

***Lucerne Park
Community Development District***

Agenda

August 17, 2023

AGENDA

Lucerne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

August 10, 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, August 17, 2023 at 9:00 AM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

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

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

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

Meeting ID: 889 3539 7192

Following is the advance agenda for the meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the July 20, 2023 Board of Supervisors Meeting
4. Public Hearing
 - A. Consideration of Resolution 2023-07 Adopting the District's Fiscal Year Budget and Appropriating Funds
 - B. Consideration of Resolution 2023-08 Imposing Special Assessments and Certifying an Assessment Roll
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of GMS Proposal for Solar Lights Around Playground and Parking Lot
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Series 2019 Arbitrage Rebate Report
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, **July 20, 2023** at 8:30 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
Justin Brock	Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Meredith Hammock	District Counsel, KVV Law
Maddie Flint	KVV Law
Chace Arrington <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 8:30 a.m. There were five Board members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams reviewed the guidelines for the public comment period. Ms. Adams stated there were no members of the public present at this time, and the public comment period was closed. Ms. Adams noted to the Board members that a closed security session had been scheduled to start at approximately 8:30 a.m. and had been advertised as part of the Board meeting in accordance with statutory notice requirements. At this time, the Board conducted a closed session in

accordance with statutory requirements. At the conclusion of the closed session, Ms. Adams noted that members of the public were now attending the public Board meeting via Zoom. The Board reopened the public comment period; however, no members of the public indicated an interest to make a comment and the public comment period was closed.

THIRD ORDER OF BUSINESS**Approval of Minutes of the June 15, 2023
Board of Supervisors Meeting**

Ms. Adams presented the June 15, 2023 Board of Supervisors meeting minutes and asked if there were any comments or corrections to those minutes. She noted the minutes had been previously reviewed by District counsel and District management.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Minutes of the June 15, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS**Presentation of Fiscal Year 2022 Financial
Audit**

Ms. Adams stated as a Florida Community Development District, the District is required to undergo an independent audit each fiscal year. The District's fiscal year runs from October 1st through September 30th each year. This audit report is for Fiscal Year 2022, which ended September 30, 2022. She noted the audit is required to be filed with the State of Florida by June 30th each year. She stated there are no deficiencies in internal controls for the District, no instances of noncompliance with government accounting standards, the CDD has complied with all requirements of the Auditor General and no findings for the current year nor for the previous fiscal year. She stated this is a clean audit.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, the Fiscal Year 2022 Financial Audit, was approved.

FIFTH ORDER OF BUSINESS**Staff Reports****A. Attorney****i. Presentation of Memo Regarding Ethics Training for Special District Supervisors**

Ms. Hammock reviewed the memorandum and discussed the new statutory requirement for ethics training that will be required for Supervisors starting January 1, 2024. She noted that Supervisors will be required to complete four hours of ethics training each calendar year. She discussed various options and opportunities for Supervisors to complete the required ethics training, and noted that the Florida Commission on Ethics has provided links to approved courses on their Ethics Training webpage.

B. Engineer**i. Review and Acceptance of Annual Engineers Report**

Ms. Adams noted that, in accordance with the requirements of the Trust Indenture, the District Engineer conducts an annual inspection of the District's infrastructure and issues a report to the Board summarizing the findings of the inspection and including recommendations for action items, if any. Mr. Arrington reviewed the report and findings, noting that the District Engineer will continue to monitor observed conditions and coordinate with the Field Manager, as needed.

Ms. Adams stated some of the maintenance items noted in the report have already been addressed. She asked if the Supervisors had any questions for Mr. Arrington. The Board asked if the landscaper is not maintaining the vegetation in certain tracts identified in the report in accordance with contract requirements. Mr. Arrington stated they do, and Ms. Adams confirmed the vegetation maintenance is part of the current scope and is monitored.

On MOTION by Ms. Kowalski, seconded by Ms. Henley, with all in favor, Accepting the Annual Engineers Report, was approved.

C. Field Managers Report

Mr. Tindall reviewed the Field Management Report with the Board and provided status updates of work that District staff and vendors had performed since the previous Board meeting and ongoing work. He also noted that the city repaired the erosion at the entrance of the community where washout was occurring.

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

Ms. Adams noted the summary of the check register from May 1 through July 6, 2023, total amount is \$59,845.88. She noted following the check register is a detailed run summary. She asked for any questions.

On MOTION by Ms. Kowalski seconded by Ms. Henley, with all in favor, the Check Register totaling \$59,845.88, was approved.

ii. Balance Sheet and Income Statement

Ms. Adams noted the District's unaudited financial report is provided for informational purposes, and there were no questions from the Board regarding the unaudited financial report for the period ending May 31, 2023.

iii. Review of Fiscal Year 2024 Meeting Schedule

Ms. Adams presented the proposed meeting schedule for Fiscal Year 2024. She noted the proposed meeting time will be 9:30 a.m. on the third Thursday of the month.

On MOTION by Ms. Henley seconded by Ms. Kowalski, with all in favor, the Fiscal Year 2024 Meeting Schedule, was approved.

SIXTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

Ms. Adams stated members of the public were present; however, no one indicating an interest in speaking.

EIGHTH ORDER OF BUSINESS**Adjournment**

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION IV

SECTION A

RESOLUTION 2023-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Lucerne Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

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

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lucerne Park Community Development District for the Fiscal Year Ending September 30, 2024.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$_____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND – SERIES 2019	\$_____
CAPITAL RESERVE FUND	\$_____
TOTAL ALL FUNDS	\$_____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within 60 days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

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

the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

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

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:	LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
 _____	By:_____
Secretary/Assistant Secretary	Its:_____

Lucerne Park
Community Development District

Proposed Budget
FY 2024



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Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
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Revenues

Assessments	\$ 446,207	\$ 447,915	\$ -	\$ 447,915	\$ 446,207
Total Revenues	\$ 446,207	\$ 447,915	\$ -	\$ 447,915	\$ 446,207

