Lucerne Park
Community Development District

Agenda

January 16, 2025

AGENDA

Lucerne Park
Community Development District

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

January 9, 2025

Board of Supervisors
Lucerne Park
Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Lucerne Park Community Development District** will be held **Thursday, January 16, 2025** at **9:30 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/85375188999
Call-In Information: 1 305 224 1968
Meeting ID: 853 7518 8999

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the November 21, 2024 Landowners' and Board of Supervisors Meetings
4. Consideration of Data Sharing & Usage Agreement with Polk County Property Appraiser
5. Consideration of Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
6. Staff Reports
    - A. Attorney
    - B. Engineer
    - C. Field Manager's Report
        - i. Consideration of Proposals for Curb Striping (pressure washing and painting)
        - ii. Discussion of Additional Seasonal Janitorial Services
        - iii. Consideration of "No Idle" Signs at Entrance
    - D. District Manager's Report
        - i. Approval of Check Register
        - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests
9. Adjournment

MINUTES

MINUTES OF MEETING
LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT

The Landowners' meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **November 21, 2024** at 9:30 a.m. at the Holiday Inn, Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and via Zoom.

Present were:

Bobbie Henley
Lindsey Roden
Kristen Cassidy
Diana Macecsko
Joan Griffin
Tricia Adams
Roy Van Wyk

FIRST ORDER OF BUSINESS **Determination of Number of Voting Units**

Ms. Adams stated two landowners are in attendance so there are two voting units represented.

SECOND ORDER OF BUSINESS **Call to Order**

Ms. Adams called the meeting to order.

THIRD ORDER OF BUSINESS **Election of Chairman for the Purpose of Conducting Landowners' Meeting**

Ms. Adams asked for any objections to her serving as Chair.

FOURTH ORDER OF BUSINESS **Nominations for the Positions of Supervisor (1)**

Ms. Adams noted seat #5 is open and asked for any nominations. Joan Griffin was nominated.

FIFTH ORDER OF BUSINESS **Casting of Ballots**

Ms. Adams stated the landowners completed their ballots. Ms. Adams announced that two votes were cast for Joan Griffin.

SIXTH ORDER OF BUSINESS **Tabulation of Ballots and Announcement of Results**

Joan Griffin will be assigned to seat #5 and will serve a four-year term on the Board effective immediately.

SEVENTH ORDER OF BUSINESS **Landowners Questions and Comments**

Ms. Adams asked for any comments from District Counsel. Mr. Van Wyk had no comments.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Adams stated adjourned the meeting.

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, **November 21, 2024** at 9:30 a.m. at the Holiday Inn, Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and via Zoom.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Lindsey Roden	Vice Chairperson
Kristen Cassidy	Assistant Secretary
Diana Macecsko	Appointed as Assistant Secretary
Joan Griffin	Appointed as Assistant Secretary

Also present were:

Tricia Adams	District Manager, GMS
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Rey Malave *by Zoom*	District Engineer
Marshall Tindall	Field Services, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Adams called the meeting to order. Four Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Adams stated there are no members of the public in attendance or on Zoom.

THIRD ORDER OF BUSINESS **Approval of Minutes of the September 19, 2024 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the September 19, 2024 Board of Supervisors meeting. The minutes have been reviewed by District Counsel and District Management. If there are no corrections from Board members, is there a motion to approve as presented?

> On MOTION by Ms. Henley, seconded by Ms. Emily Cassidy, with all in favor, the Minutes from the September 19, 2024 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS Organizational Matters

A. Administration of Oath of Office to Newly Elected Supervisor

Ms. Adams administered the oath of office to Joan Griffin.

B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of Landowners' Election

Ms. Adams noted Resolution 2025-01 memorializes that as a result of the landowners' election Joan Griffin has been elected to seat #5 and will serve a 4-year term through November 2028.

> On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, Resolution 2025-01 Canvassing and Certifying the Results of the Landowner's Election, was approved.

C. Consideration of Resolution 2025-02 Declaring Seats 2 and 3 Vacant

Ms. Adams stated seat 2 held by Kristen Cassidy and seat 3 are vacant.

> On MOTION by Ms. Roden seconded by Ms. Henley, with all in favor, Resolution 2025-02 Declaring Seats 2 and 3 Vacant, was approved.

D. Appointment of Individuals to Fulfill the Board Vacancies (Seats 2 and 3)

Ms. Henley appointed Diana Macecsko to seat 3 with a term expiring in November of 2028.

> On MOTION by Ms. Henley seconded by Ms. Roden, with all in favor, the Appointment of Diana Macecsko to Seat No. 3, was approved.

E. Administration of Oath of Office to Newly Appointed Supervisors

Ms. Adams administered the oath of office to Diana Macecsko. Mr. Van Wyk reviewed Sunshine Law, Public Records Law and Ethics Law, Ethics training and Form-1.

F. Election of Officers

G. Consideration of Resolution 2025-03 Electing Officers

Ms. Adams noted Bobbie Henley serves as Chair and Lindsey Roden as Vice Chair with the three remaining Supervisors as Assistant Secretaries.

