

***Lucerne Park
Community Development District***

Agenda

June 19, 2025

AGENDA

Lucerne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

June 12, 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, June 19, 2025 at 9:30 AM** at the **Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, FL 33850.**

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/83358498266>

Call-In Information: 1 305 224 1968

Meeting ID: 833 5849 8266

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Public Hearing
 - A. Consideration of Resolution 2025-06 Adopting the District's Fiscal Year 2026 Budget and Appropriating Funds
 - B. Consideration of Resolution 2025-07 Imposing Special Assessments and Certifying an Assessment Roll
4. Approval of Minutes of the March 20, 2025, Board of Supervisors Meeting
5. Review and Acceptance of Fiscal Year 2024 Financial Audit Report
6. Discussion of Status of No Parking/ Standing Signs at Entrance of Community
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report

- i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Presentation of Registered Voters- 504
 - iv. Approval of Fiscal Year 2026 Meeting Schedule
 - v. District Goals and Objectives
 - a. Adoption of Fiscal Year 2026 Goals & Objectives
 - b. Presentation of Fiscal Year 2025 Goals & Objectives Authorizing
Chair to Execute
- 8. Other Business
- 9. Supervisors Requests
- 10. Adjournment

SECTION III

SECTION A

RESOLUTION 2025-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2025, submitted to the Board of Supervisors (“**Board**”) of the Lucerne Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), 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 (2) 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, 2026.”
- 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 two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026, 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 2026 or within sixty (60) days following the end of the Fiscal Year 2026 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 five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 19th DAY OF JUNE 2025.

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

Exhibit A: Adopted Budget for Fiscal Year 2026

Lucerne Park
Community Development District

Proposed Budget
FY 2026



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Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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Revenues

Assessments	\$ 446,207	\$ 441,141	\$ 5,066	\$ 446,207	\$ 446,207
Interest	\$ -	\$ 1,945	\$ 1,389	\$ 3,334	\$ 1,667
Other Income	\$ -	\$ 135	\$ 96	\$ 231	\$ 116

Total Revenues	\$ 446,207	\$ 443,220	\$ 6,552	\$ 449,772	\$ 447,990
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Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 3,000	\$ 4,000	\$ 7,000	\$ 12,000
FICA Expense	\$ -	\$ 153	\$ 306	\$ 459	\$ 918
Engineering	\$ 20,000	\$ 1,583	\$ 3,000	\$ 4,583	\$ 10,000
Attorney	\$ 25,000	\$ 9,326	\$ 8,000	\$ 17,326	\$ 25,000
Annual Audit	\$ 4,800	\$ -	\$ 3,900	\$ 3,900	\$ 4,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,250	\$ 3,063	\$ 2,188	\$ 5,250	\$ 5,408
Trustee Fees	\$ 4,337	\$ 2,478	\$ 2,292	\$ 4,771	\$ 4,771
Management Fees	\$ 45,000	\$ 26,250	\$ 18,750	\$ 45,000	\$ 46,350
Information Technology	\$ 1,890	\$ 1,103	\$ 788	\$ 1,890	\$ 1,947
Website Administration	\$ 1,260	\$ 735	\$ 525	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 900	\$ 279	\$ 250	\$ 529	\$ 900
Insurance	\$ 6,817	\$ 6,817	\$ -	\$ 6,817	\$ 8,810
Copies	\$ 500	\$ 80	\$ 35	\$ 115	\$ 500
Legal Advertising	\$ 3,000	\$ 1,527	\$ 1,473	\$ 3,000	\$ 3,000
Contingency	\$ 1,000	\$ 297	\$ 300	\$ 597	\$ 1,000
Office Supplies	\$ 350	\$ 2	\$ 35	\$ 37	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 137,979	\$ 62,116	\$ 46,292	\$ 108,408	\$ 132,283

Operations & Maintenance

Field Services

Property Insurance	\$ 16,118	\$ 12,058	\$ -	\$ 12,058	\$ 13,224
Field Management	\$ 15,900	\$ 9,275	\$ 6,625	\$ 15,900	\$ 16,377
Landscape Maintenance	\$ 45,800	\$ 23,803	\$ 17,002	\$ 40,805	\$ 47,655
Landscape Contingency	\$ 10,000	\$ -	\$ 4,167	\$ 4,167	\$ 6,500
Streetlights	\$ 38,473	\$ 20,713	\$ 14,898	\$ 35,611	\$ 39,172
Electric	\$ 2,000	\$ 466	\$ 425	\$ 891	\$ 2,000
Water & Sewer	\$ 3,500	\$ 1,261	\$ 901	\$ 2,162	\$ 3,500
Irrigation Repairs	\$ 7,500	\$ 1,484	\$ 3,125	\$ 4,609	\$ 6,000
General Repairs & Maintenance	\$ 12,000	\$ 2,196	\$ 5,000	\$ 7,196	\$ 12,000
Contingency	\$ 7,500	\$ 15,869	\$ 5,000	\$ 20,869	\$ 10,000
Subtotal Field Expenditures	\$ 158,791	\$ 87,125	\$ 57,143	\$ 144,268	\$ 156,428

Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Amenity Expenditures					
Amenity - Electric	\$ 10,100	\$ 2,879	\$ 4,200	\$ 7,079	\$ 10,100
Amenity - Water	\$ 6,000	\$ 5,857	\$ 4,184	\$ 10,040	\$ 10,000
Playground Lease	\$ 19,512	\$ 11,382	\$ 8,130	\$ 19,512	\$ 13,008
Internet	\$ 2,000	\$ 1,206	\$ 846	\$ 2,053	\$ 2,053
Pest Control	\$ 600	\$ 160	\$ 200	\$ 360	\$ 1,136
Janitorial Service	\$ 16,160	\$ 9,040	\$ 6,425	\$ 15,465	\$ 16,780
Security Services	\$ 35,000	\$ 18,708	\$ 13,363	\$ 32,071	\$ 35,000
Pool Maintenance	\$ 23,700	\$ 14,200	\$ 10,143	\$ 24,343	\$ 24,408
Amenity Repairs & Maintenance	\$ 10,000	\$ 9,893	\$ 7,067	\$ 16,960	\$ 10,000
Amenity Access Management	\$ 5,250	\$ 3,063	\$ 2,188	\$ 5,250	\$ 5,408
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Contingency	\$ 14,469	\$ -	\$ 10,335	\$ 10,335	\$ 12,000
Subtotal Amenity Expenditures	\$ 142,791	\$ 76,388	\$ 67,080	\$ 143,468	\$ 151,893
Total Operations & Maintenance	\$ 301,583	\$ 163,513	\$ 124,223	\$ 287,736	\$ 308,321
<i>Other Expenditures</i>					
Capital Reserves	\$ 6,646	\$ 6,646	\$ -	\$ 6,646	\$ 7,386
Total Other Expenditures	\$ 6,646	\$ 6,646	\$ -	\$ 6,646	\$ 7,386
Total Expenditures	\$ 446,207	\$ 232,275	\$ 170,515	\$ 402,790	\$ 447,990
Excess Revenues/(Expenditures)	\$ -	\$ 210,945	\$ (163,963)	\$ 46,982	\$ -

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>

	FY2023	FY2024	FY2025	FY2026
Net Assessments	\$446,207	\$446,207	\$446,207	\$446,207
Discounts & Collections (7%)	\$33,585	\$33,585	\$33,585	\$33,585
Gross Assessments	<u>\$479,792</u>	<u>\$479,792</u>	<u>\$479,792</u>	<u>\$479,792</u>
Total Units	346	346	346	346
Assessments per Unit	<u>\$1,387</u>	<u>\$1,387</u>	<u>\$1,387</u>	<u>\$1,387</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.

FICA Expense

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

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.

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Contingency

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

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 Commerce 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 Contingency

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Water & Sewer

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

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. The final payment in the lease agreement is due on May 1, 2026.

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

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Chair Lift Replacement

Part replacement including batteries, motors and controllers

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 FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
Revenues					
Assessments	\$ 419,524	\$ 414,759	\$ 4,765	\$ 419,524	\$ 419,524
Interest Income	\$ 10,432	\$ 11,882	\$ 8,487	\$ 20,369	\$ 10,185
Carry Forward Surplus *	\$ 218,764	\$ 222,616	\$ -	\$ 222,616	\$ 242,915
Total Revenues	\$ 648,720	\$ 649,257	\$ 13,252	\$ 662,509	\$ 672,624
Expenses					
Interest - 11/1	\$ 144,797	\$ 144,797	\$ -	\$ 144,797	\$ 142,197
Principal - 5/1	\$ 130,000	\$ -	\$ 130,000	\$ 130,000	\$ 135,000
Interest - 5/1	\$ 144,797	\$ -	\$ 144,797	\$ 144,797	\$ 142,197
Total Expenditures	\$ 419,594	\$ 144,797	\$ 274,797	\$ 419,594	\$ 419,394
Excess Revenues/(Expenditures)	\$ 229,126	\$ 504,460	\$ (261,544)	\$ 242,915	\$ 253,230

* Carryforward Less Reserve Requirement

Interest - 11/1/2026 **\$139,497**
Total **\$139,497**

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
11/01/25	\$ 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
				\$ 6,130,000.00	\$	4,442,418.75	\$	10,847,215.63

Lucerne Park
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<u>Revenues</u>					
Interest Income	\$ 1,230	\$ 1,786	\$ 1,276	\$ 3,063	\$ 1,531
Carry Forward Surplus	\$ 87,444	\$ 76,771	\$ -	\$ 76,771	\$ 86,479
Total Revenues	\$ 88,674	\$ 78,557	\$ 1,276	\$ 79,833	\$ 88,010
<u>Expenses</u>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
<u>Other Financing Sources</u>					
Transfer In (Out)	\$ 6,646	\$ 6,646	\$ -	\$ 6,646	\$ 7,386
Total Other Financing Sources/(Uses)	\$ 6,646	\$ 6,646	\$ -	\$ 6,646	\$ 7,386
Excess Revenues/(Expenditures)	\$ 95,319	\$ 85,203	\$ 1,276	\$ 86,479	\$ 95,396

SECTION B

RESOLUTION 2025-07

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 2026; 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, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”), 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 2026; 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 19th DAY OF JUNE 2025.