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 2,800	\$ 2,800	\$ 5,600	\$ 12,000
Engineering	\$ 20,000	\$ 4,453	\$ 4,500	\$ 8,953	\$ 20,000
Attorney	\$ 25,000	\$ 8,227	\$ 3,000	\$ 11,227	\$ 25,000
Annual Audit	\$ 4,700	\$ 1,200	\$ 3,500	\$ 4,700	\$ 4,800
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,000
Trustee Fees	\$ 3,550	\$ 4,337	\$ -	\$ 4,337	\$ 4,337
Management Fees	\$ 37,853	\$ 28,390	\$ 9,463	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 1,350	\$ 450	\$ 1,800	\$ 1,800
Website Administration	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 450	\$ 804	\$ 52	\$ 856	\$ 900
Insurance	\$ 6,684	\$ 5,988	\$ -	\$ 5,988	\$ 6,586
Copies	\$ 500	\$ 20	\$ 35	\$ 55	\$ 500
Legal Advertising	\$ 3,000	\$ 2,127	\$ 873	\$ 3,000	\$ 3,000
Contingency	\$ 1,000	\$ 320	\$ 180	\$ 500	\$ 1,000
Office Supplies	\$ 350	\$ 26	\$ 55	\$ 81	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 128,712	\$ 69,867	\$ 26,909	\$ 96,776	\$ 132,222

Operations & Maintenance

Field Services

Property Insurance	\$ 10,098	\$ 10,125	\$ -	\$ 10,125	\$ 13,886
Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,900
Landscape Maintenance	\$ 40,805	\$ 30,644	\$ 10,201	\$ 40,845	\$ 45,800
Landscape Replacement	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 30,000	\$ 25,298	\$ 8,777	\$ 34,076	\$ 38,473
Electric	\$ 5,000	\$ 625	\$ 255	\$ 880	\$ 5,000
Water & Sewer	\$ 10,000	\$ 721	\$ 900	\$ 1,621	\$ 3,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 708	\$ 1,875	\$ 2,583	\$ 7,500
General Repairs & Maintenance	\$ 10,000	\$ 2,230	\$ 2,500	\$ 4,730	\$ 10,000
Contingency	\$ 7,500	\$ 350	\$ 1,875	\$ 2,225	\$ 7,500
Subtotal Field Expenditures	\$ 153,403	\$ 81,952	\$ 38,883	\$ 120,835	\$ 165,059

Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Amenity Expenditures					
Amenity - Electric	\$ 8,000	\$ 3,162	\$ 1,350	\$ 4,512	\$ 6,000
Amenity - Water	\$ 10,000	\$ 3,941	\$ 1,650	\$ 5,591	\$ 6,000
Playground Lease	\$ 19,512	\$ 14,634	\$ 4,878	\$ 19,512	\$ 19,512
Internet	\$ 2,000	\$ 1,312	\$ 470	\$ 1,782	\$ 2,000
Pest Control	\$ 480	\$ 320	\$ 160	\$ 480	\$ 600
Janitorial Service	\$ 5,600	\$ 5,040	\$ 2,280	\$ 7,320	\$ 15,300
Security Services	\$ 34,000	\$ 17,554	\$ 9,000	\$ 26,554	\$ 32,000
Pool Maintenance	\$ 12,000	\$ 13,750	\$ 4,500	\$ 18,250	\$ 19,800
Amenity Repairs & Maintenance	\$ 10,000	\$ 18,254	\$ -	\$ 18,254	\$ 10,000
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 1,250	\$ 5,000	\$ 5,250
Contingency	\$ 7,500	\$ 280	\$ 3,750	\$ 4,030	\$ 8,500
Subtotal Amenity Expenditures	\$ 114,092	\$ 81,998	\$ 29,288	\$ 111,285	\$ 124,962
Total Operations & Maintenance	\$ 267,495	\$ 163,950	\$ 68,171	\$ 232,121	\$ 290,022
<i>Other Expenditures</i>					
Capital Reserves	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,963
Total Other Expenditures	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,963
Total Expenditures	\$ 446,207	\$ 233,817	\$ 165,080	\$ 398,897	\$ 446,207
Excess Revenues/(Expenditures)	\$ 0	\$ 214,099	\$ (165,080)	\$ 49,019	\$ 0

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

Lucerne Park
Community Development District
GENERAL FUND BUDGET

REVENUES:

Assessments

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

EXPENDITURES:

Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Trustee Fees

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

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC provides this service.

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Contingency

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

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Office Supplies

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

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Streetlights

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

Electric

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

Water & Sewer

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

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Sidewalk & Asphalt Maintenance

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

Irrigation Repairs

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

General Repairs & Maintenance

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

Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity – Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Pool Maintenance

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

Amenity Repairs & Maintenance

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

Amenity Access Management

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

Contingency

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

Other Expenditures:

Capital Reserves

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

Lucerne Park
Community Development District
Debt Service Fund
Series 2019

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ 419,524	\$ 421,128	\$ -	\$ 421,128	\$ 419,524
Interest Income	\$ -	\$ 12,091	\$ 3,023	\$ 15,114	\$ -
Carry Forward Surplus *	\$ 184,632	\$ 177,543	\$ -	\$ 177,543	\$ 194,881
Total Revenues	\$ 604,156	\$ 610,762	\$ 3,023	\$ 613,785	\$ 614,405
Expenses					
Interest - 11/1	\$ 149,452	\$ 149,452	\$ -	\$ 149,452	\$ 147,172
Principal - 5/1	\$ 120,000	\$ 120,000	\$ -	\$ 120,000	\$ 125,000
Interest - 5/1	\$ 149,452	\$ 149,452	\$ -	\$ 149,452	\$ 147,172
Total Expenditures	\$ 418,904	\$ 418,904	\$ -	\$ 418,904	\$ 419,344
Excess Revenues/(Expenditures)	\$ 185,252	\$ 191,858	\$ 3,023	\$ 194,881	\$ 195,061