> On MOTION by Ms. Henley seconded by Ms. Macecsko, with all in favor, Resolution 2025-03 Electing Officers – Same as Previous Slate with New Board Members Serving as Assistant Secretaries, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Resolution 2025-04 Authorizing Publication of Legal Notices on Public Website**

Ms. Adams stated Polk County has set up a public website for notices. The District can piggyback off that website and publish some legal notices.

> On MOTION by Ms. Roden seconded by Ms. Griffin, with all in favor, Resolution 2025-04 Authorizing Publication of Legal Notices on Public Website, was approved.

SIXTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Mr. Van Wyk will get Supervisor notebooks to the new Supervisors.

B. Engineer

Mr. Malave had nothing to report. Mr. Malave left the meeting at this time.

C. Field Managers Report

Mr. Tindall presented the Field Manager's Report.

i. Consideration of Proposal for Curb Striping and No Parking Signs

The Board agreed to start with the signs and if no response look into striping. Mr. Tindall will bring a proposal for the entrance signs to the next meeting.

D. District Manager's Report

i. Approval of Check Register

Ms. Adams presented the check register from September 6th through November 7th totaling $82, 256.15. A detailed run summary follows the check register.

> On MOTION by Ms. Henley seconded by Ms. Griffin, with all in favor, the Check Register, were approved.

ii. Balance Sheet and Income Statement

Ms. Adams presented the unaudited financials through the end of September, found on page 54 of the agenda package.

SEVENTH ORDER OF BUSINESS **Other Business**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Supervisors Requests**

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS **Adjournment**

> On MOTION by Ms. Griffin, seconded by Ms. Roden, with all in favor, the meeting was adjourned.

_____ _____

Secretary / Assistant Secretary Chairman / Vice Chairman

SECTION IV

Revised 01/2025
ADA Compliant

POLK COUNTY PROPERTY APPRAISER

2025 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "**Agreement**," establishes the terms and conditions under which the Lucerne Park Community Development District hereinafter referred to as "**agency**," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

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

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

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
7. The **agency**, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2025,** and shall run until **December 31, 2025**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

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

POLK COUNTY PROPERTY APPRAISER

Signature: Neil Combee

Print: Neil Combee

Title: Polk County Property Appraiser

Date: January 7, 2025

Agency: Lucerne Park CDD

Signature: _____

Print: _____

Title: _____

Date: _____

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

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Monday, January 13, 2025 by and between the Lucerne Park Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section 197.3632 Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.

2. The parties herein agree that, for the 2025 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lucerne Park Community Development District.

3. The term of this Agreement shall commence on January 1, 2025 or the date signed below, whichever is later, and shall run until December 31, 2025, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.

4. The Special District shall meet all relevant requirements of Section 197.3632 & 190.021 Florida Statutes.

5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2025 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 11, 2025.** The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.

6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Monday, September 15, 2025**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2025 tax roll.

7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2025 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Monday, September 15, 2025** for processing within the Property Appraiser budget year (October 1st – September 30th).

8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.

9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of $5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

_____
Special District Representative

_____
Print name

_____
Title Date

Neil Combee
Polk County Property Appraiser
By:

Neil Combee, Property Appraiser

SECTION VI

SECTION C

Lucerne Park CDD

Field Management Report

January 16, 2025

Marshall Tindall

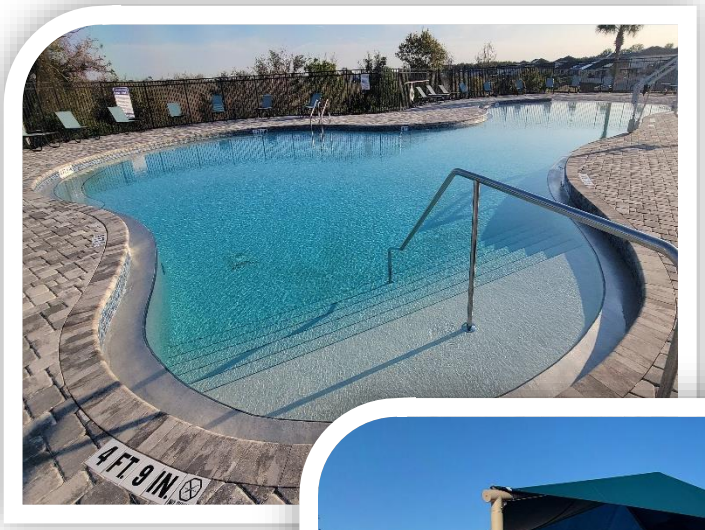
Field Services Manager

GMS

Complete

Amenity Review

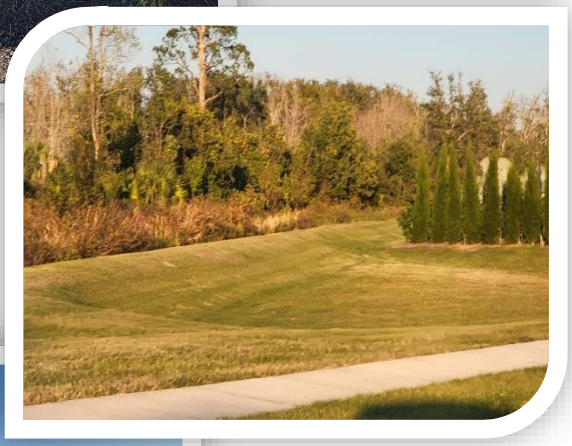
- Pool facilities have been well maintained.
- Chaise lounge chairs all had their webbing replaced.
- Additional rubber mulch was added to playground.
- Replaced damaged hinges to aluminum fence behind playground.