ATTEST:

**LUCERNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By: _____

Its: _____

Exhibit A: Adopted Budget for Fiscal Year 2026

Exhibit B: Assessment Roll

Lucerne Park CDD**FY 26 Assessment Roll**

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
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
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

[illegible]

[illegible]

[illegible]

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
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
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

[illegible]

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
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
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

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
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
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
Total Gross Assessments	346	\$479,794.74	\$451,100.96	\$930,895.70
Total Net Assessments		\$446,209.11	\$419,523.89	\$865,733.00

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, **March 20, 2025**, at 9:30 a.m. at the Lake Alfred Public Library, 245 N. Seminole Ave., Lake Alfred, Florida and via Zoom.

Present and constituting a quorum:

Bobbie Henley
Lindsey Roden
Diana Macecsko
Joan Griffin
Catherine Gonzalez

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary
Assistant Secretary

Also present were:

Monica Virgen
Savannah Hancock
Rey Malave *by Zoom*
Meredith Hammock *by Zoom*
Joey Duncan *by Zoom*
Marshall Tindall
Chase Arrington *by Zoom*

District Manager, GMS
District Counsel, Kilinski Van Wyk
District Engineer
KVV
District Engineer, Dewberry
Field Manager, GMS
District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order. Five Board members were in attendance, constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen stated that this is an opportunity for public members to comment on any item on the agenda in person or via Zoom. There being no comments, the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the January 16, 2025, Board of Supervisors Meeting

Ms. Virgen asked for any comments or corrections to the January 16, 2025 meeting minutes. Hearing no changes from the Board, Ms. Virgen asked for a motion to approve.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the Minutes of the January 16, 2025, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-05 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt

Ms. Virgen presented the Resolution 2025-05 which approves the Fiscal Year 2026 proposed budget and sets a public hearing to adopt the budget. She noted approving this budget does not mean they cannot change it in the future, it is a cap the District must set.

Ms. Hancock added once the budget is approved, staff will publish a notice in the newspaper and they will have a public hearing at the June meeting to adopt the budget. Ms. Virgen noted the District is required to transmit the proposed budget to Polk County 60 days prior to the meeting.

Ms. Virgen stated the public hearing is to be set on June 19, 2025, at 9:30 a.m. at the Holiday Inn in Winter Haven. She added the proposed budget is attached as an exhibit. She noted there was no increase in assessments this year. She noted there are a few line items that have changed based on actuals. Ms. Virgen stated they are proposing an increase in their management fees of 3% and for insurance. She noted the FICA Expense has been added as a line item for the District's payroll expenses. She stated the total administrative cost was \$137,979. In the field services budget, she noted there was an increase for field management services by 3%. Other increases we based on estimates from vendors. She stated the FY26 operations expense is for \$156,372.

Ms. Virgen stated for the amenity expenditures there is an increase due to the replacement of their chairlift. She noted the 2026 amenity expenditures will be \$151,871. Ms. Virgen reviewed the Debt Service Fund and stated they have provided the actuals and the proposed budget for the

assessments and interest income. Ms. Hancock noted the debt assessments are set when the bonds are issued.

Ms. Virgen stated the Capital Reserve Fund was on page 28 of the agenda package and the District currently holds \$77,820 in the account. She added in FY25 the adopted budget was \$88,674 and for FY26 they are proposing \$88,139 for the Capital Reserve. She noted in future years, they may want to start adding more to the Capital Reserve. She asked for any questions or comments on the proposed budget. Hearing no questions or changes from the Board, Ms. Virgen asked for a motion to approve the resolution.

On MOTION by Ms. Griffin, seconded by Ms. Roden, with all in favor, Resolution 2025-05 Approving the Fiscal Year 2026 Proposed Budget and Setting a Public Hearing to Adopt on June 19, 2025 at 9:30 a.m., was approved.

FIFTH ORDER OF BUSINESS

Consideration of Lucerne Park Reserve HOA Community Events

Ms. Virgen stated the HOA reached out to the with community events they wanted to host. She noted the Easter event was sent to the Chair prior to the meeting because the date was too close to the date of the current meeting. She added it was approved, however the HOA decided to cancel the event.

Ms. Hancock stated she will draft an agreement for the HOA allowing them to use the land and they will have their own event insurance, protecting the District from being held liable.

On MOTION by Ms. Henley, seconded by Ms. Macesco, with all in favor, the Lucerne Park Reserve HOA Community Events, were approved.

SIXTH ORDER OF BUSINESS

Ratification of Lucerne Park Reserve HOA April Event Agreement

Ms. Virgen stated this event was cancelled, however in the case it happens they need approval of the ratification.

On MOTION by Ms. Gonzalez, seconded by Ms. Macescsko, with all in favor, the Lucerne Park Reserve HOA April Event Agreement, was ratified.

SEVENTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hancock noted that the Board members who were sworn in in 2024 and 2025 will have to complete four hours of Ethics training by the end of the year. She will email the members with free ethics classes that are online.

B. Engineer

Mr. Malave stated they did not have anything to report at this time.

C. Field Managers Report

Mr. Tindall presented the Field Manager's Report. He stated one of the toilets in the amenity center's restroom had stopped working and he will be reaching out to the company to see if the valve that caused the issue is still under warranty. He added one of the restroom doors was not latching correctly, however they have since fixed this issue. He noted he received information that the control module was not working, and they have contacted a vendor to get it repaired. He stated there were complaints of ants around the playground and the pest control company will be coming out soon.