* Carryforward Less Reserve Requirement

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

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

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 6,385,000.00	\$ -	\$ 147,171.88	\$ 416,623.75
05/01/24	\$ 6,385,000.00	\$ 125,000.00	\$ 147,171.88	
11/01/24	\$ 6,260,000.00	\$ -	\$ 144,796.88	\$ 416,968.75
05/01/25	\$ 6,260,000.00	\$ 130,000.00	\$ 144,796.88	
11/01/25	\$ 6,130,000.00	\$ -	\$ 142,196.88	\$ 416,993.75
05/01/26	\$ 6,130,000.00	\$ 135,000.00	\$ 142,196.88	
11/01/26	\$ 5,995,000.00	\$ -	\$ 139,496.88	\$ 416,693.75
05/01/27	\$ 5,995,000.00	\$ 140,000.00	\$ 139,496.88	
11/01/27	\$ 5,855,000.00	\$ -	\$ 136,696.88	\$ 416,193.75
05/01/28	\$ 5,855,000.00	\$ 145,000.00	\$ 136,696.88	
11/01/28	\$ 5,710,000.00	\$ -	\$ 133,796.88	\$ 415,493.75
05/01/29	\$ 5,710,000.00	\$ 155,000.00	\$ 133,796.88	
11/01/29	\$ 5,555,000.00	\$ -	\$ 130,696.88	\$ 419,493.75
05/01/30	\$ 5,555,000.00	\$ 160,000.00	\$ 130,696.88	
11/01/30	\$ 5,395,000.00	\$ -	\$ 126,996.88	\$ 417,693.75
05/01/31	\$ 5,395,000.00	\$ 165,000.00	\$ 126,996.88	
11/01/31	\$ 5,230,000.00	\$ -	\$ 123,181.25	\$ 415,178.13
05/01/32	\$ 5,230,000.00	\$ 175,000.00	\$ 123,181.25	
11/01/32	\$ 5,055,000.00	\$ -	\$ 119,134.38	\$ 417,315.63
05/01/33	\$ 5,055,000.00	\$ 185,000.00	\$ 119,134.38	
11/01/33	\$ 4,870,000.00	\$ -	\$ 114,856.25	\$ 418,990.63
05/01/34	\$ 4,870,000.00	\$ 190,000.00	\$ 114,856.25	
11/01/34	\$ 4,680,000.00	\$ -	\$ 110,462.50	\$ 415,318.75
05/01/35	\$ 4,680,000.00	\$ 200,000.00	\$ 110,462.50	
11/01/35	\$ 4,480,000.00	\$ -	\$ 105,837.50	\$ 416,300.00
05/01/36	\$ 4,480,000.00	\$ 210,000.00	\$ 105,837.50	
11/01/36	\$ 4,270,000.00	\$ -	\$ 100,981.25	\$ 416,818.75
05/01/37	\$ 4,270,000.00	\$ 220,000.00	\$ 100,981.25	
11/01/37	\$ 4,050,000.00	\$ -	\$ 95,893.75	\$ 416,875.00
05/01/38	\$ 4,050,000.00	\$ 230,000.00	\$ 95,893.75	
11/01/38	\$ 3,820,000.00	\$ -	\$ 90,575.00	\$ 416,468.75
05/01/39	\$ 3,820,000.00	\$ 240,000.00	\$ 90,575.00	
11/01/39	\$ 3,580,000.00	\$ -	\$ 85,025.00	\$ 415,600.00
05/01/40	\$ 3,580,000.00	\$ 255,000.00	\$ 85,025.00	
11/01/40	\$ 3,325,000.00	\$ -	\$ 78,968.75	\$ 418,993.75
05/01/41	\$ 3,325,000.00	\$ 265,000.00	\$ 78,968.75	
11/01/41	\$ 3,060,000.00	\$ -	\$ 72,675.00	\$ 416,643.75
05/01/42	\$ 3,060,000.00	\$ 280,000.00	\$ 72,675.00	
11/01/42	\$ 2,780,000.00	\$ -	\$ 66,025.00	\$ 418,700.00
05/01/43	\$ 2,780,000.00	\$ 295,000.00	\$ 66,025.00	
11/01/43	\$ 2,485,000.00	\$ -	\$ 59,018.75	\$ 420,043.75
05/01/44	\$ 2,485,000.00	\$ 305,000.00	\$ 59,018.75	
11/01/44	\$ 2,180,000.00	\$ -	\$ 51,775.00	\$ 415,793.75
05/01/45	\$ 2,180,000.00	\$ 320,000.00	\$ 51,775.00	

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

Date		Balance		Prinicpal		Interest		Total
11/01/45	\$	1,860,000.00	\$	-	\$	44,175.00	\$	415,950.00
05/01/46	\$	1,860,000.00	\$	335,000.00	\$	44,175.00		
11/01/46	\$	1,525,000.00	\$	-	\$	36,218.75	\$	415,393.75
05/01/47	\$	1,525,000.00	\$	355,000.00	\$	36,218.75		
11/01/47	\$	1,170,000.00	\$	-	\$	27,787.50	\$	419,006.25
05/01/48	\$	1,170,000.00	\$	370,000.00	\$	27,787.50		
11/01/48	\$	800,000.00	\$	-	\$	19,000.00	\$	416,787.50
05/01/49	\$	800,000.00	\$	390,000.00	\$	19,000.00		
11/01/49	\$	410,000.00	\$	-	\$	9,737.50	\$	418,737.50
05/01/50	\$	410,000.00	\$	410,000.00	\$	9,737.50	\$	419,737.50
				\$ 6,505,000.00	\$	5,782,260.63	\$	12,512,260.63

Lucerne Park
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2023	Actuals Thru 6/30/23	Projected Next 3 Months	Projected Thru 9/30/23	Proposed Budget FY2024
<u>Revenues</u>					
Carry Forward Surplus	\$ 10,000	\$ -	\$ -	\$ -	\$ 70,000
Total Revenues	\$ 10,000	\$ -	\$ -	\$ -	\$ 70,000
<u>Expenses</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources</u>					
Transfer In (Out)	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,963
Total Other Financing Sources/(Uses)	\$ 50,000	\$ -	\$ 70,000	\$ 70,000	\$ 23,963
Excess Revenues/(Expenditures)	\$ 60,000	\$ -	\$ 70,000	\$ 70,000	\$ 93,963

SECTION B

RESOLUTION 2023-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit A** and incorporated by reference herein; and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

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

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

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

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS ____ DAY OF _____, 2023.