Complete

Landscaping Review

- Landscapers have kept district areas clean and well kept.
- Reviewing entrances for fill ins.



In Progress

Curb striping

- Estimates solicited from vendors and pricing summary created for discussion and consideration.

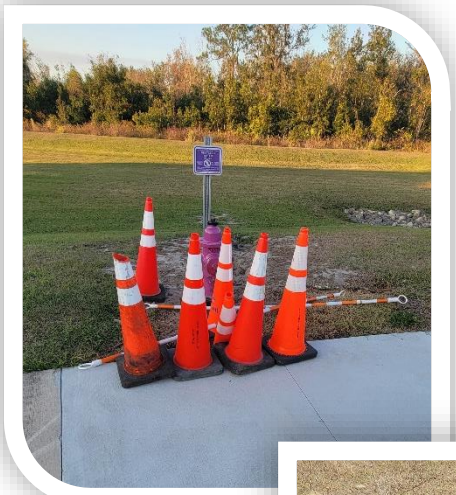
Fene repairs

- Fence repairs are underway.
- Blocked easements are a hurdle that we are working to overcome.

Upcoming

General Maintenance

- Clear cones and associated blockade after repairing washout from hydrant work done by utilities.
- Cleaning, touchups and painting of entrance monument signs, amenity building, and playground equipment.
- Review storm drains and perform minor cleanouts as needed.



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

Lucerne Park CDD Field Summary

1/16/2025

	Preparation - Pressure Washing	**Scope**	**Total**
A1	Clean Star Services	9000 Linear Feet of miami curb. Pressure washing to prep for painting.	$2,000.00
A2	Pineapple Services	9000 Linear Feet of miami curb. Pressure washing to prep for painting.	*$3,150.00*
A3	Pressure Wash This	9000 Linear Feet of miami curb. Pressure washing to prep for painting.	TBD

	Curb painting	**Scope**	**Total**
B1	ACPLM	9000 Linear Feet of miami curb. Painting curbs yellow. Only curbs no aprons.	$22,275.00
B2	Central Florida Striping	9000 Linear Feet of miami curb. Painting curbs yellow. Only curbs no aprons.	$25,650.00
B3	Fausnight	9000 Linear Feet of miami curb. Painting curbs yellow. Only curbs no aprons.	$25,200.00

	Janitorial	**Scope**	**Annual**
C	CSS	Adds season services Adds Extra empty on dog waste station by roundabout *(Current annual total: 14,700)*	$16,400.00

	E	**Scope**	**Total**
D	GMS	x10 No Idle signs at entrances based on previous discussions for consideration.	$1,900.80

SECTION 1

PROPOSAL

DATE	January 8, 2025
CUSTOMER NAME	Lucerne Park HOA
ADDRESS	Davenport
REQUESTED BY	Marshall Tindall
LOCATION OF JOB	Community Area

Pressure wash of 9,000 linear footage as indicated in map

- **"Approximate linear footage of tow zones <u>minus</u> the driveway aprons: LF 9,000"**

$ 2,000.00

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com

ESTIMATE

Pineapple Services LLC
5807 Judy Dee Dr
Orlando, FL 32808-4203

maintenance@pineappleserviceusa.com
+1 (407) 401-1215

Bill to
Marshall Tindall
Lucerne Park Reserve
219 Esst Livingstone St
Orlando, Florida 32801

Ship to
Marshall Tindall
Lucerne Park Reserve
219 Esst Livingstone St
Orlando, Florida 32801

Estimate details
Estimate no.: 2025-LPR-0109
Estimate date: 01/09/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**Sales**	Pressure Washing Miami curbs ,Only sections noted as no Parking /tow-away zone approximate 9000 liner feet .Will be using water from the pool area to safe on cost		$3,150.00	$3,150.00

Total **$3,150.00**

Accepted date **Accepted by**

Marshall Tindall <mtindall@gmscfl.com>

Contact Info

Jon Brasier <jbrasier@acplm.net> Thu, Nov 21, 2024 at 11:01 AM
To: Marshall Tindall <Mtindall@gmscfl.com>

Marshall,
I can confirm that for 9,000 LF our proposal to you would be $22,275.00 with minor prep. We suggest pressure washing be done before we arrive for proper adherence. Pressure washing is not a service we offer at this time.