Mr. Tindall stated some plants by the Amenity Center have been replaced and are holding up better than the previous plants. He added mulching and other yard work by the entrances has been completed and they look good. During this, a dead tree was identified, and they are working to get it replaced. He stated the parking signs that were approved have been installed and asked the Board if they see any problems to let him know.

Ms. Griffin asked about the "no idling" signs. Mr. Tindall stated he has a meeting scheduled with an officer to double check if there are regulated before they are installed.

i. Consideration of Janitorial Services Proposal

Ms. Virgen stated this was brought up at the last meeting and the direction staff was given was to hold off and see how the services did over the next 30 days. She added the proposal was to

increase services at the dog station and the pool and for seasonal servicing increase at the amenity facility. She noted for the dog station, it would be for \$900 for the year and the seasonal servicing at the amenity center will be for \$800 for the year. She stated she noted at the last meeting that because they are well into the fiscal year, they would not pay the full yearly cost for servicing the dog station.

On MOTION by Ms. Macescko seconded by Ms. Griffin, with all in favor, the Proposal for Additional Janitorial Services, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Virgen presented the check register from January 3, 2025, through March 6, 2025, totaling \$460,357.68. A detailed check run summary follows the check register.

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

ii. Balance Sheet and Income Statement

Ms. Virgen presented the unaudited financials on page 50 of the agenda package. She added that it was for informational purposes only, but she could answer any questions. She noted they are almost fully collected on assessments for the year.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS

Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION V

**LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2024**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of for the fiscal year ended September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

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

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated April 30, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

April 30, 2025

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The liabilities of the District exceeded its assets at the close of the most recent fiscal year resulting in a net position deficit balance of (\$1,697,656).
- The change in the District's total net position in comparison with the prior fiscal year was \$113,315, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$831,724 an increase of \$135,983 in comparison with the prior fiscal year. The total fund balance is restricted for debt service, non-spendable for prepaid items, assigned to capital reserves, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

NET POSITION SEPTEMBER 30,		
	2024	2023
Current and other assets	\$ 845,864	\$ 708,198
Capital assets, net of depreciation	3,880,121	4,044,128
Total assets	4,725,985	4,752,326
Current liabilities	134,804	135,100
Long-term liabilities	6,288,837	6,428,197
Total liabilities	6,423,641	6,563,297
Net position		
Net investment in capital assets	(2,408,716)	(2,384,069)
Restricted	311,974	285,099
Unrestricted	399,086	287,999
Total net position	\$ (1,697,656)	\$ (1,810,971)

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
Revenues:	2024	2023
Program revenues		
Charges for services	\$ 871,435	\$ 871,220
Operating grants and contributions	21,953	16,897
Capital grants and contributions	2,823	-
General revenues		
Unrestricted investment earnings	150	-
Total revenues	896,361	888,117
Expenses:		
General government	94,918	92,677
Maintenance and operations	251,138	265,882
Recreation	137,607	122,283
Interest	299,383	304,021
Total expenses	783,046	784,863
Change in net position	113,315	103,254
Net position - beginning	(1,810,971)	(1,914,225)
Net position - ending	\$ (1,697,656)	\$ (1,810,971)

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$783,046. The costs of the District's activities were funded by program revenues. Program revenues were comprised primarily of assessments during the current fiscal period. In total, expenses decreased over the prior year primarily as the result of a decrease in maintenance expenses.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

CAPITAL ASSETS

At September 30, 2024, the District had \$4,372,142 invested in capital assets for its governmental activities. In the government-wide financial statements depreciation of \$492,021 has been taken, which resulted in a net book value of \$3,880,121. More detailed information about the District's capital assets is presented in the notes of the financial statements.

CAPITAL DEBT

At September 30, 2024, the District had \$6,260,000 Bonds outstanding and \$28,837 in notes payable. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will remain fairly constant.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

	<u>Governmental Activities</u>
ASSETS	
Cash	\$ 384,016
Assessments receivable	1,904
Prepays	28,229
Restricted assets:	
Investments	431,715
Capital assets:	
Depreciable, net	3,880,121
Total assets	<u>4,725,985</u>
 LIABILITIES	
Accounts payable	14,140
Accrued interest payable	120,664
Non-current liabilities:	
Due within one year	146,505
Due in more than one year	6,142,332
Total liabilities	<u>6,423,641</u>
 NET POSITION	
Net investment in capital assets	(2,408,716)
Restricted for debt service	311,974
Unrestricted	399,086
Total net position	<u><u>\$ (1,697,656)</u></u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense)
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Revenue and Changes in Net Position
Primary government:					
Governmental activities:					
General government	\$ 94,918	\$ 94,918	\$ -	\$ -	\$ -
Maintenance and operations	251,138	228,841	-	2,823	(19,474)
Recreation	137,607	125,389	-	-	(12,218)
Interest on long-term debt	299,383	422,287	21,953	-	144,857
Total governmental activities	783,046	871,435	21,953	2,823	113,165
General revenues:					
					150
					150
					113,315
					(1,810,971)
					\$ (1,697,656)