ATTEST:

**LUCERNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Budget
Exhibit B: Assessment Roll

Lucerne Park CDD**FY 24 Roll**

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103000010	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000020	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000030	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000040	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000050	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000060	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000070	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000080	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000090	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000100	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000110	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000120	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000130	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000140	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000150	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000160	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000170	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000180	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000190	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000200	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000210	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000220	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000230	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000240	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000250	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000260	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000270	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000280	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000290	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000300	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000310	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000320	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000330	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000340	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000350	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000360	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000370	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103000380	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000390	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000400	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000410	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000420	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000430	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000440	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000450	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000460	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000470	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000480	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000490	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000500	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000510	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000520	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000530	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000540	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000550	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000560	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000570	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000580	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000590	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000600	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000610	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000620	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000630	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000640	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000650	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000660	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000670	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000680	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000690	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000700	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000710	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000720	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000730	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000740	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000750	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000760	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000770	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000780	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103000790	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000800	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000810	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000820	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000830	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000840	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000850	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000860	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000870	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000880	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000890	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000900	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000910	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000920	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000930	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000940	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000950	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000960	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000970	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000980	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103000990	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001000	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001010	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001020	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001030	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001040	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001050	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001060	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001070	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001080	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001090	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001100	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001110	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001120	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001130	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001140	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001150	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001160	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001170	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001180	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001190	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103001200	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001210	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001220	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001230	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001240	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001250	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001260	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001270	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001280	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001290	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001300	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001310	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001320	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001330	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001340	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001350	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001360	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001370	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001380	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001390	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001400	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001410	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001420	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001430	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001440	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001450	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001460	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001470	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001480	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001490	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001500	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001510	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001520	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001530	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001540	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001550	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001560	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001570	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001580	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001590	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001600	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103001610	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001620	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001630	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001640	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001650	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001660	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001670	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001680	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001690	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001700	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001710	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001720	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001730	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001740	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001750	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001760	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001770	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001780	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001790	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001800	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001810	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001820	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001830	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001840	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001850	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001860	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001870	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001880	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001890	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001900	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001910	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001920	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001930	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001940	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001950	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001960	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001970	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001980	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103001990	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002000	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002010	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103002020	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002030	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002040	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002050	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002060	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002070	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002080	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002090	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002100	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002110	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002120	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002130	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002140	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002150	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002160	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002170	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002180	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002190	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002200	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002210	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002220	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002230	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002240	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002250	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002260	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002270	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002280	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002290	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002300	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002310	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002320	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002330	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002340	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002350	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002360	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002370	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002380	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002390	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002400	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002410	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002420	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103002430	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002440	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002450	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002460	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002470	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002480	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002490	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002500	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002510	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002520	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002530	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002540	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002550	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002560	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002570	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002580	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002590	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002600	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002610	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002620	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002630	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002640	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002650	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002660	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002670	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002680	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002690	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002700	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002710	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002720	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002730	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002740	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002750	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002760	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002770	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002780	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002790	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002800	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002810	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002820	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002830	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103002840	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002850	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002860	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002870	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002880	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002890	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002900	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002910	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002920	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002930	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002940	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002950	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002960	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002970	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002980	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103002990	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003000	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003010	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003020	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003030	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003040	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003050	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003060	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003070	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003080	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003090	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003100	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003110	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003120	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003130	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003140	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003150	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003160	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003170	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003180	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003190	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003200	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003210	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003220	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003230	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003240	1	\$1,386.69	\$1,303.76	\$2,690.45

PARCEL ID	Units	FY 24 O&M	2019 Debt	Total Assessment
262802522103003250	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003260	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003270	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003280	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003290	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003300	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003310	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003320	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003330	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003340	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003350	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003360	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003370	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003380	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003390	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003400	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003410	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003420	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003430	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003440	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003450	1	\$1,386.69	\$1,303.76	\$2,690.45
262802522103003460	1	\$1,386.69	\$1,303.76	\$2,690.45
Gross Assessments	346	\$479,794.74	\$451,100.96	\$930,895.70
Net Assessments		\$446,209.11	\$419,523.89	\$865,733.00

SECTION V

Lucerne Park CDD

Field Management Report

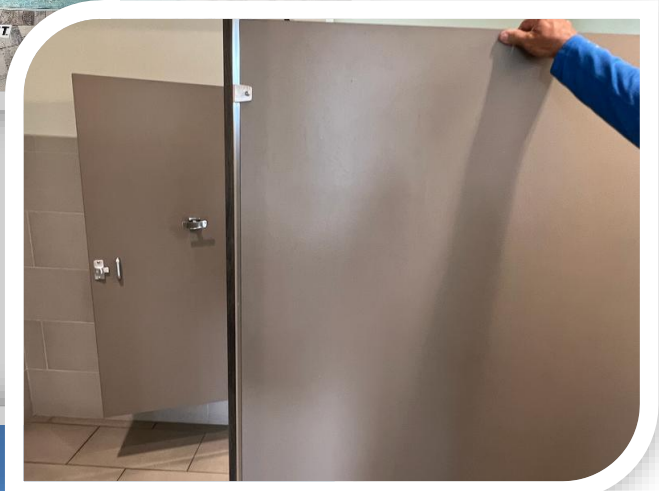
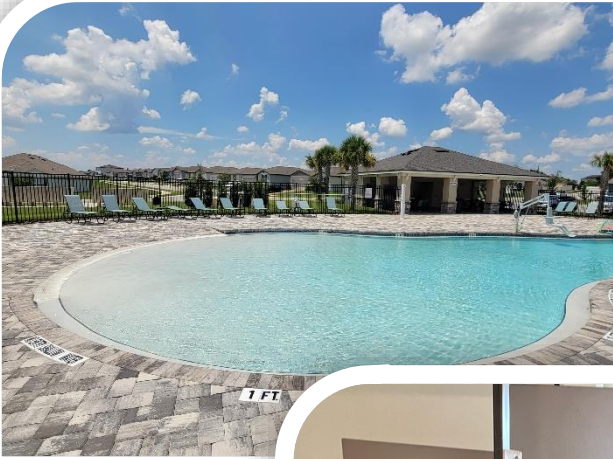


August 17th, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Amenity Review

- ✚ Pool facilities have been well maintained.
- ✚ Monthly playground review was completed.
- ✚ No issues found.
- ✚ Minor repairs done to restroom stall dividers and door locks.
- ✚ Assessing chair lift repairs.