Best Regards,

Jon Brasier
Jbrasier@acplm.net
Cell (813) 495-4596
Office (813) 633-0548
Fax (813) 634-2686
www.acplm.net

[Quoted text hidden]

Craig Burns Enterprises, Inc

Dba: Central Florida Striping
PO Box 2349
Eaton Park, FL 33840
(863) 619-2172

Estimate

Date	Estimate #
11/21/2024	Lucerne Par

Name / Address
Governmental Management Services 219 E Livingston St Orlando, FL

Project
Lucerne Park CDD - Curb Paint

Item	Description	Qty	U/M	Rate	Total
Curb Painted Yellow	Curb Painted Yellow	13,120	LF	2.85	37,392.00

	Subtotal	$37,392.00
Note: Additional items/qtys will be billed at unit prices. Paint includes two coats applied at initial striping. Additional coats, if required, will be billed at unit prices. All signs installed to FDOT stds. Deviations will result in additional charges. If core-drilling is required an additional charge of $50.00 each will apply. Includes one move-in. Add'l move ins will be $250.00 ea. This quote is valid for 30 days. Prices are contingent upon award of all items quoted. All night and weekend work will be $1,200.00 per day.	**Sales Tax (7.0%)**	$0.00
	Total	$37,392.00

NOTE: With driveway aprons removed, linear feet was reduced to approx **9000.** An updated estimate has not been received, but vendor confirmed via email that the **Rate** would be the same with the scope reduction.
9000 LF @ $2.85 per-LF = $25,650.00

PROPOSAL

Fausnight STRIPE & LINE INC.
910 Charles Street
Longwood, FL 32750
(407) 261-5446 * Fax (407) 261-5449

PHONE	DATE
	01/14/25
PROPOSAL #	25-0026

JOB NAME/LOCATION
Lucerne Park CDD Painted Curb
Old Lucerne Park Rd
City of Winter Haven

TO: GMS

Attention: Marshall Tindall
Mtindall@gmscfl.com

We hereby submit specifications and estimates for:

Item	Description	Quantity	U/M	Unit Price	Amount
	Painted Curb Markings - Red	1	LS	$ 25,200.00	$ 25,200.00

Notes:
1) Proposal covers 9000 LF of red painted curb per emial from Marshall Tindall on 1/13/25
2) Proposal covers curb paint only no stenciling or additional striping.
If additional striping is required please contact us for a price.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control.

Total: **$ 25,200.00**

Authorized Signature
Drew Mikler

Terms: Net 30

Proposal Valid for 90 Days

Acceptance of Proposal The above prices, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance Signature

CONTACTS:

Estimating Department	estimating@fausnight.com
Phil Fausnight, President/Contracts Administrator	phil@fausnight.com
John Bruce, Project Coordinator/Scheduling	john.bruce@fausnight.com
Cris Mercedes, Gen Admin, Insurance, Submittals	cris@fausnight.com

SECTION 2

Lucerne Park CDD: Janitorial & Waste Summary

2025 Budget	**$16,160**

Vendor: Clean Star Services

Summary of services

	Qty	Month	Year	
Janitorial **3x per week: Amenity building service**		$475	$5,700	
Garbage - Mail Area **(3x week)**	2	$200	$2,400	
Garbage - Pool Area (2x week)	4	$200	$2,400	
Garbage - Playground (2x week)	1	$50	$600	
Garbage - Playground by pool (2x week)	1	$50	$600	
Dog station (Dog park @ pool)- (2x week)	5	$250	$3,000	
		$0	$0	
Dog station (Dog park @ pool)- (3x week)	1	$75	$900	*Added $25 month/ $300 annual*
2x Week at $50 per can per month *3x Week at $75 per can per month* *(MAIL) 3x Week at $100 per can per month*				
		Subtotal	**$15,600**	

Seasonal Service

		Month	***PARTIAL*** Year
Amenity: Additional cleaning service day (May-Sept)	5	$160	$800