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
ASSETS				
Cash	\$ 307,245	\$ -	\$ 76,771	\$ 384,016
Investments	-	431,715	-	431,715
Assessments receivable	981	923	-	1,904
Prepays	28,229	-	-	28,229
Total assets	<u>\$ 336,455</u>	<u>\$ 432,638</u>	<u>\$ 76,771</u>	<u>\$ 845,864</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable	\$ 14,140	\$ -	\$ -	\$ 14,140
Total liabilities	<u>14,140</u>	<u>-</u>	<u>-</u>	<u>14,140</u>
Fund balances:				
Nonspendable:				
Prepaid items	28,229	-	-	28,229
Restricted for:				
Debt service	-	432,638	-	432,638
Assigned to:				
Capital reserves	-	-	76,771	76,771
Unassigned	294,086	-	-	294,086
Total fund balances	<u>322,315</u>	<u>432,638</u>	<u>76,771</u>	<u>831,724</u>
Total liabilities and fund balances	<u>\$ 336,455</u>	<u>\$ 432,638</u>	<u>\$ 76,771</u>	<u>\$ 845,864</u>

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024**

Fund balance - governmental funds \$ 831,724

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

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

Cost of capital assets	4,372,142	
Accumulated depreciation	<u>(492,021)</u>	3,880,121

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

Accrued interest payable	(120,664)	
Financed purchase - notes payable	(28,837)	
Bonds payable	<u>(6,260,000)</u>	<u>(6,409,501)</u>

Net position of governmental activities		<u>\$ (1,697,656)</u>
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See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 449,148	\$ 422,287	\$ -	\$ 871,435
Interest	-	21,953	2,823	24,776
Miscellaneous	150	-	-	150
Total revenues	449,298	444,240	2,823	896,361
EXPENDITURES				
Current:				
General government	94,918	-	-	94,918
Maintenance and operations	121,971	-	-	121,971
Recreation	102,767	-	-	102,767
Debt service:				
Principal	14,360	125,000	-	139,360
Interest	7,018	294,344	-	301,362
Total expenditures	341,034	419,344	-	760,378
Excess (deficiency) of revenues over (under) expenditures	108,264	24,896	2,823	135,983
OTHER FINANCING SOURCES (USES)				
Transfer in	-	-	23,963	23,963
Transfer out	(23,963)	-	-	(23,963)
Total other financing sources (uses)	(23,963)	-	23,963	-
Net change in fund balances	84,301	24,896	26,786	135,983
Fund balances - beginning	238,014	407,742	49,985	695,741
Fund balances - ending	\$ 322,315	\$ 432,638	\$ 76,771	\$ 831,724

See notes to the financial statements

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$ 135,983
Amounts reported for governmental activities in the statement of activities are different because:	
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	139,360
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	1,979
Depreciation of capital assets is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities.	<u>(164,007)</u>
Change in net position of governmental activities	<u>\$ 113,315</u>

See notes to the financial statements

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

NOTE 1 - NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Board of Supervisors are elected by qualified landowners within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, four of the Board members are affiliated with Lucerne Park Investment, LLC ("Developer").

The Board has the responsibility for:

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District and to accumulate funds for maintenance reserves.

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Prepaid Items

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

Capital Assets

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 - BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District's investments were held as follows at September 30, 2024:

	Amortized Cost	Credit Risk	Maturities
First American Treasury Obligation Fund Class Y	\$ 431,715	S&P AAAM	Weighted average of the fund portfolio: 31 days
	<u>\$ 431,715</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
General	\$ -	\$ 23,963
Capital projects	23,963	-
Total	<u>\$ 23,963</u>	<u>\$ 23,963</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the general fund to the capital projects fund were made in order to fund the capital reserves.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, being depreciated				
Infrastructure	\$ 3,875,022	\$ -	\$ -	\$ 3,875,022
Recreational	430,558	-	-	430,558
Financed purchase assets - equipment	66,562	-	-	66,562
Total capital assets, being depreciated	4,372,142	-	-	4,372,142
Less accumulated depreciation for:				
Infrastructure	258,334	129,167	-	387,501
Recreation	43,056	21,528	-	64,584
Financed purchase assets - equipment	26,624	13,312	-	39,936
Total accumulated depreciation	328,014	164,007	-	492,021
Total capital assets, being depreciated, net	4,044,128	(164,007)	-	3,880,121
Governmental activities capital assets, net	\$ 4,044,128	\$ (164,007)	\$ -	\$ 3,880,121

Depreciation expense was charged to function/programs as follows:

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

NOTE 7 – LONG TERM LIABILITIES

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2019	\$ 6,385,000	\$ -	\$ 125,000	\$ 6,260,000	\$ 130,000
Financed purchase - note payable	43,197	-	14,360	28,837	16,505
	<u>\$ 6,428,197</u>	<u>\$ -</u>	<u>\$ 139,360</u>	<u>\$ 6,288,837</u>	<u>\$ 146,505</u>

NOTE 7 – LONG TERM LIABILITIES (Continued)

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 130,000	\$ 289,594	\$ 419,594
2026	135,000	284,394	419,394
2027	140,000	278,994	418,994
2028	145,000	273,394	418,394
2029	155,000	267,594	422,594
2030-2034	875,000	1,229,731	2,104,731
2035-2039	1,100,000	1,007,500	2,107,500
2040-2044	1,400,000	723,425	2,123,425
2045-2049	1,770,000	357,913	2,127,913
2050-2052	410,000	19,475	429,475
Total	<u>\$ 6,260,000</u>	<u>\$ 4,732,014</u>	<u>\$ 10,992,014</u>

