

***Lucerne Park
Community Development District***

Agenda

July 20, 2023

AGENDA

Lucerne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

June 13, 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, July 20, 2023 at 9:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at approximately 8:30 am but may begin at any time during the Regular Meeting, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

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. Approval of Minutes of the June 15, 2023 Board of Supervisors Meeting
4. Presentation of Fiscal Year 2022 Financial Audit
5. Staff Reports
 - A. Attorney
 - i. Presentation of Memo Regarding Ethics Training for Special District Supervisors
 - B. Engineer
 - i. Review and Acceptance of Annual Engineers Report
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Review of Fiscal Year 2024 Meeting Schedule
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **June 15, 2023** at 9:12 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and by Zoom Webinar.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Jessica Kowalski	Vice Chair
Emily Cassidy	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Maddie Flint	KVV Law
Molly Banfield <i>by Zoom</i>	District Engineer, Dewberry
Marshall Tindall	Field Services, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order at 9:12 a.m. There were four Board members present constituting a quorum. For the record, Kristin Cassidy was appointed to the Board of Supervisors at the May Board meeting and the oath of office was administered in advance of the start of today's meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams reviewed the guidelines for the public comment period. Ms. Adams asked if anyone had any statements for the Board of Supervisors.

Diane Nessico (884 Cambridge Dr.) stated she is having trouble discerning what is HOA and what is CDD responsibility and asked for better clarification of that due to problems with

security and safety in the common areas such as the pool and playground. She noted a security guard is there but has limitations, so the police are being called constantly with no resolution. She noted as a resident, she is worried about her children.

Resident (861 Cambridge Dr.) stated his kid was in a group of kids playing at the park where there was a safety incident. He noted things were missing out of his yard. He stated better security is needed and provided additional incidents of which he was aware or had been told. He expressed these concerns as a parent. He noted the security guard plays dominoes with the same people committing these problems and allowing these problems to happen.

Rolondo Lopez (901 Cambridge Dr.), previously a member of the community's HOA Board, stated there is no clear delineation for residents between what the CDD can do and what the HOA can or cannot do. He noted there are many issues, such as the security guard mentioning safety-related situations to him. He asked if there is no debrief between the security guard and the company. He feels there are things that can be prevented and these things the CDD can do. He noted there is fencing in the front of the neighborhood, and the same fencing should be installed to the back of Cambridge Drive where these individuals are being seen coming from. He feels there are funds in the budget for a fence. He noted this would make a dent in these people trespassing into the neighborhood. He noted the more the cops are called, and they show up at the neighborhood, that creates a high crime rate which is an issue for homeowners. He noted action is needed and security should be the main concern.

Nicole Vasquez (1061 Cambridge Dr.) stated concerns regarding safety at the playground. She noted the playground area is extremely dark and asked for improvements with lighting, plus increasing security. She noted the new light at the mailbox is not working. Paulette, who lives on Cambridge Drive, asked if the security guard can be eliminated and have the camera linked directly to the police department. She noted the security guard does nothing and is a waste of money and asked if it would be an additional cost to link the camera to the police. Ms. Adams stated this is not a question/answer session at this time and is an opportunity for the public to make a statement to the Board of Supervisors. She noted there will be a security report under the District Manager's report.

George Sorelle stated the issue with safety and security has become a major issue and has gone on far too long. He noted he is part of the HOA Board. He stated he has spoken to Winter Haven Police Department many times, but this is an issue that keeps on going. He noted a

resolution is needed for the CDD and HOA to work together for the benefit of the community. He noted the security guard is not benefitting the CDD in protecting their assets or benefitting the homeowners by protecting their community. He stated the pool should only be for the community members and not for everyone in the area. He stated people who live in the community should be part of the Board.

Resident (Unidentified) stated if the community has to police themselves, there is a problem. He stated they should not have to put themselves in danger for that situation. He feels police should live in the community as things would be rectified quicker to protect their children.

Rolondo Lopez (901 Cambridge Dr.) asked to clarify the scope of work from the CDD and the security company. The security guard stated to him that he cannot control the CDD amenity, such as the playground, and is only allowed to be stationed inside the pool. He noted the teenagers are the people trespassing so instead of doing illegal activities at the pool when the security guard is there, they will go to the playground and do illegal things at the playground. He feels that is an issue because that is CDD property and, based on his understanding, the contract with the security company is to monitor everything the CDD owns - in this case the pool and playground.

Alexia Rupell stated concern for hearing all of this as her family just arrived from a different country to the United States in October. She stated allowing these young outlaws to outsmart us is a concern for her. She stated they need the CDD's support to up the security and figure out a different way such as if they knew they were being monitored and cameras were out on the streets, they would not be doing all of this. She noted they are being allowed to do this to the community.

Ms. Adams stated there will be a Security Report under District Manager's Report.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the May 18, 2023
Board of Supervisors Meeting**

Ms. Adams presented the May 18, 2023, Board of Supervisors meeting minutes and asked if there were any comments or corrections to those minutes. She noted they had been reviewed previously by staff and counsel. The Board had no changes.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Minutes of the May 18, 2023, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing to report.

B. Engineer

Ms. Adams stated the District Engineer was not present at today's meeting.

C. Field Managers Report

i. Consideration of Landscape Enhancements Proposal – Prince & Sons

Mr. Tindall stated the Field Manager's Reports is on page 16 of the agenda. He noted most of the items are deferred from the previous Board meeting. The landscaping and maintenance of the facility and some of the security issues that were discuss about have been looked into. He noted general facility maintenance has been up kept, beyond the things that have been vandalized. The overall maintenance of the area landscaping is doing well. The only issue is a few minor odds and ends for landscape replacement and proposals from Prince and Sons Landscaper for mulch and plants at the entrances and around the pool area are included for Board consideration. He noted beyond that general maintenance items, a sidewalk was completed that had been missing at the east entrance and some general sign repairs were done. He noted he did reach out to the builder on some pipes that were still sticking up along the right of way on McKenna. The builder has agreed to get those taken care of and should be working on that this week. Beyond that, a stormwater maintenance review was done, and end sections were cleaned out as noted on page 20, just standard maintenance as over time they build up as dirt collects in them. Also, washout at the west entrance along the street was reported to the City and there is a depression forming that the City has agreed to take care of.

Mr. Tindall stated the last item for Board consideration are the landscape proposals. The total for the two together is \$4,179.50. The landscape replacement budget is \$15,000 and the District has not expended funds from this line item, so there are funds available to cover the cost of these proposals. It is staff's recommendation to move forward with this to help the appearance at the front of the community and then fill in plants and mulch the front. He noted this includes plants around the pool area as there are some areas that are lacking and also includes plants and a couple of touch ups around the entrances and a couple along the wall. Ms. Henley asked if this is for two different areas. Mr. Tindall stated one proposal is for mulch and one proposal is for plants.

On MOTION by Ms. Henley seconded by Ms. Kowalski, with all in favor, the Landscape Enhancements Proposals with Prince & Sons, were approved.

ii. Consideration of Stormwater Repair Proposal – All Terrain

Mr. Tindall noted, with the vandalism issues discussed, there is a proposal from All Terrain for stormwater repair related to damage caused by someone lighting trash on fire inside the stormwater pipe and it burned the plastic pipe and it collapsed. He noted it needs to be fixed and there is a proposal from All Terrain for \$11,534 on page 28 of the agenda. He noted they would replace the pipe and the redo the area so it is back up to standard. He noted he received proposals from other vendors that were much higher and previously discussed repairs with the District's engineer who agreed that All Terrain's quote looked good, so it is staff's recommendation move forward with this. Ms. Adams asked if the Board would like to take action on this matter at this time or finish up the Field Manager's Report then go through each proposal. Ms. Henley asked if this is in the budget. Ms. Adams stated it is an unbudgeted expense but overall, the Board has done a good job controlling expenses and the actual spending is under the prorated budget. She stated it is an essential element of the stormwater system and it is important to have a functioning stormwater system, so it is recommended to repair. She noted ultimately it may require a budget amendment but even with the budget amendment, there are funds to operate.