Total	**$16,400**

SECTION 3

Proposal #395

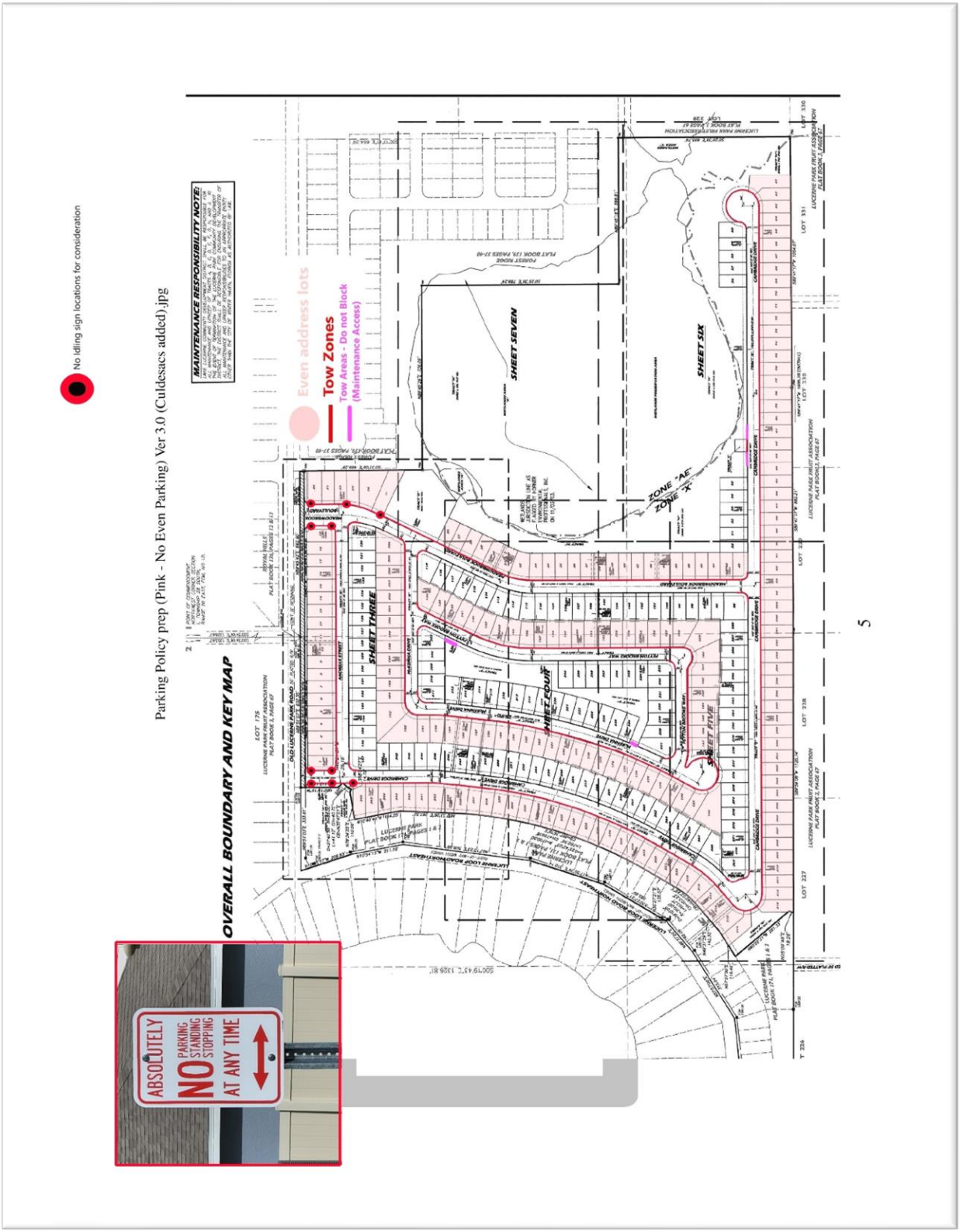
Governmental Management Services

Maintenance Services

Bill To/District: Lucerne Park CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<u>Lucerne Park Reserve "No Parking, standing, idling"</u> - Proposal is for installation of x10 12"x18" signs and 8ft U-channel posts. -	

Qty	Description	Unit Price	Line Total	
	Labor		$500.00	
	Mobilization		$65.00	
	Equipment		$80.00	
	Materials		$1,255.80	
		Total Due:	$1,900.80	

Proposal #395



SECTION D

SECTION 1

Lucerne Park
Community Development District

Summary of Check Register

November 8, 2024 through January 2, 2025

Fund	Date	Check No.'s		Amount
General Fund				
	11/12/24	677-681	$	14,810.32
	11/26/24	682-686	$	1,954.40
	12/3/24	687-689	$	6,367.06
	12/10/24	690-691	$	2,896.99
	12/18/24	692-696	$	13,819.06
	12/30/24	697-699	$	4,474.00
		Total Amount	**$**	**44,321.83**

*** CHECK DATES 11/08/2024 - 01/02/2025 *** LUCERNE PARK - GENERAL
BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/12/24	00030	10/30/24	13508	202410	330-57200-46700		*	1,285.00		
			CLEANING SVCS OCT24							
						CLEAN STAR SERVICES OF CENTRAL FL			1,285.00	000677
11/12/24	00007	11/01/24	231	202411	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES NOV24							
		11/01/24	231	202411	310-51300-35200		*	105.00		
			WEBSITE ADMIN NOV24							
		11/01/24	231	202411	310-51300-35100		*	157.50		
			INFORMATION TECH NOV24							
		11/01/24	231	202411	310-51300-31300		*	437.50		
			DISSEMINATION SVCS NOV24							
		11/01/24	231	202411	330-57200-12000		*	437.50		
			AMENITY ACCESS NOV24							
		11/01/24	231	202411	310-51300-51000		*	.48		
			OFFICE SUPPLIES NOV24							
		11/01/24	231	202411	310-51300-42000		*	18.21		
			POSTAGE NOV24							
		11/01/24	232	202411	320-53800-12000		*	1,325.00		
			FIELD MANAGEMENT NOV24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,231.19	000678
11/12/24	00027	11/01/24	25344	202411	330-57200-46300		*	1,880.00		
			POOL MAINTENANCE NOV24							
						MCDONNELL CORPORATION DBA RESORT			1,880.00	000679
11/12/24	00019	11/01/24	15078	202411	320-53800-46200		*	3,400.42		
			LANDSCAPE MAINT NOV24							
						PRINCE & SONS INC.			3,400.42	000680
11/12/24	00046	10/31/24	11932911	202410	330-57200-34500		*	2,013.71		
			SECURITY SVCS OCT24							
						SECURITAS SECURITY			2,013.71	000681
11/26/24	00039	11/21/24	BH112120	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEE 11/21/24							
						BOBBIE HENLEY			200.00	000682
11/26/24	00034	11/23/24	10689	202410	310-51300-31500		*	1,212.50		
			GENERAL COUNSEL OCT24							
						KILINSKI VAN WYK, PLLC			1,212.50	000683
11/26/24	00050	11/21/24	KC112120	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEE 11/21/24							
						KRISTIN CASSIDY			200.00	000684