Complete

Landscaping

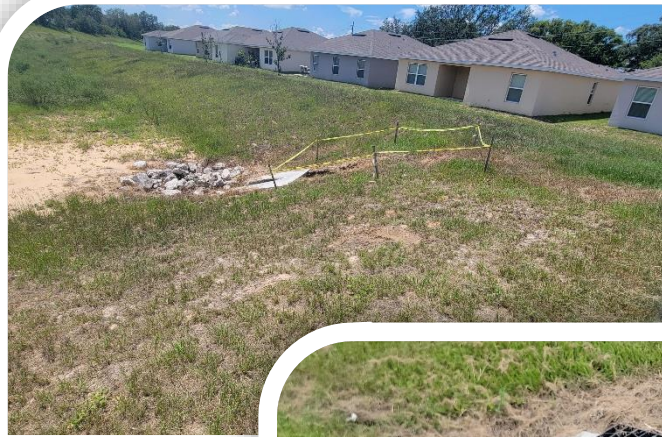
- ✚ Landscapers have kept district areas clean and well kept per scope.
- ✚ One slope was missed but has been addressed.
- ✚ Mitered ends and overflows have been detailed.



In Progress

Site Items

- ✚ Approved drain repair is being coordinated with vendor.
- ✚ Touch up work is being done based on Engineer's reported items.
- ✚ Most of these had already been completed.



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 1

Proposal #294



Governmental Management Services

Maintenance
Services

Bill To/District: Lucerne Park CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Security Lighting</u> <ul style="list-style-type: none"> - Proposal is Quantity (x6) Solar lights, aluminum posts, hardware, and installation. 	

Qty	Description	Unit Price	Line Total
	Labor & Mobilization		\$1,520.00
	Mobilizations		\$130.00
	Equipment		\$60.00
	Materials		\$1,695.00
Total Due:			\$3,405.00



Sample Layout Shown –
Final Placement Will be Determined Ba



SECTION D

SECTION 1

Lucerne Park Community Development District

Summary of Check Register

July 7, 2023 through July 31, 2023

Fund	Date	Check No.'s	Amount
General Fund			
	7/10/23	471-474	\$ 7,603.39
	7/18/23	475-476	\$ 7,866.69
	7/25/23	477-484	\$ 7,378.35
Total Amount			\$ 22,848.43

*** CHECK DATES 07/07/2023 - 07/31/2023 ***
 LUCERNE PARK - GENERAL
 BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/10/23	00030	6/28/23 10110	202306 330-57200-46700	CLEANING SVCS JUN23	*	760.00	
				CLEAN STAR SERVICES OF CENTRAL FL			760.00 000471
7/10/23	00027	7/01/23 19763	202307 330-57200-46300	POOL MAINTENANCE JUL23	*	1,500.00	
				RESORT POOL SERVICES DBA			1,500.00 000472
7/10/23	00022	6/23/23 6963773	202306 310-51300-32300	TRUSTEE FEES FY23	*	1,239.13	
		6/23/23 6963773	202306 300-15500-10000	TRUSTEE FEES FY24	*	2,478.25	
				U.S. BANK			3,717.38 000473
7/10/23	00032	7/07/23 07072023	202307 300-15500-10000	EQUIPMENT LEASE AUG23	*	1,626.01	
				WHFS, LLC			1,626.01 000474
7/18/23	00007	7/01/23 180	202307 310-51300-34000	MANAGEMENT FEES JUL23	*	3,154.42	
		7/01/23 180	202307 310-51300-35200	WEBSITE ADMIN JUL23	*	100.00	
		7/01/23 180	202307 310-51300-35100	INFORMATION TECH JUL23	*	150.00	
		7/01/23 180	202307 310-51300-31300	DISSEMINATION SVCS JUL23	*	416.67	
		7/01/23 180	202307 330-57200-12000	AMENITY ACCESS JUL23	*	416.67	
		7/01/23 180	202307 310-51300-51000	OFFICE SUPPLIES JUL23	*	.60	
		7/01/23 180	202307 310-51300-42000	POSTAGE JUL23	*	12.00	
		7/01/23 180	202307 310-51300-42500	COPIES JUL23	*	3.45	
		7/01/23 181	202307 320-53800-12000	FIELD MANAGEMENT JUL23	*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES			5,503.81 000475
7/18/23	00046	6/30/23 11342412	202306 330-57200-34500	SECURITY SVCS JUN23	*	2,362.88	
				SECURITAS SECURITY			2,362.88 000476
7/25/23	00020	7/20/22 6171-07-	202307 310-51300-31400	SPEC ASSESS BONDS S2019	*	450.00	
				AMTEC			450.00 000477
				LUCP LUC PARK CDD ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
7/25/23	00039	7/20/23 BH072020	202307 310-51300-11000	SUPERVISOR FEES 07/20/23	*	200.00	
				BOBBIE HENLEY			200.00 000478
7/25/23	00042	7/26/23 2308664	202306 310-51300-31100	GENERAL ENGINEERING JUN23	*	165.00	
				DEWBERRY ENGINEERS INC.			165.00 000479
7/25/23	00047	7/20/23 EC072020	202307 310-51300-11000	SUPERVISOR FEES 07/20/23	*	200.00	
				EMILY J. CASSIDY			200.00 000480
7/25/23	00049	7/20/23 JK072020	202307 310-51300-11000	SUPERVISOR FEES 07/20/23	*	200.00	
				JESSICA KOWALSKI			200.00 000481
7/25/23	00034	7/16/23 6980	202306 310-51300-31500	GENERAL COUNSEL JUN23	*	1,633.83	
				KILINSKI / VAN WYK, PLLC			1,633.83 000482
7/25/23	00050	7/20/23 KC072020	202307 310-51300-11000	SUPERVISOR FEES JUL23	*	200.00	
				KRISTIN CASSIDY			200.00 000483
7/25/23	00019	7/05/23 9326	202307 320-53800-46201	FLAX LILY-FILL INS	*	2,062.00	
		7/05/23 9327	202307 320-53800-46201	MULCH FOR FRONT/AMENITY	*	2,117.50	
		7/10/23 9332	202307 320-53800-46100	REPLACED CLOGGED NOZZLES	*	150.02	
				PRINCE & SONS INC.			4,329.52 000484
TOTAL FOR BANK A						22,848.43	
TOTAL FOR REGISTER						22,848.43	