NOTE 8 – FINANCED PURCHASE ASSETS

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

The scheduled payments for years ending after September 30, 2024 are as follows:

Year ending September 30:	Principal	Interest	Total payments
2025	\$ 16,505	\$ 3,007	\$ 19,512
2026	12,332	657	12,989
Total	<u>\$ 28,837</u>	<u>\$ 3,664</u>	<u>\$ 32,501</u>

NOTE 9 – MANAGEMENT COMPANY

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

NOTE 10 – RISK MANAGEMENT

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

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts Original & Final	Actual Amounts	Variance with Final Budget - Positive (Negative)
REVENUES			
Assessments	\$ 446,207	\$ 449,148	\$ 2,941
Miscellaneous	-	150	150
Total revenues	<u>446,207</u>	<u>449,298</u>	<u>3,091</u>
EXPENDITURES			
Current:			
General government	132,222	94,918	37,304
Maintenance and operations	165,060	121,971	43,089
Recreation	124,962	102,767	22,195
Debt service:			
Principal	-	14,360	(14,360)
Interest	-	7,018	(7,018)
Total expenditures	<u>422,244</u>	<u>341,034</u>	<u>81,210</u>
Excess (deficiency) of revenues over (under) expenditures	23,963	108,264	84,301
OTHER FINANCING SOURCES (USES)			
Transfer out	(23,963)	(23,963)	-
Total other financing sources (uses)	<u>(23,963)</u>	<u>(23,963)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	<u>84,301</u>	<u>\$ 84,301</u>
Fund balance - beginning		<u>238,014</u>	
Fund balance - ending		<u>\$ 322,315</u>	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF WINTER HAVEN, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024
UNAUDITED**

Element	Comments
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	13
Employee compensation	\$0
Independent contractor compensation	\$364,476
Construction projects to begin on or after October 1; (\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$1,386.69 Debt service - \$1,303.76
Special assessments collected	\$871,435
Outstanding Bonds: Series 2019, due May 1, 2050	see Note 7 for details



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated April 30, 2025.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

April 30, 2025



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

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

We have examined Lucerne Park Community Development District, City of Winter Haven, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2024. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

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

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

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

April 30, 2025



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lucerne Park Community Development District, City of Winter Haven, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated April 30, 2025.

Auditor's Responsibility

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

Other Reports and Schedule

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters based on an audit of the financial statements performed in accordance with *Government Auditing Standards*; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated April 30, 2025, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

April 30, 2025

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

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

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

6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

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

SECTION VII

SECTION C

*to be provided under
separate cover*

SECTION D

SECTION 1

Lucerne Park Community Development District

Summary of Check Register

March 7, 2025 through June 5, 2025

Fund	Date	Check No.'s	Amount
General Fund			
	3/13/25	724-730	\$ 18,456.70
	3/19/25	731	\$ 7,920.03
	3/25/25	732-735	\$ 472,929.03
	3/27/25	736	\$ 153.00
	4/2/25	737-738	\$ 1,972.34
	4/8/25	739	\$ 3,892.73
	4/15/25	740-743	\$ 10,044.56
	4/22/25	744-747	\$ 1,873.86
	4/29/25	748-749	\$ 5,094.95
	5/6/25	750	\$ 1,626.01
	5/14/25	751-757	\$ 19,932.06
	5/21/25	758-760	\$ 6,887.79
	6/3/25	761-763	\$ 2,996.01
			\$ 553,779.07
Payroll			
	March 7, 2025 through June 5, 2025		
	BOBBIE HENLEY	50005	\$ 184.70
	CATHERINE GONZALEZ	50006	\$ 184.70
	DIANA MACECSKO	50007	\$ 184.70
	JOAN GRIFFIN	50008	\$ 184.70
	LINDSEY RODEN	50009	\$ 184.70
			\$ 923.50
Total Amount			\$ 554,702.57