*** CHECK DATES 11/08/2024 - 01/02/2025 *** LUCERNE PARK - GENERAL
BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
11/26/24	00054	11/21/24	LR112120	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEE 11/21/24							
						LINDSEY RODEN			200.00	000685
11/26/24	00019	10/24/24	15208	202410	320-53800-46100		*	141.90		
			REPAIRED LATERAL BREAK							
						PRINCE & SONS INC.			141.90	000686
12/03/24	00030	11/19/24	13719	202411	330-57200-46700		*	1,285.00		
			CLEANING SVCS NOV24							
						CLEAN STAR SERVICES OF CENTRAL FL			1,285.00	000687
12/03/24	00007	9/30/24	230	202409	320-53800-49000		*	1,724.93		
			INSTLD RUBBER MULCH							
		10/31/24	233	202410	320-53800-47000		*	331.12		
			SOLAR LIGHT REPAIRS							
		10/31/24	234	202410	330-57200-46000		*	900.00		
			MILTON-AMENITY PREPARATN							
		10/31/24	235	202410	320-53800-47000		*	500.00		
			MILTON-FENCE REPAIRS							
						GOVERNMENTAL MANAGEMENT SERVICES			3,456.05	000688
12/03/24	00032	12/03/24	12032024	202412	300-15500-10000		*	1,626.01		
			EQUIPMENT LEASE JAN25							
						WHFS, LLC			1,626.01	000689
12/10/24	00055	11/21/24	JG112120	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEE 11/21/24							
						JOAN A POLLOCK GRIFFIN			200.00	000690
12/10/24	00046	11/30/24	11969278	202411	330-57200-34500		*	2,696.99		
			SECURITY SVCS NOV24							
						SECURITAS SECURITY			2,696.99	000691
12/18/24	00056	11/21/24	DM112120	202411	310-51300-11000		*	200.00		
			SUPERVISOR FEE 11/21/24							
						DIANA MACECSKO			200.00	000692
12/18/24	00007	12/01/24	236	202412	310-51300-34000		*	3,750.00		
			MANAGEMENT FEES DEC24							
		12/01/24	236	202412	310-51300-35200		*	105.00		
			WEBSITE ADMIN DEC24							
		12/01/24	236	202412	310-51300-35100		*	157.50		
			INFORMATION TECH DEC24							
		12/01/24	236	202412	310-51300-31300		*	437.50		
			DISSEMINATION SVCS DEC24							

*** CHECK DATES 11/08/2024 - 01/02/2025 *** 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	#
		12/01/24	236	202412	330-57200-12000		*	437.50		
			AMENITY ACCESS DEC24							
		12/01/24	236	202412	310-51300-51000		*	.12		
			OFFICE SUPPLIES DEC24							
		12/01/24	236	202412	310-51300-42000		*	2.77		
			POSTAGE DEC24							
		12/01/24	236	202412	310-51300-42500		*	6.75		
			COPIES DEC24							
		12/01/24	237	202412	320-53800-12000		*	1,325.00		
			FIELD MANAGEMENT DEC24							
						GOVERNMENTAL MANAGEMENT SERVICES			6,222.14	000693
12/18/24	00034	12/12/24	11001	202411	310-51300-31500		*	2,116.50		
			GENERAL COUNSEL NOV24							
						KILINSKI VAN WYK, PLLC			2,116.50	000694
12/18/24	00027	12/01/24	25652	202412	330-57200-46300		*	1,880.00		
			POOL MAINTENANCE DEC24							
						MCDONNELL CORPORATION DBA RESORT			1,880.00	000695
12/18/24	00019	12/01/24	15507	202412	320-53800-46200		*	3,400.42		
			LANDSCAPE MAINT DEC24							
						PRINCE & SONS INC.			3,400.42	000696
12/30/24	00042	12/12/24	22430320	202411	310-51300-31100		*	640.00		
			GENERAL ENGINEERING NOV24							
						DEWBERRY ENGINEERS INC.			640.00	000697
12/30/24	00045	11/27/24	3909	202411	330-57200-46000		*	2,250.00		
			RE-SLINGED LOUNGES							
		12/04/24	3910	202412	330-57200-46000		*	1,410.00		
			RE-SLINGED LOUNGES							
						FLORIDA PATIO FURNITURE			3,660.00	000698
12/30/24	00019	12/26/24	15799	202412	320-53800-46100		*	174.00		
			INSP/REP NOZZLES/SPRAY HD							
						PRINCE & SONS INC.			174.00	000699