SECTION 2

Lucerne Park
Community Development District

Unaudited Financial Reporting
June 30, 2023



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Lucerne Park
Community Development District
Combined Balance Sheet
June 30, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 399,935	\$ -	\$ 172	\$ 400,107
Investments:				
Series 2019				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 187,278	\$ -	\$ 187,278
Prepayment	\$ -	\$ 1,968	\$ -	\$ 1,968
Construction	\$ -	\$ -	\$ 0	\$ 0
Due from General Fund	\$ -	\$ 2,613	\$ -	\$ 2,613
Prepaid Expenses	\$ 4,104	\$ -	\$ -	\$ 4,104
Total Assets	\$ 404,039	\$ 401,880	\$ 172	\$ 806,092
Liabilities:				
Accounts Payable	\$ 16,532	\$ -	\$ -	\$ 16,532
Due to Debt Service	\$ 2,613	\$ -	\$ -	\$ 2,613
Total Liabilities	\$ 19,145	\$ -	\$ -	\$ 19,145
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 4,104	\$ -	\$ -	\$ 4,104
Restricted for:				
Debt Service 2019	\$ -	\$ 401,880	\$ -	\$ 401,880
Capital Projects - Series 2019	\$ -	\$ -	\$ 172	\$ 172
Unassigned	\$ 380,790	\$ -	\$ -	\$ 380,790
Total Fund Balances	\$ 384,894	\$ 401,880	\$ 172	\$ 786,947
Total Liabilities & Fund Balance	\$ 404,039	\$ 401,880	\$ 172	\$ 806,092

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
<u>Revenues:</u>				
Assessments	\$ 446,207	\$ 446,207	\$ 447,915	\$ 1,708
Total Revenues	\$ 446,207	\$ 446,207	\$ 447,915	\$ 1,708
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,800	\$ 6,200
Engineering	\$ 20,000	\$ 15,000	\$ 4,453	\$ 10,548
Attorney	\$ 25,000	\$ 18,750	\$ 8,227	\$ 10,523
Annual Audit	\$ 4,700	\$ 1,200	\$ 1,200	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Trustee Fees	\$ 3,550	\$ 3,550	\$ 4,337	\$ (787)
Management Fees	\$ 37,853	\$ 28,389	\$ 28,390	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Administration	\$ 1,200	\$ 900	\$ 900	\$ -
Postage & Delivery	\$ 450	\$ 338	\$ 804	\$ (467)
Insurance	\$ 6,684	\$ 6,684	\$ 5,988	\$ 696
Copies	\$ 500	\$ 375	\$ 20	\$ 355
Legal Advertising	\$ 3,000	\$ 2,250	\$ 2,127	\$ 123
Other Current Charges	\$ 1,000	\$ 750	\$ 320	\$ 430
Office Supplies	\$ 350	\$ 263	\$ 26	\$ 236
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 128,712	\$ 97,723	\$ 69,867	\$ 27,856

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted Budget	Prorated Budget Thru 06/30/23	Actual Thru 06/30/23	Variance
<u>Operations & Maintenance</u>				
Field Services				
Property Insurance	\$ 10,098	\$ 10,098	\$ 10,125	\$ (27)
Field Management	\$ 15,000	\$ 11,250	\$ 11,250	\$ -
Landscape Maintenance	\$ 40,805	\$ 30,604	\$ 30,644	\$ (40)
Landscape Replacement	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Streetlights	\$ 30,000	\$ 22,500	\$ 25,298	\$ (2,798)
Electric	\$ 5,000	\$ 3,750	\$ 625	\$ 3,125
Water & Sewer	\$ 10,000	\$ 7,500	\$ 721	\$ 6,779
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,875	\$ -	\$ 1,875
Irrigation Repairs	\$ 7,500	\$ 5,625	\$ 708	\$ 4,917
General Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 2,230	\$ 5,270
Contingency	\$ 7,500	\$ 5,625	\$ 350	\$ 5,275
Subtotal Field Expenditures	\$ 153,403	\$ 117,577	\$ 81,952	\$ 35,625
Amenity Expenditures				
Amenity - Electric	\$ 8,000	\$ 6,000	\$ 3,162	\$ 2,838
Amenity - Water	\$ 10,000	\$ 7,500	\$ 3,941	\$ 3,559
Playground Lease	\$ 19,512	\$ 14,634	\$ 14,634	\$ 0
Internet	\$ 2,000	\$ 1,500	\$ 1,312	\$ 188
Pest Control	\$ 480	\$ 360	\$ 320	\$ 40
Janitorial Service	\$ 5,600	\$ 4,200	\$ 5,040	\$ (840)
Security Services	\$ 34,000	\$ 25,500	\$ 17,554	\$ 7,946
Pool Maintenance	\$ 12,000	\$ 9,000	\$ 13,750	\$ (4,750)
Amenity Repairs & Maintenance	\$ 10,000	\$ 7,500	\$ 18,254	\$ (10,754)
Pool Permit	\$ -	\$ 280	\$ 280	\$ -
Amenity Access Management	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Contingency	\$ 7,500	\$ 5,625	\$ -	\$ 5,625
Subtotal Amenity Expenditures	\$ 114,092	\$ 85,849	\$ 81,998	\$ 3,851
Total Expenditures	\$ 396,207	\$ 301,149	\$ 233,817	\$ 67,332
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 214,099	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (50,000)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 0		\$ 214,099	
Fund Balance - Beginning	\$ -		\$ 170,795	
Fund Balance - Ending	\$ 0		\$ 384,894	