On MOTION by Ms. Henley seconded by Ms. Kowalski, with all in favor, the Stormwater Repair Proposal with All Terrain, was approved.

**iii. Consideration of Camera Replacement Proposals – Current Demands
(2)**

Mr. Tindall stated next item related to vandalism is security cameras. Those were damaged and were taken from the site, four were removed from the property and one was damaged. He noted there are two proposals from Current Demands, one on page 32 and one on page 33. Ms. Henley asked if they caught who took them. Ms. Adams stated no but there is a police report on file as well as a trespass order on file. Marshall has worked with the police on numerous occasions in regard to illegal activity at the amenity center. She noted that security matters will be reviewed in the Security Report for the benefit of the members of the public. She stated they have been working with the police and have trespass orders on file at the amenity center. She noted the replacement cameras will not be installed until the new security system is fully implemented. Ms. Henley asked how long that will be. Ms. Adams noted the vendor estimates about 60 days out but could be up to 90 days out. The proposal has been approved by the Board of Supervisors and statement of work has been revised based on a request from one of the Board members regarding camera angles but that is in process.

Ms. Henley asked if the cameras are working now. Mr. Tindell stated one. Ms. Henley stated it is not being monitored, correct. Ms. Adams stated that camera has recently been reviewed but it is not monitored live. She noted the security cameras are important to capture activity on the pool deck but again since the system has been vandalized twice, staff did not want to recommend replacement until after the other system is installed. She noted this is really an approval contingent on the other system being installed and then these particular cameras will be repaired or replaced. Ms. Kowalski asked if the new system would have live monitoring. Ms. Adams stated to Board members that Florida has very broad public access requirements for governmental entities, like the CDD, however there are some exceptions to government in the Sunshine. One exception is if there is active litigation and the other exception is for security matters. She noted there may be times where there is a closed session for security matters because if there is the ability of the public to fully access and understand all of the details and components of this security system, it could potentially be compromised. She stated when talking about the system, staff speaks in general terms during the public meeting =. She stated she would go into as much detail as Board members want but it is the recommendation of staff to have a special closed session for security matters. Ms. Kowalski agreed. Ms. Adams stated she will be speaking to generalities and differentiating between HOA responsibility, CDD responsibility, and law enforcement responsibility on the

record. This is something that staff are planning for as Board members are aware of, the Board has increased funding for security for the upcoming fiscal year so staff are prepared for this for the Fiscal Year 2024 budget. She stated this repair likely will not actually take place until close to that time. Mr. Tindall stated with that in mind on page 32 and 33, he recommends that the Board approve the proposal on page 33 that replaces the additional camera that covers the pool. He noted there is available funding in the amenity repairs and maintenance budget line item that would cover this cost. Current Demands is the entity that maintains the amenity access system components and also the CCTV currently. Ms. Henley asked if that is a total of five cameras. She asked what the switchboard was. Ms. Adams stated it is to do with the internet access.

On MOTION by Ms. Henley seconded by Ms. Kowalski, with all in favor, the Camera Replacement Proposals and Current Demands (2) for \$3,249.27, was approved.

D. District Manager's Report – Discussion of security matters

Ms. Henley asked if they know where they will be putting the cameras. Ms. Hammock recommended for the safety and security that be a discussion that is kept in a security session. Ms. Henley asked about the security guard. Ms. Adams asked if the Board would like a high-level overview of security matters and for District staff to differentiate between HOA's, CDD, and law enforcement responsibility. Ms. Henley stated, yes. Ms. Adams stated first there is some confusion among some of the residents about what the HOA responsibilities are and what the CDD responsibilities are. For the benefit of audience, as the Board members are well aware, the CDD is responsible for property that the CDD owns. The CDD owns the roads, certain common areas, the amenity center, and the stormwater systems, so maintenance of all of these public infrastructure improvements is the responsibility of the CDD. The HOA has governing documents which govern private property, so the HOA has responsibilities for what happens on residential lots in general. If there is an issue about something on a resident's own property that tends to be an HOA issue. If it is an issue on the CDD's property, that is likely a CDD issue. She noted she had a request from the HOA Board to have an information meeting, which the District Manager did hold. District staff and the HOA representatives had a discussion that was nearly two hours and District staff answered questions that the HOA had and, as a result of the meeting, there was some requests from the HOA for improvements that were presented to the Board and the Board did approve those earlier this

year. The Field Management staff communicated back to the HOA Board on the status of all of those items. Ms. Adams stated that District staff can offer the community via Zoom is CDD 101, which is an introduction to CDD's. She indicated that information is helpful to residents to differentiate between HOA and CDD. If the Board would like, she noted she would reach out to the HOA to coordinate a date and offer that online and usually evening is best for members of the public. She stated generally the CDD is responsible to safeguard the CDD assets and resources as reasonably as possible within the confines of the budget. She noted, as Board members are aware, security funding was increased for the current fiscal year because of security issues. She stated there is an incremental approach being done to adding additional security and then monitoring the effects of that. With any known issues that they have, District staff have been actively addressing them in terms of safeguarding the amenities. When it comes to illegal activities, the CDD does not have authority to act in a law enforcement capacity. She noted if there is illegal activity, that must be referred to the police either by citizens, members of the CDD, or members of the security team. She noted the reason District staff emphasize the importance of calling the police when there are illegal activities taking place, as addressing illegal activities is a police matter and the CDD does not have authority to intercede beyond contacting local law enforcement. At the same time, District staff wants to deter any illegal activities at the District's amenities. The first report District staff heard of a firearm on District property was an email from a member of the public and that is being researched by the District's security team. The District does have an active trespass order with local law enforcement. Marshall has frequently communicated with the police and has provided access codes so that they can access the amenities at any time. She noted to Board members at last month's meeting, they approved a project for enhanced security to address intrusion into the amenity center at night. It does take time for the technology to be assembled, for equipment to be installed, and for these types of security improvements to be implemented but once it is implemented, District staff will monitor for results. She noted consistent steps have been taken to increase security based on the feedback from residents and feedback from the Access Control System CCTV. Ms. Adams noted the security guard should not be opening the pool gate for anyone as it should remained closed at all times. There is an amenity access system that requires an access card to get in. She noted the benefit to that is if there is an issue, by using the access system, staff should be able to identify who it was that came into the amenity center.

Parking rules were briefly discussed. At last month's meeting there were reports to the Board that vehicles were parking on both sides of the road creating a hazard where emergency vehicles could not get through and there were certain times the roadway was blocked with people parking on both sides. Ultimately the Board reviewed and considered parking rules that sequester parking to one side of the public roadway and those parking rules were approved by the Board. She noted there are several other steps to take before the parking rules are enforced. There has been a mailed notice to all of the property owners regarding the implementation of the parking rules. There is an agreement for towing enforcement services in process with S&S Towing. There is signage that must be installed at the community entrances before towing commences and this is all in accordance with Florida Statutes. She noted prior to enforcing the District's towing rules, there will be another courtesy reminder via email reminding residents of the parking rules and cautioning them that vehicles found improperly parked are subject to immediate towing.

Ms. Henley asked if anyone notified the security company that their employee was letting people into the amenity center without using an access card. Ms. Adams stated this was the first time she had heard of that occurring, and she has a meeting next Tuesday morning with the security company to address issues, look for areas that need improvement and discuss enhanced security reporting. She noted if there is an issue, that security guard needs to run that up the chain of command with their supervisor and not be speaking with members of the public about any security matters and compromising the integrity of the system. She stated she has made notes today based on feedback of the public.

Ms. Kowalski asked what would be needed to have a meeting regarding the security issues. Ms. Adams stated if Board members would like to request a closed security session, staff can certainly do that, perhaps in advance of the next meeting between 8:30 to 9:00 a.m., then start the regular Board meeting at 9:00 a.m. where the public can attend. The Board agreed. Ms. Adams stated closed security will be scheduled for the next meeting and proceed that way.