TOTAL FOR BANK A 44,321.83

TOTAL FOR REGISTER 44,321.83

SECTION 2

Lucerne Park

Community Development District

Unaudited Financial Reporting

November 30, 2024

Table of Contents

Lucerne Park

Community Development District

Combined Balance Sheet

November 30, 2024

	General Fund	*Debt Service Fund*	*Capital Reserve Fund*	*Totals Governmental Funds*
Assets:				
Cash:				
Operating Account	$ 254,538	$ -	$ -	$ 254,538
Money Market Account	$ -	$ -	$ 77,316	$ 77,316
Investments:				
Series 2019				
Reserve	$ -	$ 210,022	$ -	$ 210,022
Revenue	$ -	$ 78,092	$ -	$ 78,092
Prepayment	$ -	$ 2,108	$ -	$ 2,108
Due from General Fund	$ -	$ 5,164	$ -	$ 5,164
Prepaid Expenses	$ 10,935	$ -	$ -	$ 10,935
Total Assets	**$ 265,473**	**$ 295,385**	**$ 77,316**	**$ 638,175**
Liabilities:				
Accounts Payable	$ 13,821	$ -	$ -	$ 13,821
Due to Debt Service	$ 5,164	$ -	$ -	$ 5,164
Total Liabilites	**$ 18,985**	**$ -**	**$ -**	**$ 18,985**
Fund Balance:				
Deposits and Prepaid Items	$ 10,935	$ -	$ -	$ 10,935
Restricted for:				
Debt Service 2019	$ -	$ 295,385	$ -	$ 295,385
Unassigned	$ 235,553	$ -	$ 77,316	$ 312,869
Total Fund Balances	**$ 246,488**	**$ 295,385**	**$ 77,316**	**$ 619,190**
Total Liabilities & Fund Balance	$ 265,473	$ 295,385	$ 77,316	$ 638,175

Lucerne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	$ 446,207	$ 4,511	$ 4,511	$ -
Other Income	$ -	$ 75	$ 75	$ -
Total Revenues	**$ 446,207**	**$ 4,586**	**$ 4,586**	**$ -**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 2,000	$ 1,000	$ 1,000
Engineering	$ 20,000	$ 3,333	$ 640	$ 2,693
Attorney	$ 25,000	$ 4,167	$ 3,329	$ 838
Annual Audit	$ 4,800	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ 5,250	$ 5,250	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,250	$ 875	$ 875	$ -
Trustee Fees	$ 4,337	$ 2,478	$ 2,478	$ -
Management Fees	$ 45,000	$ 7,500	$ 7,500	$ -
Information Technology	$ 1,890	$ 315	$ 315	$ -
Website Administration	$ 1,260	$ 210	$ 210	$ -
Postage & Delivery	$ 900	$ 150	$ 31	$ 119
Insurance	$ 6,817	$ 6,817	$ 6,817	$ -
Copies	$ 500	$ 83	$ 4	$ 80
Legal Advertising	$ 3,000	$ 500	$ 977	$ (477)
Other Current Charges	$ 1,000	$ 167	$ 82	$ 85
Office Supplies	$ 350	$ 58	$ 1	$ 58
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative	**$ 137,979**	**$ 34,079**	**$ 29,683**	**$ 4,395**

Lucerne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Operations & Maintenance				
Field Services				
Property Insurance	$ 16,118	$ 16,118	$ 12,058	$ 4,060
Field Management	$ 15,900	$ 2,650	$ 2,650	$ -
Landscape Maintenance	$ 45,800	$ 7,633	$ 6,801	$ 832
Landscape Replacement	$ 10,000	$ 1,667	$ -	$ 1,667
Streetlights	$ 38,473	$ 6,412	$ 5,959	$ 453
Electric	$ 2,000	$ 333	$ 139	$ 194
Water & Sewer	$ 3,500	$ 583	$ 294	$ 290
Irrigation Repairs	$ 7,500	$ 1,250	$ 142	$ 1,108
General Repairs & Maintenance	$ 12,000	$ 2,000	$ 831	$ 1,169
Contingency	$ 7,500	$ 1,250	$ -	$ 1,250
Subtotal Field Expenditures	**$ 158,791**	**$ 39,897**	**$ 28,874**	**$ 11,023**
Amenity Expenditures				
Amenity - Electric	$ 10,100	$ 1,683	$ 1,456	$ 228
Amenity - Water	$ 6,000	$ 1,000	$ 1,543	$ (543)
Playground Lease	$ 19,512	$ 3,252	$ 3,252	$ -
Internet	$ 2,000	$ 333	$ 339	$ (5)
Pest Control	$ 600	$ 100	$ -	$ 100
Janitorial Service	$ 16,160	$ 2,693	$ 2,570	$ 123
Security Services	$ 35,000	$ 5,833	$ 4,711	$ 1,123
Pool Maintenance	$ 23,700	$ 3,950	$ 3,960	$ (10)
Amenity Repairs & Maintenance	$ 10,000	$ 1,667	$ 3,150	$ (1,483)
Amenity Access Management	$ 5,250	$ 875	$ 875	$ -
Contingency	$ 14,469	$ 2,412	$ -	$ 2,412
Subtotal Amenity Expenditures	**$ 142,791**	**$ 23,799**	**$ 21,855**	**$ 1,943**
Total Expenditures	**$ 439,562**	**$ 97,774**	**$ 80,413**	**$ 17,361**
Excess (Deficiency) of Revenues over Expenditures	$ 6,646		$ (75,827)	
Other Financing Sources/(Uses):				
Transfer In/(Out) - Capital Reserves	$ (6,646)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (6,646)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ (75,827)**	
Fund Balance - Beginning	$ -		$ 322,315	
Fund Balance - Ending	$ -		$ 246,488	