Lucerne Park
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues:				
Assessments	\$ 419,524	\$ 419,524	\$ 421,128	\$ 1,604
Interest	\$ -	\$ -	\$ 12,091	\$ 12,091
Total Revenues	\$ 419,524	\$ 419,524	\$ 433,219	\$ 13,695
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		\$ 14,315	
Fund Balance - Beginning	\$ 184,632		\$ 387,565	
Fund Balance - Ending	\$ 185,252		\$ 401,880	

Lucerne Park
Community Development District
Capital Projects Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Contingency	\$ -	\$ -	\$ 342	\$ (342)
Total Expenditures	\$ -	\$ -	\$ 342	\$ (342)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (342)	
Fund Balance - Beginning	\$ -		\$ 514	
Fund Balance - Ending	\$ -		\$ 172	

Lucerne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/23	Thru 06/30/23	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
<u>Revenues:</u>													
Assessments	\$ -	\$ 11,770	\$ 420,515	\$ 2,636	\$ 2,664	\$ 1,345	\$ 2,718	\$ 3,489	\$ 2,779	\$ -	\$ -	\$ -	\$ 447,915
Total Revenues	\$ -	\$ 11,770	\$ 420,515	\$ 2,636	\$ 2,664	\$ 1,345	\$ 2,718	\$ 3,489	\$ 2,779	\$ -	\$ -	\$ -	\$ 447,915
<u>Expenditures:</u>													
<u>General & Administrative:</u>													
Supervisor Fees	\$ 600	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ 2,800
Engineering	\$ 255	\$ -	\$ -	\$ 400	\$ -	\$ 840	\$ -	\$ 1,855	\$ 1,103	\$ -	\$ -	\$ -	\$ 4,453
Attorney	\$ 1,214	\$ 184	\$ 228	\$ 1,589	\$ 127	\$ 742	\$ 135	\$ 2,375	\$ 1,634	\$ -	\$ -	\$ -	\$ 8,227
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,200	\$ -	\$ -	\$ -	\$ 1,200
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ 3,750
Trustee Fees	\$ 3,098	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,239	\$ -	\$ -	\$ -	\$ 4,337
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ 28,390
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Administration	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Postage & Delivery	\$ 541	\$ 2	\$ 26	\$ 142	\$ 52	\$ 14	\$ 10	\$ 5	\$ 13	\$ -	\$ -	\$ -	\$ 804
Insurance	\$ 5,988	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,988
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4	\$ -	\$ -	\$ 17	\$ -	\$ -	\$ -	\$ 20
Legal Advertising	\$ 455	\$ 1,044	\$ -	\$ -	\$ -	\$ -	\$ 627	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,127
Other Current Charges	\$ 39	\$ 38	\$ 44	\$ 109	\$ 39	\$ 39	\$ 60	\$ (87)	\$ 40	\$ -	\$ -	\$ -	\$ 320
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 23	\$ 0	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ 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	\$ 9,866	\$ -	\$ -	\$ -	\$ 69,867

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Services													
Property Insurance	\$ 9,257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	868	\$ -	\$ -	\$ -	10,125
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	11,250
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,440	\$ 3,400	\$ 3,400	\$ -	\$ -	\$ -	30,644
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,676	\$ 2,915	\$ 2,915	\$ 2,915	\$ 2,926	\$ 2,926	\$ -	\$ -	\$ -	25,298
Electric	\$ 74	\$ 65	\$ 66	\$ 66	\$ 80	\$ 67	\$ 71	\$ 69	\$ 67	\$ -	\$ -	\$ -	625
Water & Sewer	\$ 128	\$ 66	\$ 66	\$ 82	\$ 80	\$ 82	\$ 76	\$ 64	\$ 76	\$ -	\$ -	\$ -	721
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	\$ 8,587	\$ -	\$ -	\$ -	81,952
Amenity Expenditures													
Amenity - Electric	\$ 347	\$ 293	\$ 310	\$ 307	\$ 429	\$ 352	\$ 367	\$ 387	\$ 371	\$ -	\$ -	\$ -	3,162
Amenity - Water	\$ 553	\$ 239	\$ 422	\$ 431	\$ 142	\$ 148	\$ 1,001	\$ 648	\$ 357	\$ -	\$ -	\$ -	3,941
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	14,634
Internet	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 151	\$ 151	\$ 151	\$ 157	\$ -	\$ -	\$ -	1,312
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	320
Janitorial Service	\$ 400	\$ 400	\$ 400	\$ 400	\$ 400	\$ 760	\$ 720	\$ 800	\$ 760	\$ -	\$ -	\$ -	5,040
Security Services	\$ -	\$ -	\$ 1,907	\$ 2,619	\$ 2,363	\$ 2,363	\$ 3,234	\$ 2,704	\$ 2,363	\$ -	\$ -	\$ -	17,554
Pool Maintenance	\$ 1,750	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ -	\$ -	\$ -	13,750
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	\$ 417	\$ -	\$ -	\$ -	3,750
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 6,684	\$ 5,567	\$ 6,762	\$ 8,307	\$ 7,057	\$ 16,116	\$ 15,402	\$ 8,553	\$ 7,550	\$ -	\$ -	\$ -	81,998
Total Expenditures	\$ 44,769	\$ 18,113	\$ 18,381	\$ 23,754	\$ 19,051	\$ 29,487	\$ 29,144	\$ 25,113	\$ 26,003	\$ -	\$ -	\$ -	233,817
Excess Revenues (Expenditures)	\$ (44,769)	\$ (6,343)	\$ 402,133	\$ (21,118)	\$ (16,387)	\$ (28,142)	\$ (26,426)	\$ (21,624)	\$ (23,224)	\$ -	\$ -	\$ -	214,099
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)	\$ (23,224)	\$ -	\$ -	\$ -	214,099