Ms. Henley asked about the lights on the playground and getting prices to install. Mr. Tindall stated lighting of the playground requires certain lighting standards and have to have the Engineer's Report for the lighting to be installed so that is why action has not been taken thus far. He noted to put that lighting there, the District would need the lighting survey to make sure the lighting is up to standard. If the Board would like staff to proceed, they can look into it. Ms. Adams stated if Board members would like, police will do a complimentary security analysis at the

community so staff can reach out to the officer who has been doing a lot of patrol work and responding there and if they have any recommendations, we can review those at the closed security session.

**Ms. Banfield, District Engineer joined the meeting at this time.*

Ms. Adams asked if she had anything to report to the Board under Engineer’s Report. Ms. Banfield stated nothing additional. Ms. Adams stated they received the annual engineer’s inspection that is done in accordance with the bond Trust Indenture requirements and that is being presented to the Board at their next meeting.

i. Approval of Check Register

Ms. Adams noted in the agenda packet on page 40 is a summary of the check register from April 1st through April 30, 2023, total amount is \$23,877.97. Immediately following that is a detailed summary.

On MOTION by Ms. Ms. Kowalski seconded by Ms. Henley, with all in favor, the Securitas Proposal, was approved.
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ii. Balance Sheet and Income Statement

Ms. Adams noted this is provided for informational purposes. Because the unaudited financial reports were not presented at last month’s meeting, there are actually reports for two months which are the unaudited financials for March and April. She noted in April’s unaudited financials, staff keeps an eye on the general fund unassigned balance in the combined balance sheet. The next couple of pages show the prorated spending relative to your actual spending and this District has done a good job on controlling expenses.

iii. Presentation of Registered Voters – 431

Ms. Adams noted on page 70 of the agenda packet is a letter from the Supervisor of Elections office in Polk County notifying the Board that there are 431 registered voters as of April 15, 2023. She noted it is required to present this information annually.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

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

Rolondo Lopez at 991 Cambridge Dr. stated that the monitoring part of security that apparently drives around the community is being cut but we are not getting rid of the security guard that is stationed in the pool so that is going to run parallel to the surveillance cameras that are being installed based on what Justin from the HOA and CDD said to us. We would like some clarification. One other thing to note on the meeting with the security company, there is a trick to get in the door based on what was mentioned aside from not having a key card, clearly to jump the fence. It is worth mentioning having someone come out to speak to the security guard so he actually understands what that trick is. By just putting your arm around and hitting a button the door opens without the card which is a problem and means we need a new door or we need a new system in place. He also asked for any updates on the budget for getting a fence installed behind Cambridge like in the front to help with issues of trespassing. He stated the lights on the mailbox do work by solar power but on days when it is cloudy, they don't work. He proposed considering another method where they automatically have a timer where they shut off at specific times to avoid people from lingering at that area. Another issue is parking, fire trucks cannot get in if people are parking in the street, garbage trucks can't get in so trash isn't getting picked up. Ms. Adams stated to Ms. Henley that the District has adopted rules that limit public comments to three minutes, would you like to extend that time. Ms. Henley stated no. Ms. Adams asked Mr. Lopez to email her to schedule a time to provide additional comments.

Resident (861 Cambridge) asked who to speak to, to get more residents on the Board so there will be more of a fair playing ground. Ms. Adams stated this is not a question-and-answer session but the Field Manager will make sure he gets her email address to schedule a call to discuss the process.

George Sorelle one of the HOA Board members stated one thing is the issue with the pool and the camera that is not working. The one working right now is facing towards the pool and cannot record anything that happens underneath the deck when people come in or go to the bathrooms. He stated that camera does not do much unless people are in the pool. As Marshall already knows there are people breaking into the attic of the pool and stashing/removing things which has been reported to the CDD. Also, people are using the pool parking area as an area to do funny business and have been caught many times. He stated he has already contacted Winter Haven

Police Department and requested for an analysis of the report. One thing that was brought up was if the CDD could close that parking lot at night with a sign that says parking lot is closed to detain anyone from going into the parking lot especially at a certain time. The insurance company says lighting is something that should not be added there but I disagree with that as darkness can bring ideas to people to open their minds to doing things they shouldn't be doing because they know that no one can see them especially behind the playground as there is a dead zone and a drop back there and it is so dark no one can see it. The lights placed on the mailboxes were over \$1,600. Those lights are no good at all and only light up for about 3-4 hours then they are dead so around 9:00-10:00 those lights are gone. He noted he knows the CDD should not be involved with the illegal activities but he is asking for prevention. He is asking for transparency from the HOA with the CDD to work together.

Ms. Adams stated the Board has adopted policies that limits three minutes per speaker so if you would email her, she would be happy to discuss this matter with you further in advance of the closed security session so thank you for your comments today.

SEVENTH ORDER OF BUSINESS

Adjournment

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

Chairman / Vice Chairman

SECTION IV

**LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2022**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

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

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c) but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2023, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 22, 2023

MANAGEMENT'S DISCUSSION AND ANALYSIS

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

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,914,225).
- The change in the District's total net position in comparison with the prior fiscal year was \$68,654, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2022, the District's governmental funds reported combined ending fund balances of \$562,874 an increase of \$104,969 in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, non-spendable for prepaid items and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

The government-wide financial statements include all governmental activities that are principally supported by assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management), maintenance and recreational functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2022	2021
Current and other assets	\$ 569,948	\$ 461,749
Capital assets, net of depreciation	4,208,135	4,305,580
Total assets	4,778,083	4,767,329
Current liabilities	131,617	130,208
Long-term liabilities	6,560,691	6,620,000
Total liabilities	6,692,308	6,750,208
Net position		
Net investment in capital assets	(2,352,042)	(2,313,474)
Restricted	263,022	256,714
Unrestricted	174,795	73,881
Total net position	\$ (1,914,225)	\$ (1,982,879)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION		
FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2022	2021
Program revenues		
Charges for services	\$ 766,685	\$ 682,067
Operating grants and contributions	1,288	32
Capital grants and contributions	-	367,177
General revenues		
Unrestricted investment earnings	30	-
Total revenues	<u>768,003</u>	<u>1,049,276</u>
Expenses:		
General government	80,238	86,189
Maintenance and operations	239,856	85,521
Recreation	69,161	27,922
Conveyance of infrastructure	-	2,405,910
Interest	310,094	305,997
Total expenses	<u>699,349</u>	<u>2,911,539</u>
Change in net position	<u>68,654</u>	<u>(1,862,263)</u>
Net position - beginning	<u>(1,982,879)</u>	<u>(120,616)</u>
Net position - ending	<u>\$ (1,914,225)</u>	<u>\$ (1,982,879)</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2022 was \$699,349. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments during the current fiscal period. The majority of the decrease in program revenues is due to the receipt of non-cash contributions from the Developer in the form of infrastructure conveyed to the District in the prior fiscal year, which did not occur in the current fiscal year. The majority of the decrease in expenses relates to conveyances of completed infrastructure to other entities which did not occur in the current fiscal year.

GENERAL BUDGETING HIGHLIGHTS

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

CAPITAL ASSETS

At September 30, 2022, the District had \$4,372,142 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$164,007 has been taken, which resulted in a net book value of \$4,208,135. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL DEBT

At September 30, 2022, the District had \$6,505,000 Bonds outstanding and \$55,691 in notes payable. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lucerne Park Community Development District's Finance Department at 219 E. Livingston Street, Orlando, Florida, 32801.