*** CHECK DATES 03/07/2025 - 06/05/2025 ***
 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 #
3/13/25	00030	2/27/25 14413	202502 330-57200-46700	CLEANING SVCS FEB25	*	1,295.00	
				CLEAN STAR SERVICES OF CENTRAL FL			1,295.00 000724
3/13/25	00007	3/01/25 244	202503 310-51300-34000	MANAGEMENT FEES MAR25	*	3,750.00	
		3/01/25 244	202503 310-51300-35200	WEBSITE ADMIN MAR25	*	105.00	
		3/01/25 244	202503 310-51300-35100	INFORMATION TECH MAR25	*	157.50	
		3/01/25 244	202503 310-51300-31300	DISSEMINATION SVCS MAR25	*	437.50	
		3/01/25 244	202503 330-57200-12000	AMENITY ACCESS MAR25	*	437.50	
		3/01/25 244	202503 310-51300-51000	OFFICE SUPPLIES MAR25	*	.24	
		3/01/25 244	202503 310-51300-42000	POSTAGE MAR25	*	44.15	
		3/01/25 244	202503 310-51300-42500	COPIES MAR25	*	3.90	
		3/01/25 245	202503 320-53800-12000	FIELD MANAGEMENT MAR25	*	1,325.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,260.79 000725
3/13/25	00023	3/10/25 03102025	202503 300-20700-10000	TXFER OF TAX RCPTS S2019	*	2,976.26	
				LUCERNE PARK CDD / US BANK			2,976.26 000726
3/13/25	00040	3/07/25 65830095	202503 330-57200-48100	POOL PEST CONTROL MAR25	*	50.00	
		3/07/25 65830099	202503 330-57200-48100	PLAYGRND PEST CNTRL MAR25	*	30.00	
				MASSEY SERVICES INC.			80.00 000727
3/13/25	00027	3/01/25 26664	202503 330-57200-46300	POOL MAINTENANCE MAR25	*	1,975.00	
				MCDONNELL CORPORATION DBA RESORT			1,975.00 000728
3/13/25	00019	3/01/25 16684	202503 320-53800-46200	LANDSCAPE MAINT MAR25	*	3,400.42	
				PRINCE & SONS INC.			3,400.42 000729
3/13/25	00046	2/28/25 12077935	202502 330-57200-34500	SECURITY SVCS FEB25	*	2,469.23	
				SECURITAS SECURITY			2,469.23 000730
				LUCP LUC PARK CDD ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/19/25	00007	1/31/25 246	202501 320-53800-49000	MILTON-VINYL FENCE REPAIR	*	7,920.03	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			7,920.03 000731
3/25/25	00052	3/24/25 03242025	202503 300-58100-10000	FY25 CAP TRANSFER	*	6,646.00	
				LUCERNE PARK CDD C/O BANK UNITED			6,646.00 000732
3/25/25	00058	3/24/25 03242025	202503 300-15100-10000	TXFER EXCESS FUNDS TO SBA	*	465,000.00	
				STATE BOARD OF ADMINISTRATION C/O			465,000.00 000733
3/25/25	00053	2/28/25 00069831	202502 310-51300-48000	NOTICE BOS MEETING	*	275.03	
				GANNETT MEDIA CORP DBA GANNETT			275.03 000734
3/25/25	00034	3/18/25 11760	202502 310-51300-31500	GENERAL COUNSEL FEB25	*	1,008.00	
				KILINSKI VAN WYK PLLC			1,008.00 000735
3/27/25	00059	3/26/25 03262025	202503 300-21700-10000	IRS TAX PAYMENT 03/26/25	*	153.00	
				UNITED STATES TREASURY			153.00 000736
4/02/25	00019	3/18/25 16902	202503 320-53800-46100	IRRIG- REPLACE CLOCK #4	*	346.33	
				PRINCE & SONS INC.			346.33 000737
4/02/25	00032	4/01/25 04012025	202504 300-15500-10000	EQUIPMENT LEASE MAY25	*	1,626.01	
				WHFS LLC			1,626.01 000738
4/08/25	00046	3/31/25 12107479	202503 330-57200-34500	SECURITY SVCS MAR25	*	3,892.73	
				SECURITAS SECURITY			3,892.73 000739
4/15/25	00030	3/26/25 14649	202503 330-57200-46700	CLEANING SVCS MAR25	*	1,285.00	
				CLEAN STAR SERVICES OF CENTRAL FL			1,285.00 000740
4/15/25	00007	4/01/25 248	202504 310-51300-34000	MANAGEMENT FEES APR25	*	3,750.00	
		4/01/25 248	202504 310-51300-35200	WEBSITE ADMIN APR25	*	105.00	
		4/01/25 248	202504 310-51300-35100	INFORMATION TECH APR25	*	157.50	