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	O&M Portion	Series 2019 Debt Service	Total
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
06/29/23	6/1/23-6/30/24	\$5,501.97	(\$110.04)	\$0.00	\$0.00	\$5,391.93	\$2,779.06	\$2,612.87	\$5,391.93
TOTAL		\$ 924,346.30	\$ (17,893.92)	\$ (38,903.91)	\$ 1,495.18	\$ 869,043.65	\$ 447,915.46	\$ 421,128.19	\$ 869,043.65

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION 3

REBATE REPORT

\$7,025,000

Lucerne Park Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2019

Dated: May 24, 2019

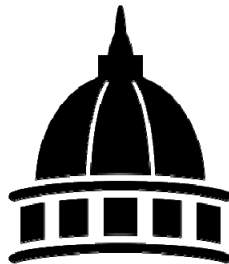
Delivered: May 24, 2019

Rebate Report to the Computation Date

May 24, 2024

Reflecting Activity To

May 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
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July 20, 2023

Lucerne Park Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of May 24, 2024, the Computation Date. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the May 24, 2024 Computation Date
Reflecting Activity from May 24, 2019 through May 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	1.715063%	34,090.36	(72,985.19)
Reserve Account	0.912586%	11,871.08	(56,823.26)
Interest Account	1.454984%	3,063.39	(8,351.47)
Cost of Issuance Account	1.836318%	5.07	(9.77)
Totals	1.404669%	\$49,029.90	\$(138,169.69)
Bond Yield	4.695610%		
Rebate Computation Credits			(8,226.10)
Net Rebatable Arbitrage			\$(146,395.79)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from May 24, 2019, the date of the closing, to May 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of May 24, 2024.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between May 24, 2019 and May 31, 2023, the District made periodic payments into the Interest, Sinking and Prepayment Accounts (collectively, the "Debt Service Fund") that were used, along with the interest earned, to provide the required debt service payments.

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

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

DEFINITIONS

6. Computation Date

May 24, 2024.

7. Computation Period

The period beginning on May 24, 2019, the date of the closing, and ending on May 31, 2023.

8. Bond Year

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

9. Bond Yield

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

10. Taxable Investment Yield

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

11. Issue Price

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

12. Rebatable Arbitrage

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

13. Funds and Accounts

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

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

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of May 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to May 24, 2024. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on May 24, 2024, is the Rebatable Arbitrage.

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

Sources of Funds

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

Uses of Funds

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

PROOF OF ARBITRAGE YIELD

\$7,025,000

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

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

PROOF OF ARBITRAGE YIELD

\$7,025,000

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

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

Proceeds Summary

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

BOND DEBT SERVICE

\$7,025,000

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

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

BOND DEBT SERVICE

\$7,025,000

Lucerne Park Community Development District

(City of Winter Haven, Florida)

Special Assessment Bonds, Series 2019

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

05/24/24	TOTALS:	34,090.36	-72,985.19

ISSUE DATE:	05/24/19	REBATABLE ARBITRAGE:	-72,985.19
COMP DATE:	05/24/24	NET INCOME:	34,090.36
BOND YIELD:	4.695610%	TAX INV YIELD:	1.715063%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/19	Beg Bal	-438,071.88	-552,497.99
06/04/19		191.14	240.76
07/02/19		705.06	884.88
08/02/19		722.01	902.65
09/04/19		641.26	798.40
10/02/19		608.94	755.43
11/04/19		546.30	674.93
12/03/19		466.56	574.26
01/03/20		457.92	561.45
02/04/20		444.87	543.28
03/03/20		414.96	504.86
04/02/20		180.67	218.99
05/04/20		2.19	2.64
06/02/20		2.24	2.69
06/04/20		9,272.80	11,150.11
07/02/20		2.11	2.53
08/04/20		2.19	2.61
09/02/20		2.19	2.60
09/17/20		8,522.40	10,112.61
10/02/20		2.09	2.48
11/03/20		2.14	2.52
12/02/20		2.08	2.44
01/05/21		2.14	2.50
02/02/21		2.14	2.50
03/02/21		1.94	2.25
04/02/21		2.14	2.48
05/04/21		232.93	268.42
05/04/21		2.08	2.40
06/02/21		2.14	2.46
06/15/21		210,021.87	240,746.45
07/02/21		1.52	1.74
08/03/21		1.07	1.22
09/02/21		1.07	1.21
10/04/21		1.03	1.16
11/02/21		1.07	1.21
12/02/21		1.04	1.17
12/30/21		0.02	0.02
01/04/22		1.07	1.20
02/02/22		1.07	1.19
03/02/22		0.96	1.06
04/04/22		1.08	1.19
05/03/22		1.03	1.13
06/02/22		52.94	58.03
07/05/22		120.90	131.96
08/02/22		211.07	229.58
09/02/22		317.95	344.50
10/04/22		363.21	391.92
11/02/22		475.73	511.48

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
12/02/22		579.75	620.91
01/04/23		655.00	698.61
02/02/23		697.41	741.17
03/02/23		668.46	707.66
04/04/23		755.62	796.64
05/02/23		763.04	801.56
05/31/23	Bal	210,021.88	219,829.34
05/31/23	Acc	788.47	825.29

05/24/24	TOTALS:	11,871.08	-56,823.26

ISSUE DATE:	05/24/19	REBATABLE ARBITRAGE:	-56,823.26
COMP DATE:	05/24/24	NET INCOME:	11,871.08
BOND YIELD:	4.695610%	TAX INV YIELD:	0.912586%

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

05/24/24	TOTALS:	3,063.39	-8,351.47

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

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

05/24/24	TOTALS:	5.07	-9.77

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

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

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.695610%)
05/24/20		-1,760.00	-2,119.05
05/24/21		-1,780.00	-2,045.93
05/24/22		-1,830.00	-2,008.01
05/24/23		-1,960.00	-2,053.11

05/24/24	TOTALS:	-7,330.00	-8,226.10

ISSUE DATE: 05/24/19 REBATABL ARBITRAGE: -8,226.10
 COMP DATE: 05/24/24
 BOND YIELD: 4.695610%