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

	Governmental Activities
ASSETS	
Cash	\$ 156,695
Assessments receivable	1,597
Prepays	24,969
Restricted assets:	
Investments	386,687
Capital assets:	
Depreciable, net	4,208,135
Total assets	4,778,083
 LIABILITIES	
Accounts payable	7,074
Accrued interest payable	124,543
Non-current liabilities:	
Due within one year	132,494
Due in more than one year	6,428,197
Total liabilities	6,692,308
 NET POSITION	
Net investment in capital assets	(2,352,042)
Restricted for debt service	263,022
Unrestricted	174,795
Total net position	\$ (1,914,225)

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

<u>Functions/Programs</u>	<u>Expenses</u>	<u>Program Revenues</u>		<u>Net (Expense) Revenue and Changes in Net Position</u>
		<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Governmental Activities</u>
Primary government:				
Governmental activities:				
General government	\$ 80,238	\$ 80,238	\$ -	\$ -
Maintenance and operations	239,856	205,670	-	(34,186)
Recreation	69,161	59,304	-	(9,857)
Interest on long-term debt	310,094	421,473	1,288	112,667
Total governmental activities	699,349	766,685	1,288	68,624
General revenues:				
Miscellaneous				
Total general revenues				
<u>30</u>				
Change in net position				
68,654				
Net position - beginning				
<u>(1,982,879)</u>				
Net position - ending				
<u><u>\$ (1,914,225)</u></u>				

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 156,181	\$ -	514	\$ 156,695
Investments	-	386,687	-	386,687
Assessments receivable	719	878	-	1,597
Prepays	24,969	-	-	24,969
Total assets	<u>\$ 181,869</u>	<u>\$ 387,565</u>	<u>\$ 514</u>	<u>\$ 569,948</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 7,074	\$ -	\$ -	\$ 7,074
Total liabilities	<u>7,074</u>	<u>-</u>	<u>-</u>	<u>7,074</u>
Fund balances:				
Nonspendable:				
Prepaid items	24,969	-	-	24,969
Restricted for:				
Debt service	-	387,565	-	387,565
Capital projects	-	-	514	514
Unassigned	149,826	-	-	149,826
Total fund balances	<u>174,795</u>	<u>387,565</u>	<u>514</u>	<u>562,874</u>
Total liabilities and fund balances	<u>\$ 181,869</u>	<u>\$ 387,565</u>	<u>\$ 514</u>	<u>\$ 569,948</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2022**

Fund balance - governmental funds \$ 562,874

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

Cost of capital assets	4,372,142	
Accumulated depreciation	<u>(164,007)</u>	4,208,135

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

Accrued interest payable	(124,543)	
Financed purchase - notes payable	(55,691)	
Bonds payable	<u>(6,505,000)</u>	<u>(6,685,234)</u>
Net position of governmental activities		<u>\$ (1,914,225)</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 345,212	\$ 421,473	\$ -	\$ 766,685
Interest	-	1,288	-	1,288
Miscellaneous	30	-	-	30
Total revenues	<u>345,242</u>	<u>422,761</u>	<u>-</u>	<u>768,003</u>
EXPENDITURES				
Current:				
General government	80,238	-	-	80,238
Maintenance and operations	110,689	-	-	110,689
Recreation	33,889	-	-	33,889
Debt service:				
Principal	10,871	115,000	-	125,871
Interest	8,641	303,274	-	311,915
Capital Outlay	66,562	-	432	66,994
Total expenditures	<u>310,890</u>	<u>418,274</u>	<u>432</u>	<u>729,596</u>
Excess (deficiency) of revenues over (under) expenditures	34,352	4,487	(432)	38,407
OTHER FINANCING SOURCES (USES)				
Financed purchase - note payable proceeds	66,562	-	-	66,562
Total other financing sources (uses)	<u>66,562</u>	<u>-</u>	<u>-</u>	<u>66,562</u>
Net change in fund balances	100,914	4,487	(432)	104,969
Fund balances - beginning	<u>73,881</u>	<u>383,078</u>	<u>946</u>	<u>457,905</u>
Fund balances - ending	<u>\$ 174,795</u>	<u>\$ 387,565</u>	<u>\$ 514</u>	<u>\$ 562,874</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

Net change in fund balances - total governmental funds	\$	104,969
Amounts reported for governmental activities in the statement of activities are different because:		
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		125,871
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.		1,821
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.		<u>(164,007)</u>
Change in net position of governmental activities	\$	<u><u>68,654</u></u>

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

Lucerne Park Community Development District (the "District") was created by City of Winter Haven Ordinance O-18-50 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes on June 11, 2018. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purpose of financing and managing the acquisition, construction, maintenance and operations of the infrastructure within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board of Supervisors are elected by qualified landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2022, all of the Board members are affiliated with Lucerne Park Investment, LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as general revenues.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually at a public hearing of the District. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

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

The District reports the following major governmental fund:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

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

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

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

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

Prepaid Items

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

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

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

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

<u>Assets</u>	<u>Years</u>
Infrastructure	30
Financed purchase assets	
– equipment	5
Recreation	5 - 30

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

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

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 386,687	S&P AAAm	Weighted average of the fund portfolio: 9 days
	<u>\$ 386,687</u>		

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

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

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

However, the Bond Indentures limit the type of investments held using unspent proceeds.

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

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

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

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

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

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

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 3,875,022	\$ -	\$ -	\$ 3,875,022
Recreational	430,558		-	430,558
Financed purchase assets - equipment	-	66,562	-	66,562
Total capital assets, being depreciated	4,305,580	66,562	-	4,372,142
Less accumulated depreciation for:				
Infrastructure	-	129,167	-	129,167
Recreation	-	21,528	-	21,528
Financed purchase assets - equipment	-	13,312	-	13,312
Total accumulated depreciation	-	164,007	-	164,007
Total capital assets, being depreciated, net	4,305,580	(97,445)	-	4,208,135
Governmental activities capital assets, net	\$ 4,305,580	\$ (97,445)	\$ -	\$ 4,208,135

Depreciation expense was charged to function/programs as follows:

Maintenance and operation	\$ 129,167
Recreation	34,840
Total depreciation expense	<u>\$ 164,007</u>

NOTE 6 – LONG TERM LIABILITIES

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

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

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

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

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019	\$ 6,620,000	\$ -	\$ 115,000	\$ 6,505,000	\$ 120,000
Financed purchase - note payable	-	66,562	10,871	55,691	12,494
	<u>\$ 6,620,000</u>	<u>\$ 66,562</u>	<u>\$ 125,871</u>	<u>\$ 6,560,691</u>	<u>\$ 132,494</u>

NOTE 6 – LONG TERM LIABILITIES (Continued)

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

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2023	\$ 120,000	\$ 298,904	\$ 418,904
2024	125,000	294,344	419,344
2025	130,000	289,594	419,594
2026	135,000	284,394	419,394
2027	140,000	278,994	418,994
2028-2032	800,000	1,302,738	2,102,738
2033-2037	1,005,000	1,102,544	2,107,544
2038-2042	1,270,000	846,275	2,116,275
2043-2047	1,610,000	514,425	2,124,425
2048-2052	1,170,000	113,050	1,283,050
Total	<u>\$ 6,505,000</u>	<u>\$5,325,262</u>	<u>\$11,830,262</u>

NOTE 7 – FINANCED PURCHASE ASSETS

The District entered into a financed purchase agreement for the use of certain playground equipment. The agreement will expire on May 1, 2026 and required monthly fixed payments is \$1,626. The District has the option to purchase the equipment prior to the expiration of the agreement term.

