</b>	<b>\$ 15,313</b>
<b>Total Expenditures</b>	<b>\$ 396,207</b>	<b>\$ 207,830</b>	<b>\$ 144,797</b>	<b>\$ 63,033</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 50,000</b>		<b>\$ 294,133</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (50,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 0</b>		<b>\$ 294,133</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 170,795</b>	
<b>Fund Balance - Ending</b>	<b>\$ 0</b>		<b>\$ 464,928</b>	

**Lucerne Park**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues:</b>				
Assessments	\$ 419,524	\$ 412,680	\$ 412,680	\$ -
Interest	\$ -	\$ -	\$ 5,856	\$ 5,856
<b>Total Revenues</b>	<b>\$ 419,524</b>	<b>\$ 412,680</b>	<b>\$ 418,536</b>	<b>\$ 5,856</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 149,452	\$ 149,452	\$ 149,452	\$ -
Principal - 5/1	\$ 120,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 149,452	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 418,904</b>	<b>\$ 149,452</b>	<b>\$ 149,452</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 620</b>		<b>\$ 269,085</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 184,632</b>		<b>\$ 387,565</b>	
<b>Fund Balance - Ending</b>	<b>\$ 185,252</b>		<b>\$ 656,650</b>	

**Lucerne Park**  
**Community Development District**  
**Capital Projects Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Contingency	\$ -	\$ -	\$ 228	\$ (228)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 228</b>	<b>\$ (228)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (228)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 514</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 286</b>	

**Lucerne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures:</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>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 50,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 10,000</b>		<b>\$ -</b>	
<b>Fund Balance - Ending</b>	<b>\$ 60,000</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	\$ -	\$ 11,770	\$ 420,515	\$ 2,636	\$ 2,664	\$ 1,345	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 438,930
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 11,770</b>	<b>\$ 420,515</b>	<b>\$ 2,636</b>	<b>\$ 2,664</b>	<b>\$ 1,345</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 438,930</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Engineering	\$ 255	\$ -	\$ -	\$ 400	\$ -	\$ 840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,495
Attorney	\$ 1,214	\$ 184	\$ 228	\$ 1,589	\$ 127	\$ 742	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,083
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Trustee Fees	\$ 3,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,098
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 541	\$ 2	\$ 26	\$ 142	\$ 52	\$ 14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 776
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Legal Advertising	\$ 455	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,499
Other Current Charges	\$ 39	\$ 38	\$ 44	\$ 109	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 308
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 23	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 21,186</b>	<b>\$ 5,089</b>	<b>\$ 4,119</b>	<b>\$ 6,661</b>	<b>\$ 4,039</b>	<b>\$ 5,482</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 46,577</b>



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

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Services</b>													
Property Insurance	\$ 9,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,257
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,403
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,915	\$ 2,915	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,532
Electric	\$ 74	\$ 65	\$ 66	\$ 66	\$ 80	\$ 67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 418
Water & Sewer	\$ 128	\$ 66	\$ 66	\$ 82	\$ 80	\$ 82	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 504
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 42	\$ 486	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 528
General Repairs & Maintenance	\$ 115	\$ -	\$ -	\$ 826	\$ 54	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 995
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
<b>Subtotal Field Expenditures</b>	<b>\$ 16,900</b>	<b>\$ 7,457</b>	<b>\$ 7,500</b>	<b>\$ 8,786</b>	<b>\$ 7,955</b>	<b>\$ 7,889</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 56,487</b>
<b>Amenity Expenditures</b>													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 347	\$ 293	\$ 310	\$ 307	\$ 429	\$ 352	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,037
Amenity - Water	\$ 553	\$ 239	\$ 422	\$ 431	\$ 142	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,935
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,756
Internet	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 854
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240
Janitorial Service	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,760
Security Services	\$ -	\$ -	\$ 1,907	\$ 2,619	\$ 2,363	\$ 2,363	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,252
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,250
Amenity Repairs & Maintenance	\$ 1,410	\$ 913	\$ -	\$ 826	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,149
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 6,684</b>	<b>\$ 5,567</b>	<b>\$ 6,762</b>	<b>\$ 8,307</b>	<b>\$ 7,057</b>	<b>\$ 7,357</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 41,733</b>
<b>Total Expenditures</b>	<b>\$ 44,769</b>	<b>\$ 18,113</b>	<b>\$ 18,381</b>	<b>\$ 23,754</b>	<b>\$ 19,051</b>	<b>\$ 20,728</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 144,797</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (44,769)</b>	<b>\$ (6,343)</b>	<b>\$ 402,133</b>	<b>\$ (21,118)</b>	<b>\$ (16,387)</b>	<b>\$ (19,383)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294,133</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>\$ (44,769)</b>	<b>\$ (6,343)</b>	<b>\$ 402,133</b>	<b>\$ (21,118)</b>	<b>\$ (16,387)</b>	<b>\$ (19,383)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 294,133</b>

**Lucerne Park**  
**Community Development District**  
**Long Term Debt Summary**

<b>SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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 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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	Series 2019 Debt		Total
							O&M Portion	Service	
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
12/12/22	11/14/22-11/23/22	\$48,428.10	(\$929.82)	(\$1,937.07)	\$0.00	\$45,561.21	\$23,482.79	\$22,078.42	\$45,561.21
12/21/22	11/24/22-11/30/22	\$774,849.60	(\$14,877.11)	(\$30,994.03)	\$0.00	\$728,978.46	\$375,724.19	\$353,254.27	\$728,978.46
12/23/22	12/01/22-12/15/22	\$53,809.00	(\$1,033.67)	(\$2,125.34)	\$0.00	\$50,649.99	\$26,105.61	\$24,544.38	\$50,649.99
12/31/22	1% Fee Adj	(\$9,308.96)	\$0.00	\$0.00	\$0.00	(\$9,308.96)	(\$4,797.95)	(\$4,511.01)	(\$9,308.96)
01/13/23	12/16/22-12/31/22	\$5,380.90	(\$104.39)	(\$161.42)	\$0.00	\$5,115.09	\$2,636.38	\$2,478.71	\$5,115.09
02/16/23	01/01/23-01/31/23	\$7,963.90	(\$105.47)	(\$2,690.63)	\$0.00	\$5,167.80	\$2,663.55	\$2,504.25	\$5,167.80
03/17/23	2/1/23-2/28/23	\$2,690.45	(\$53.27)	(\$26.90)	\$0.00	\$2,610.28	\$1,345.37	\$1,264.91	\$2,610.28
<b>TOTAL</b>		<b>\$ 908,082.53</b>	<b>\$ (17,568.64)</b>	<b>\$ (38,903.91)</b>	<b>\$ -</b>	<b>\$ 851,609.98</b>	<b>\$ 438,929.95</b>	<b>\$ 412,680.03</b>	<b>\$ 851,609.98</b>

<b>98%</b>	<b>Net Percent Collected</b>
<b>\$14,123.02</b>	<b>Balance Remaining to Collect</b>

# SECTION 3



April 21, 2023

Brittany Brookes – Recording Secretary  
Lucerne Park CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

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

Dear Ms. Brookes,

In response to your request, there are currently **431** voters within the Lucerne Park Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

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

Sincerely,

Lori Edwards  
Supervisor of Elections  
Polk County, Florida