Lucerne Park

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues:				
Assessments	$ 419,524	$ 4,241	$ 4,241	$ -
Interest	$ 10,432	$ 3,303	$ 3,303	$ -
Total Revenues	**$ 429,956**	**$ 7,545**	**$ 7,545**	**$ -**
Expenditures:				
Interest - 11/1	$ 144,797	$ 144,797	$ 144,797	$ -
Principal - 5/1	$ 130,000	$ -	$ -	$ -
Interest - 5/1	$ 144,797	$ -	$ -	$ -
Total Expenditures	**$ 419,594**	**$ 144,797**	**$ 144,797**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 10,362		$ (137,252)	
Fund Balance - Beginning	$ 218,764		$ 432,638	
Fund Balance - Ending	$ 229,126		$ 295,385	

Lucerne Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2024

	Adopted Budget	Prorated Budget Thru 11/30/24	Actual Thru 11/30/24	Variance
Revenues				
Interest	$ 1,230	$ 545	$ 545	$ -
Total Revenues	**$ 1,230**	**$ 545**	**$ 545**	**$ -**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,230**		**$ 545**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 6,646	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 6,646**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 7,875**		**$ 545**	
Fund Balance - Beginning	**$ 87,444**		**$ 76,771**	
Fund Balance - Ending	**$ 95,319**		**$ 77,316**	

Lucerne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ 4,511	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,511
Total Revenues	**$ -**	**$ 4,586**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 4,586**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Engineering	$ -	$ 640	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 640
Attorney	$ 1,213	$ 2,117	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,329
Annual Audit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Assessment Administration	$ 5,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,250
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 438	$ 438	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 875
Trustee Fees	$ 2,478	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,478
Management Fees	$ 3,750	$ 3,750	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,500
Information Technology	$ 158	$ 158	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 315
Website Administration	$ 105	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 210
Postage & Delivery	$ 13	$ 18	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 31
Insurance	$ 6,817	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,817
Copies	$ 4	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4
Legal Advertising	$ -	$ 977	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 977
Other Current Charges	$ 41	$ 41	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 82
Office Supplies	$ 0	$ 0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Subtotal General & Administrative	**$ 20,440**	**$ 9,243**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 29,683**

Lucerne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Services													
Property Insurance	$ 12,058	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,058
Field Management	$ 1,325	$ 1,325	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,650
Landscape Maintenance	$ 3,400	$ 3,400	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,801
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Streetlights	$ 2,980	$ 2,980	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,959
Electric	$ 75	$ 64	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 139
Water & Sewer	$ 189	$ 105	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 294
Sidewalk & Asphalt Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Irrigation Repairs	$ 142	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 142
General Repairs & Maintenance	$ 831	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 831
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Field Expenditures	**$ 21,000**	**$ 7,874**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 28,874**
Amenity Expenditures													
Amenity - Electric	$ 768	$ 688	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,456
Amenity - Water	$ 1,268	$ 276	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,543
Playground Lease	$ 1,626	$ 1,626	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,252
Internet	$ 169	$ 169	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 339
Pest Control	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Janitorial Service	$ 1,285	$ 1,285	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,570
Security Services	$ 2,014	$ 2,697	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,711
Pool Maintenance	$ 2,080	$ 1,880	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,960
Amenity Repairs & Maintenance	$ 900	$ 2,250	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,150
Amenity Access Management	$ 438	$ 438	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 875
Contingency	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Subtotal Amenity Expenditures	**$ 10,547**	**$ 11,309**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 21,855**
Total Expenditures	**$ 51,987**	**$ 28,426**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 80,413**
Excess Revenues (Expenditures)	$ (51,987)	$ (23,840)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (75,827)
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (51,987)**	**$ (23,840)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (75,827)**

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)
LESS: PRINCIPAL PAYMENT - 05/01/24		($125,000)
CURRENT BONDS OUTSTANDING		**$6,260,000**

Lucerne Park

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 2025

ON ROLL ASSESSMENTS

Gross Assessments	$479,794.74	$ 451,100.96	$930,895.70
Net Assessments	$446,209.11	$ 419,523.89	$865,733.00
	52%	48%	100%

Date	*Distribution*	*Gross Amount*	*Discount/Penalty*	*Commission*	*Interest*	*Net Receipts*	*General Fund*	*2019 Debt Service*	*Total*
11/12/24	10/21/24	$ 1,361.21	$ (71.47)	$ (25.79)	$ -	$ 1,263.95	$ 651.45	$ 612.50	$ 1,263.95
11/19/24	11/1 - 11/7/24	$ 8,071.35	$ (322.87)	$ (260.44)	$ -	$ 7,488.04	$ 3,859.43	$ 3,628.61	$ 7,488.04
	Total	$ 9,432.56	$ (394.34)	$ (286.23)	$ -	$ 8,751.99	$ 4,510.88	$ 4,241.11	$ 8,751.99

1%	Net Percent Collected
$856,981.01	Balance Remaining to Collect