The scheduled payments for years ending after September 30, 2022 are as follows:

Year ending September 30:	Principal	Interest	Total payments
2023	\$ 12,494	\$ 7,018	\$ 19,512
2024	14,360	5,152	19,512
2025	16,505	3,007	19,512
2026	12,332	657	12,989
Total	<u>\$ 55,691</u>	<u>\$ 15,834</u>	<u>\$ 71,525</u>

NOTE 8 - MANAGEMENT COMPANY

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

NOTE 9 - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2022**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 343,614	\$ 345,212	\$ 1,598
Miscellaneous	-	30	30
Total revenues	343,614	345,242	1,628
EXPENDITURES			
Current:			
General government	135,944	80,238	55,706
Maintenance and operations	125,500	110,689	14,811
Recreation	72,170	33,889	38,281
Debt service:			
Principal	-	10,871	(10,871)
Interest	-	8,641	(8,641)
Capital outlay	10,000	66,562	(56,562)
Total expenditures	343,614	310,890	32,724
Excess (deficiency) of revenues over (under) expenditures	-	34,352	34,352
OTHER FINANCING SOURCES (USES)			
Financed purchase - note payable proceeds	-	66,562	66,562
Total other financing sources (uses)	-	66,562	66,562
Net change in fund balance	\$ -	100,914	\$ 100,914
Fund balance - beginning		73,881	
Fund balance - ending		\$ 174,795	

See notes to required supplementary information

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

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

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

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

<u>Element</u>	<u>Comments</u>
Number of district employees compensated at 9/30/2022	0
Number of independent contractors compensated in September 2022	8
Employee compensation for FYE 9/30/2022 (paid/accrued)	\$0
Independent contractor compensation for FYE 9/30/2022	\$247,887.31
Construction projects to begin on or after October 1; (>\$65K)	None
Budget variance report	See page 21 of annual financial report
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate FYE 9/30/2022	Operations and maintenance - \$1,067.86 Debt service - \$1,303.76
Special assessments collected FYE 9/30/2022	\$766,684.69
Outstanding Bonds:	
Series 2019, due May 1, 2050,	see Note 6 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2022, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 22, 2023.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 22, 2023



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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

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

We have examined Lucerne Park Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2022. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

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

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

June 22, 2023



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2022, and have issued our report thereon dated June 22, 2023.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2023, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

We wish to thank Lucerne Park Community Development District, City of Winter Haven, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 22, 2023

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

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

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

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

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

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

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2022. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

SECTION V

SECTION A

SECTION 1



KILINSKI | VAN WYK

MEMORANDUM

To: Board of Supervisors
From: Kilinski | Van Wyk PLLC
Date: July 7, 2023
Re: Ethics Training for Special District Supervisors

The purpose of this memorandum is to provide you with information regarding new ethics training requirements applicable to Special District Supervisors. This requirement is the result of changes to Section 112.3142, Florida Statutes, which were passed during the recent legislative session. The new requirements will apply beginning with the 2024 calendar year.

Who is affected?

The new requirement applies to all elected officers of independent special districts as defined in Section 189.012, Florida Statutes, including those elected officers who are appointed to fill a vacancy for an unexpired term of office. This includes Supervisors of Community Development Districts and “Special Act” Districts, among others. It does not apply to non-elected officers of a special district, such as a secretary or treasurer, unless that person is also an elected officer. The training requirement previously applied only to specified constitutional officers, elected municipal officers, and commissioners of community redevelopment agencies.

What is required?

Supervisors will be required to complete four (4) hours of training each calendar year. The training must address, at a minimum, Article II of the State Constitution, the Code of Ethics for Public Officers and Employees, and Florida’s public records and open meetings laws. It may be completed by taking a continuing legal education class or other continuing professional education class, seminar, or presentation, if the required information is covered.

How do I report compliance?

The Commission on Ethics has not announced special procedures for special district supervisors. For other officers subject to the training requirement, compliance is self-reported by marking a check box on the annual financial disclosure form. Supervisors should keep detailed records on the name of each course, length of each course, and date completed in the event that verification is required.

When is the deadline?

This requirement will apply beginning in the 2024 calendar year. Training should be completed as close as possible to the date an officer assumes office. Officers who assume a new office or a new term of office before March 31 must complete the training on or before December 31 of the same year. Officers who assume a new office or a new term of office after March 31 are not required to complete the training until the following calendar year.

Where can I find training materials?

The Florida Commission on Ethics has provided links to approved courses on their Ethics Training web page: <https://ethics.state.fl.us/Training/Training.aspx>. There are also many courses – both free and for a charge – available online and in-person. Kilinski | Van Wyk will be offering customized training sessions at discounted rate for existing clients. If you have questions about whether a particular course meets the requirements, or if you would like to request a customized training session, please consult your Kilinski | Van Wyk attorney. There is also the ability to include training within your regular Board meeting schedule.

SECTION B

SECTION 1



Sent Via Email: tadams@gmscfl.com

June 20, 2023

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

Subject: **District Engineers Report - 2023
Lucerne Park Community Development District
Bond Series 2019
Section 9.21 of the Master Trust Indenture**

Dear Ms. Adams:

In accordance with Section 9.21 of the Master Trust Indenture for the Lucerne Park Community Development District (CDD), we have completed our annual review of the portions of the project within this CDD as constructed to date. We find, based on said inspection and our knowledge of the community, that those portions of the infrastructure are being maintained in reasonable good repair.

We have reviewed the Operation and Maintenance budget for the Fiscal Year 2024 and believe that it is sufficient for the proper operation and maintenance of the Lucerne Park CDD.

In addition, and in accordance with this Section 9.21 of the Master Trust Indenture, we have reviewed the current limits of insurance coverage and we believe that this is adequate for the community.

Should you have any questions or require additional information, please contact me at (321) 354-9656.

Sincerely,

Reinardo Malavé, P.E.
District Engineer
Lucerne Park Community Development District

RM:ap
Q:\Lucerne Park CDD - 50143604\Adm\Reports\Annual Engineer's Report\District Engineer's Report 2023 Bond Series 2019_06-20-2023



MEMORANDUM

Date: June 13, 2023
To: Rey Malave, District Engineer, Dewberry
From: Nadine Johnson, Staff Environmental Scientist, Dewberry
Subject: Lucerne Park Community Development District (CDD)
Annual Inspection Results (May 2023); SWFWMD Permit No. 43-43300-1

Introduction

This report provides the findings of a stormwater inspection for proper operation and maintenance of the Lucerne Park CDD stormwater management system conducted on May 18, 2023. The inspection and this report are specific to the system constructed in accordance with Southwest Florida Water Management District (SWFWMD) Permit No. 43-43300-1.

The following report summarizes the findings of the inspection and includes recommendations for action items. The report also contains a **2023 Annual Stormwater Inspection Results Map (Attachment 1)** and a **Lucerne Park CDD Photo Log (Attachment 2)** depicting aspects of the stormwater management system that were inspected and require attention.

Report Recommendations

Lucerne Park: SWFWMD Permit Number 43-43300-1

The findings from the observations during the site inspection are listed below and displayed on the attached **2023 Annual Stormwater Inspection Results Map (Attachment 1)**. These measures should be scheduled and performed as soon as possible to ensure the system is functioning as permitted:

Location	Type	Condition	Comments
Tract D	MES 08	Needs attention	Sediment buildup
Tract F	MES 06	Needs attention	Vegetation maintenance
Tract G	MES 02	Emergency	Severe erosion at the top of the structure; 2ft deep
Tract G	MES 03	Needs attention	Vegetation maintenance
Tract H	DS 51	Needs attention	Vegetation maintenance

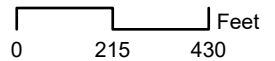
Attachments

Attachment 1. 2023 Annual Stormwater Inspection Results Map
Attachment 2. Lucerne Park CDD Photo Log



2023 Annual Stormwater Inspection Results Map
Lucerne Park CDD



Polk County, Florida





Data Source: Dewberry
 Image Source: ESRI




Lucerne Park CDD Photo Log
SWFWMD Permit Number: 43-43300-1
5-18-2023

Location	Structure	Condition	Comments	Photo
Tract D	MES 08	Needs Attention	Sediment buildup	
Tract F	MES 06	Needs attention	Vegetation maintenance	

Lucerne Park CDD Photo Log
SWFWMD Permit Number: 43-43300-1
5-18-2023

Tract G	MES 02	Emergency	Severe erosion at the top of the structure; 2ft deep	
Tract G	MES 03	Needs Attention	Vegetation maintenance	

Lucerne Park CDD Photo Log
SWFWMD Permit Number: 43-43300-1
5-18-2023

Tract H	DS 51	Needs Attention	Vegetation maintenance	
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SECTION C

Lucerne Park CDD

Field Management Report



July 20th, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Facilities have been well maintained.
- ✚ Monthly playground review was completed.
- ✚ Repairs were done to doors, restrooms, and vent fan.



Complete

Landscaping

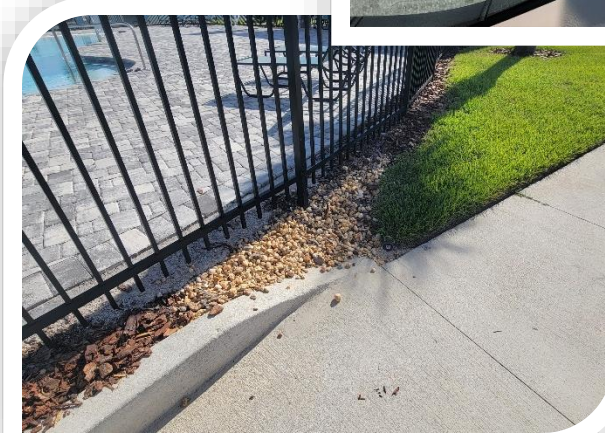
- ✚ Landscaping work has been good overall. A couple of areas were addressed were a crew shift caused them to be missed.
- ✚ Otherwise grass has been mowed and planters have been kept neat and clean.
- ✚ Approved landscaping enhancements were completed.



Complete

Site Items

- ✚ Parking policy signs were installed as approved.
- ✚ Entrance washout was repaired.
- ✚ Fence line drainage area repaired.



In Progress

Stormwater Repair

- ✚ Coordinating with vendor for approved stormwater repair.
- ✚ They are planning to break ground first week of August.



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. Thank you.

Respectfully,

Marshall Tindall

SECTION D

SECTION 1

Lucerne Park Community Development District

Summary of Check Register

May 1, 2023 through July 6, 2023

Fund	Date	Check No.'s	Amount
General Fund	5/5/23	440	\$ 1,626.00
	5/8/23	441-444	\$ 5,760.95
	5/10/23	445	\$ 3,234.40
	5/16/23	446-447	\$ 5,773.43
	5/24/23	448-449	\$ 175.00
	5/30/23	450-454	\$ 1,427.49
	6/2/23	455-456	\$ 879.96
	6/21/23	457-467	\$ 31,209.17
	6/22/23	468	\$ 5,200.00
	6/27/23	469-470	\$ 4,559.48
Total Amount			\$ 59,845.88

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/05/23	00032	5/03/23	05032023	202305	300-15500-10000		WHFS, LLC	*	1,626.00	1,626.00	000440
5/08/23	00030	4/26/23	9672	202304	330-57200-46700		CLEAN STAR SERVICES OF CENTRAL FL	*	720.00	720.00	000441
5/08/23	00040	4/24/23	52812020	202304	330-57200-48100		MASSEY SERVICES INC.	*	40.00	40.00	000442
5/08/23	00019	4/25/23	8684	202304	320-53800-46100		PRINCE & SONS INC.	*	100.53	3,500.95	000443
		5/01/23	8793	202305	320-53800-46200			*	3,400.42		
5/08/23	00027	5/01/23	19244	202305	330-57200-46300		RESORT POOL SERVICES DBA	*	1,500.00	1,500.00	000444
5/10/23	00046	4/30/23	11267806	202304	330-57200-34500		SECURITAS SECURITY	*	3,234.40	3,234.40	000445
5/16/23	00031	5/12/23	53-BID-6	202305	330-57200-54000		FLORIDA DEPARTMENT OF HEALTH	*	280.00	280.00	000446
5/16/23	00007	5/01/23	170	202305	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,154.42	5,493.43	000447
		5/01/23	170	202305	310-51300-35200			*	100.00		
		5/01/23	170	202305	310-51300-35100			*	150.00		
		5/01/23	170	202305	310-51300-31300			*	416.67		
		5/01/23	170	202305	330-57200-12000			*	416.67		
		5/01/23	170	202305	310-51300-51000			*	.27		
		5/01/23	170	202305	310-51300-42000			*	5.40		
		5/01/23	171	202305	320-53800-12000			*	1,250.00		

LUCP LUC PARK CDD ZYAN

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK.... AMOUNT #
5/24/23	00034	5/15/23 6622	202304 310-51300-31500	GENERAL COUNSELING APR23	*	135.00	
				KILINSKI / VAN WYK, PLLC			135.00 000448
5/24/23	00040	5/22/23 53238206	202305 330-57200-48100	PEST CONTROL MAY23	*	40.00	
				MASSEY SERVICES INC.			40.00 000449
5/30/23	00039	5/18/23 BH053020	202305 310-51300-11000	SUPERVISOR FEES 05/30/23	*	200.00	
				BOBBIE HENLEY			200.00 000450
5/30/23	00047	5/18/23 EC053020	202305 310-51300-11000	SUPERVISOR FEES 05/30/23	*	200.00	
				EMILY J. CASSIDY			200.00 000451
5/30/23	00049	5/18/23 JK053020	202305 310-51300-11000	SUPERVISOR FEES 05/30/23	*	200.00	
				JESSICA KOWALSKI			200.00 000452
5/30/23	00009	5/18/23 LS053020	202305 310-51300-11000	SUPERVISOR FEES 05/30/23	*	200.00	
				LAUREN SCHWENK			200.00 000453
5/30/23	00038	5/30/23 00055328	202304 310-51300-48000	NOT. RULEMAKING MEETING	*	627.49	
				CA FLORIDA HOLDINGS, LLC			627.49 000454
6/02/23	00030	5/25/23 9887	202305 330-57200-46700	MTHLY CLEANING MAY23	*	800.00	
				CLEAN STAR SERVICES OF CENTRAL FL			800.00 000455
6/02/23	00019	5/24/23 8946	202305 320-53800-46100	REPLACED BROKEN NOZZLES	*	79.96	
				PRINCE & SONS INC.			79.96 000456
6/21/23	00039	6/15/23 BH061520	202306 310-51300-11000	SUPERVISOR FEES 06/15/23	*	200.00	
				BOBBIE HENLEY			200.00 000457
6/21/23	00005	6/06/23 18335	202306 320-53800-45000	ADD PROP INSURANCE	*	868.00	
				EGIS INSURANCE ADVISORS, LLC			868.00 000458
6/21/23	00047	6/15/23 EC061520	202306 310-51300-11000	SUPERVISOR FEES 06/15/23	*	200.00	
				EMILY J. CASSIDY			200.00 000459

LUCP LUC PARK CDD ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/23	00007	3/31/23	172	202303	330	57200	46000		GENERAL MAINT MAY23	*	1,803.46		
4/30/23		179	202304	320	53800	47000		GENERAL MAINTENANCE APR23	*	1,235.00			
6/01/23		177	202306	310	51300	34000		MANAGEMENT FEES JUN23	*	3,154.42			
6/01/23		177	202306	310	51300	35200		WEBSITE ADMIN JUN23	*	100.00			
6/01/23		177	202306	310	51300	35100		INFORMATION TECH JUN23	*	150.00			
6/01/23		177	202306	310	51300	31300		DISSEMINATION SVCS JUN23	*	416.67			
6/01/23		177	202306	330	57200	12000		AMENITY ACCESS JUN23	*	416.67			
6/01/23		177	202306	310	51300	51000		OFFICE SUPPLIES JUN23	*	.66			
6/01/23		177	202306	310	51300	42000		POSTAGE JUN23	*	13.20			
6/01/23		177	202306	310	51300	42500		COPIES JUN23	*	16.50			
6/01/23		178	202306	320	53800	12000		FIELD MANAGEMENT JUN23	*	1,250.00			
GOVERNMENTAL MANAGEMENT SERVICES												8,556.58	000460
6/21/23	00049	6/15/23	JK061520	202306	310	51300	11000		SUPERVISOR FEES 06/15/23	*	200.00		
JESSICA KOWALSKI												200.00	000461
6/21/23	00034	6/14/23	6795	202305	310	51300	31500		GENERAL COUNSEL MAY23	*	2,375.00		
KILINSKI / VAN WYK, PLLC												2,375.00	000462
6/21/23	00050	6/15/23	KC061520	202306	310	51300	11000		SUPERVISOR FEES 06/15/23	*	200.00		
KRISTIN CASSIDY												200.00	000463
6/21/23	00023	4/26/23	04262023	202304	300	20700	10000		TRANSFER OF TAX RCPT S19	*	8,803.24		
6/20/23		06202023	202306	300	20700	10000		TRANSFER OF TAX RCPT S19	*	3,279.92			
LUCERNE PARK CDD / US BANK												12,083.16	000464
6/21/23	00019	6/01/23	9135	202306	320	53800	46200		LANDSCAPE MAINT JUN23	*	3,400.42		
PRINCE & SONS INC.												3,400.42	000465
LUCP LUC PARK CDD ZYAN													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/21/23	00027	6/01/23	19494	202306	330-57200-46300		RESORT POOL SERVICES DBA	*	1,500.00	1,500.00	000466

6/21/23	00032	6/20/23	06202023	202306	300-15500-10000		WHFS, LLC	*	1,626.01	1,626.01	000467

6/22/23	00015	5/02/23	24077	202209	310-51300-32200		GRAU AND ASSOCIATES	*	4,000.00	5,200.00	000468
		6/02/23	24246	202306	310-51300-32200			*	1,200.00		

6/27/23	00042	6/14/23	2296061	202305	310-51300-31100		DEWBERRY ENGINEERS INC.	*	1,470.00	1,855.00	000469
		6/21/23	2295257	202305	310-51300-31100			*	385.00		

6/27/23	00046	5/31/23	11304595	202305	330-57200-34500		SECURITAS SECURITY	*	2,704.48	2,704.48	000470

									TOTAL FOR BANK A	59,845.88	
									TOTAL FOR REGISTER	59,845.88	

SECTION 2

Lucerne Park
Community Development District

Unaudited Financial Reporting
May 31, 2023



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6	<u>Capital Reserve Fund</u>
7-8	<u>Month to Month</u>
9	<u>Long Term Debt Report</u>
10	<u>Assessment Receipt Schedule</u>

Lucerne Park
Community Development District
Combined Balance Sheet
May 31, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 440,384	\$ -	\$ 210	\$ 440,594
Investments:				
Series 2019				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 182,482	\$ -	\$ 182,482
Prepayment	\$ -	\$ 1,960	\$ -	\$ 1,960
Construction	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 3,280	\$ -	\$ 3,280
Prepaid Expenses	\$ 1,626	\$ -	\$ -	\$ 1,626
Total Assets	\$ 442,010	\$ 397,744	\$ 210	\$ 839,964
Liabilities:				
Accounts Payable	\$ 30,612	\$ -	\$ -	\$ 30,612
Due to Debt Service	\$ 3,280	\$ -	\$ -	\$ 3,280
Total Liabilities	\$ 33,892	\$ -	\$ -	\$ 33,892
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 1,626	\$ -	\$ -	\$ 1,626
Restricted for:				
Debt Service 2019	\$ -	\$ 397,744	\$ -	\$ 397,744
Capital Projects - Series 2019	\$ -	\$ -	\$ 210	\$ 210
Unassigned	\$ 406,492	\$ -	\$ -	\$ 406,492
Total Fund Balances	\$ 408,118	\$ 397,744	\$ 210	\$ 806,072
Total Liabilities & Fund Balance	\$ 442,010	\$ 397,744	\$ 210	\$ 839,964

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

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments	\$ 446,207	\$ 446,207	\$ 445,136	\$ (1,071)
Total Revenues	\$ 446,207	\$ 446,207	\$ 445,136	\$ (1,071)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 8,000	\$ 2,000	\$ 6,000
Engineering	\$ 20,000	\$ 13,333	\$ 3,350	\$ 9,983
Attorney	\$ 25,000	\$ 16,667	\$ 6,593	\$ 10,074
Annual Audit	\$ 4,700	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,098	\$ 3,098	\$ -
Management Fees	\$ 37,853	\$ 25,235	\$ 25,235	\$ (0)
Information Technology	\$ 1,800	\$ 1,200	\$ 1,200	\$ -
Website Administration	\$ 1,200	\$ 800	\$ 800	\$ -
Postage & Delivery	\$ 450	\$ 300	\$ 791	\$ (491)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 500	\$ 333	\$ 4	\$ 330
Legal Advertising	\$ 3,000	\$ 2,000	\$ 2,127	\$ (127)
Other Current Charges	\$ 1,000	\$ 667	\$ 281	\$ 386
Office Supplies	\$ 350	\$ 233	\$ 26	\$ 208
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 128,712	\$ 87,058	\$ 60,001	\$ 27,058

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending May 31, 2023

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
<i>Operations & Maintenance</i>				
Field Services				
Property Insurance	\$ 10,098	\$ 10,098	\$ 9,257	\$ 841
Field Management	\$ 15,000	\$ 10,000	\$ 10,000	\$ -
Landscape Maintenance	\$ 40,805	\$ 27,203	\$ 27,243	\$ (40)
Landscape Replacement	\$ 15,000	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 30,000	\$ 20,000	\$ 22,373	\$ (2,373)
Electric	\$ 5,000	\$ 3,333	\$ 559	\$ 2,775
Water & Sewer	\$ 10,000	\$ 6,667	\$ 645	\$ 6,022
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,667	\$ -	\$ 1,667
Irrigation Repairs	\$ 7,500	\$ 5,000	\$ 708	\$ 4,292
General Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 2,230	\$ 4,437
Contingency	\$ 7,500	\$ 5,000	\$ 350	\$ 4,650
Subtotal Field Expenditures	\$ 153,403	\$ 105,635	\$ 73,365	\$ 32,270
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 5,333	\$ 2,792	\$ 2,542
Amenity - Water	\$ 10,000	\$ 6,667	\$ 3,584	\$ 3,083
Playground Lease	\$ 19,512	\$ 13,008	\$ 13,008	\$ 0
Internet	\$ 2,000	\$ 1,333	\$ 1,155	\$ 178
Pest Control	\$ 480	\$ 320	\$ 320	\$ -
Janitorial Service	\$ 5,600	\$ 3,733	\$ 4,280	\$ (547)
Security Services	\$ 34,000	\$ 22,667	\$ 15,191	\$ 7,476
Pool Maintenance	\$ 12,000	\$ 8,000	\$ 12,250	\$ (4,250)
Amenity Repairs & Maintenance	\$ 10,000	\$ 6,667	\$ 18,254	\$ (11,588)
Pool Permit	\$ -	\$ 280	\$ 280	\$ -
Amenity Access Management	\$ 5,000	\$ 3,333	\$ 3,333	\$ (0)
Contingency	\$ 7,500	\$ 5,000	\$ -	\$ 5,000
Subtotal Amenity Expenditures	\$ 114,092	\$ 76,341	\$ 74,448	\$ 1,893
Total Expenditures	\$ 396,207	\$ 269,035	\$ 207,813	\$ 61,221
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 237,323	
<i>Other Financing Sources/(Uses):</i>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 237,323	
Fund Balance - Beginning	\$ -		\$ 170,795	
Fund Balance - Ending	\$ 0		\$ 408,118	

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

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues:				
Assessments	\$ 419,524	\$ 419,524	\$ 418,515	\$ (1,009)
Interest	\$ -	\$ -	\$ 10,567	\$ 10,567
Total Revenues	\$ 419,524	\$ 419,524	\$ 429,082	\$ 9,558
Expenditures:				
Interest - 11/1	\$ 149,452	\$ 149,452	\$ 149,452	\$ -
Principal - 5/1	\$ 120,000	\$ 120,000	\$ 120,000	\$ -
Interest - 5/1	\$ 149,452	\$ 149,452	\$ 149,452	\$ -
Total Expenditures	\$ 418,904	\$ 418,904	\$ 418,904	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 620		\$ 10,178	
Fund Balance - Beginning	\$ 184,632		\$ 387,565	
Fund Balance - Ending	\$ 185,252		\$ 397,744	

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

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Contingency	\$ -	\$ -	\$ 304	\$ (304)
Total Expenditures	\$ -	\$ -	\$ 304	\$ (304)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (304)	
Fund Balance - Beginning	\$ -	\$ -	\$ 514	
Fund Balance - Ending	\$ -	\$ -	\$ 210	

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

	Adopted Budget	Prorated Budget Thru 05/31/23	Actual Thru 05/31/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 50,000		\$ -	
Fund Balance - Beginning	\$ 10,000		\$ -	
Fund Balance - Ending	\$ 60,000		\$ -	

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	\$ -	\$ 11,770	\$ 420,515	\$ 2,636	\$ 2,664	\$ 1,345	\$ 2,718	\$ 3,489	\$ -	\$ -	\$ -	\$ -	\$ 445,136
Total Revenues	\$ -	\$ 11,770	\$ 420,515	\$ 2,636	\$ 2,664	\$ 1,345	\$ 2,718	\$ 3,489	\$ -	\$ -	\$ -	\$ -	\$ 445,136
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ 255	\$ -	\$ -	\$ 400	\$ -	\$ 840	\$ -	\$ 1,855	\$ -	\$ -	\$ -	\$ -	\$ 3,350
Attorney	\$ 1,214	\$ 184	\$ 228	\$ 1,589	\$ 127	\$ 742	\$ 135	\$ 2,375	\$ -	\$ -	\$ -	\$ -	\$ 6,593
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Trustee Fees	\$ 3,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,098
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ 25,235
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ 1,200
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ 800
Postage & Delivery	\$ 541	\$ 2	\$ 26	\$ 142	\$ 52	\$ 14	\$ 10	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ 791
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
Legal Advertising	\$ 455	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,127
Other Current Charges	\$ 39	\$ 38	\$ 44	\$ 109	\$ 39	\$ 39	\$ 60	\$ (87)	\$ -	\$ -	\$ -	\$ -	\$ 281
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 23	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ 26
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 21,186	\$ 5,089	\$ 4,119	\$ 6,661	\$ 4,039	\$ 5,482	\$ 4,654	\$ 8,770	\$ -	\$ -	\$ -	\$ -	\$ 60,001

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Services													
Property Insurance	\$ 9,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,257
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,440	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ 27,243
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,915	\$ 2,915	\$ 2,915	\$ 2,926	\$ -	\$ -	\$ -	\$ -	\$ 22,373
Electric	\$ 74	\$ 65	\$ 66	\$ 66	\$ 80	\$ 67	\$ 71	\$ 69	\$ -	\$ -	\$ -	\$ -	\$ 559
Water & Sewer	\$ 128	\$ 66	\$ 66	\$ 82	\$ 80	\$ 82	\$ 76	\$ 64	\$ -	\$ -	\$ -	\$ -	\$ 645
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ 42	\$ 486	\$ -	\$ -	\$ 101	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ 708
General Repairs & Maintenance	\$ 115	\$ -	\$ -	\$ 826	\$ 54	\$ -	\$ 1,235	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,230
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 175	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350
Subtotal Field Expenditures	\$ 16,900	\$ 7,457	\$ 7,500	\$ 8,786	\$ 7,955	\$ 7,889	\$ 9,088	\$ 7,790	\$ -	\$ -	\$ -	\$ -	\$ 73,365
Amenity Expenditures													
Amenity - Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Electric	\$ 347	\$ 293	\$ 310	\$ 307	\$ 429	\$ 352	\$ 367	\$ 387	\$ -	\$ -	\$ -	\$ -	\$ 2,792
Amenity - Water	\$ 553	\$ 239	\$ 422	\$ 431	\$ 142	\$ 148	\$ 1,001	\$ 648	\$ -	\$ -	\$ -	\$ -	\$ 3,584
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ 13,008
Internet	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 151	\$ 151	\$ 151	\$ -	\$ -	\$ -	\$ -	\$ 1,155
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ 320
Janitorial Service	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 760	\$ 720	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ 4,280
Security Services	\$ -	\$ -	\$ 1,907	\$ 2,619	\$ 2,363	\$ 2,363	\$ 3,234	\$ 2,704	\$ -	\$ -	\$ -	\$ -	\$ 15,191
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	\$ -	\$ 12,250
Amenity Repairs & Maintenance	\$ 1,410	\$ 913	\$ -	\$ 826	\$ -	\$ 8,759	\$ 6,346	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,254
Pool Permit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 280
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ 3,333
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 6,684	\$ 5,567	\$ 6,762	\$ 8,307	\$ 7,057	\$ 16,116	\$ 15,402	\$ 8,553	\$ -	\$ -	\$ -	\$ -	\$ 74,448
Total Expenditures	\$ 44,769	\$ 18,113	\$ 18,381	\$ 23,754	\$ 19,051	\$ 29,487	\$ 29,144	\$ 25,113	\$ -	\$ -	\$ -	\$ -	\$ 207,813
Excess Revenues (Expenditures)	\$ (44,769)	\$ (6,343)	\$ 402,133	\$ (21,118)	\$ (16,387)	\$ (28,142)	\$ (26,426)	\$ (21,624)	\$ -	\$ -	\$ -	\$ -	\$ 237,323
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (44,769)	\$ (6,343)	\$ 402,133	\$ (21,118)	\$ (16,387)	\$ (28,142)	\$ (26,426)	\$ (21,624)	\$ -	\$ -	\$ -	\$ -	\$ 237,323

Lucerne Park
Community Development District
Long Term Debt Summary

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.80%, 4.00%, 4.625%, 4.75%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$210,022	
RESERVE FUND BALANCE	\$210,022	
BONDS OUTSTANDING - 05/16/2019		\$7,025,000
LESS: SPECIAL CALL - 8/01/20		(\$250,000)
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)
LESS: PRINCIPAL PAYMENT - 05/01/23		(\$120,000)
CURRENT BONDS OUTSTANDING		\$6,385,000

Lucerne Park
Community Development District
Special Assessment Receipts
Fiscal Year 2023

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

ON ROLL ASSESSMENTS

51.54% 48.46% 100.00%

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
04/11/23	3/1/23-3/31/23	\$5,380.90	(\$107.62)	\$0.00	\$0.00	\$5,273.28	\$2,717.91	\$2,555.37	\$5,273.28
05/11/23	3/1/23-3/31/24	\$5,380.90	(\$107.62)	\$0.00	\$0.00	\$5,273.28	\$2,717.91	\$2,555.37	\$5,273.28
05/24/23	Interest	\$0.00	\$0.00	\$0.00	\$1,495.18	\$1,495.18	\$770.63	\$724.55	\$1,495.18
TOTAL		\$ 918,844.33	\$ (17,783.88)	\$ (38,903.91)	\$ 1,495.18	\$ 863,651.72	\$ 445,136.40	\$ 418,515.32	\$ 863,651.72

100%	Net Percent Collected
\$2,081.28	Balance Remaining to Collect

SECTION 3

**BOARD OF SUPERVISORS MEETING DATES
LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024**

The Board of Supervisors of the Lucerne Park Community Development District will hold their regular meetings for Fiscal Year 2024 on the 3rd Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:30 a.m., unless otherwise indicated as follows:

**October 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024**

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

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

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

District Manager