LUCP LUC PARK CDD ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		4/01/25 248	202504 310-51300-31300		*	437.50	
			DISSEMINATION SVCS APR25				
		4/01/25 248	202504 330-57200-12000		*	437.50	
			AMENITY ACCESS APR25				
		4/01/25 248	202504 310-51300-51000		*	.39	
			OFFICE SUPPLIES APR25				
		4/01/25 248	202504 310-51300-42000		*	26.42	
			POSTAGE APR25				
		4/01/25 248	202504 310-51300-42500		*	2.10	
			COPIES APR25				
		4/01/25 249	202504 320-53800-12000		*	1,325.00	
			FIELD MANAGEMENT APR25				
		4/01/25 249	202504 310-51300-42500		*	22.05	
			STAPLES SEPERATE COVER				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,263.46 000741
4/15/25 00027		4/01/25 26982	202504 330-57200-46300		*	1,975.00	
			POOL MAINTENANCE APR25				
				MCDONNELL CORPORATION DBA RESORT			1,975.00 000742
4/15/25 00019		3/25/25 16942	202503 320-53800-46100		*	229.88	
			REPC NOZZLES & ROTORS				
		3/25/25 16943	202503 320-53800-46100		*	291.22	
			REPR MAINLINE LEAK CLOCK1				
				PRINCE & SONS INC.			521.10 000743
4/22/25 00053		3/31/25 00070378	202503 310-51300-48000		*	275.03	
			NOTICE BOS MEETING				
				GANNETT MEDIA CORP DBA GANNETT			275.03 000744
4/22/25 00007		2/28/25 247	202502 330-57200-46000		*	1,394.51	
			AMENITY REPAIRS FEB25				
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,394.51 000745
4/22/25 00040		4/08/25 65830096	202504 330-57200-48100		*	50.00	
			POOL PEST CONTROL APR25				
		4/08/25 65830100	202504 330-57200-48100		*	30.00	
			PLAYGRND PEST CNTRL APR25				
				MASSEY SERVICES INC.			80.00 000746
4/22/25 00019		4/15/25 17272	202504 320-53800-46100		*	124.32	
			REPLC 9 CLOGGED NOZZLES				
				PRINCE & SONS INC.			124.32 000747
4/29/25 00034		4/28/25 12012	202503 310-51300-31500		*	1,694.53	
			GENERAL COUNSEL MAR25				
				KILINSKI VAN WYK PLLC			1,694.53 000748
				LUCP LUC PARK CDD ZYAN			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
5/14/25	00046	4/30/25 12144189	202504 330-57200-34500 SECURITY SVCS APR25	SECURITAS SECURITY	*	2,469.23	2,469.23 000757
5/21/25	00007	3/31/25 250	202503 320-53800-49000 CUSTOM PARKING SIGNS		*	6,449.29	
		3/31/25 251	202503 330-57200-46000 ADJ RESTROOM STALL DOORS		*	200.00	
			GOVERNMENTAL MANAGEMENT SERVICES-CF				6,649.29 000758
5/21/25	00034	5/16/25 12278	202504 310-51300-31500 GENERAL COUNSEL APR25	KILINSKI VAN WYK PLLC	*	188.50	188.50 000759
5/21/25	00040	5/13/25 65830097	202505 330-57200-48100 POOL PEST CONTROL-MAY25	MASSEY SERVICES INC.	*	50.00	50.00 000760
6/03/25	00030	5/23/25 15105	202505 330-57200-46700 CLEANING SVCS MAY25	CLEAN STAR SERVICES OF CENTRAL FL	*	1,340.00	1,340.00 000761
6/03/25	00040	5/13/25 65830101	202505 330-57200-48100 PLAYGRND PEST CNTRL MAY25	MASSEY SERVICES INC.	*	30.00	30.00 000762
6/03/25	00032	6/03/25 06032025	202506 300-15500-10000 EQUIPMENT LEASE JUL25	WHFS LLC	*	1,626.01	1,626.01 000763
TOTAL FOR BANK A						553,779.07	
TOTAL FOR REGISTER						553,779.07	

SECTION 2

Lucerne Park
Community Development District

Unaudited Financial Reporting
April 30, 2025



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Lucerne Park
Community Development District
Combined Balance Sheet
April 30, 2025

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 76,089	\$ -	\$ -	\$ 76,089
Money Market Account	\$ -	\$ -	\$ 85,203	\$ 85,203
State Board of Administration	\$ 466,945	\$ -	\$ -	\$ 466,945
Investments:				
Series 2019				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 502,304	\$ -	\$ 502,304
Prepayment	\$ -	\$ 2,144	\$ -	\$ 2,144
Due from General Fund	\$ -	\$ 12	\$ -	\$ 12
Prepaid Expenses	\$ 1,626	\$ -	\$ -	\$ 1,626
Total Assets	\$ 544,659	\$ 714,482	\$ 85,203	\$ 1,344,344
Liabilities:				
Accounts Payable	\$ 11,235	\$ -	\$ -	\$ 11,235
Due to Debt Service	\$ 12	\$ -	\$ -	\$ 12
Employee FICA	\$ 153	\$ -	\$ -	\$ 153
Total Liabilities	\$ 11,399	\$ -	\$ -	\$ 11,399
Fund Balance:				
Deposits and Prepaid Items	\$ 1,626	\$ -	\$ -	\$ 1,626
Restricted for:				
Debt Service 2019	\$ -	\$ 714,482	\$ -	\$ 714,482
Unassigned	\$ 531,634	\$ -	\$ 85,203	\$ 616,837
Total Fund Balances	\$ 533,260	\$ 714,482	\$ 85,203	\$ 1,332,945
Total Liabilities & Fund Balance	\$ 544,659	\$ 714,482	\$ 85,203	\$ 1,344,344

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
<u>Revenues:</u>				
Assessments	\$ 446,207	\$ 441,141	\$ 441,141	\$ -
Interest	\$ -	\$ 1,945	\$ 1,945	\$ -
Other Income	\$ -	\$ 135	\$ 135	\$ -
Total Revenues	\$ 446,207	\$ 443,220	\$ 443,220	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 7,000	\$ 3,000	\$ 4,000
Employer FICA	\$ -	\$ -	\$ 153	\$ (153)
Engineering	\$ 20,000	\$ 11,667	\$ 1,583	\$ 10,084
Attorney	\$ 25,000	\$ 14,583	\$ 9,326	\$ 5,257
Annual Audit	\$ 4,800	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,250	\$ 3,063	\$ 3,063	\$ -
Trustee Fees	\$ 4,337	\$ 2,478	\$ 2,478	\$ -
Management Fees	\$ 45,000	\$ 26,250	\$ 26,250	\$ -
Information Technology	\$ 1,890	\$ 1,103	\$ 1,103	\$ -
Website Administration	\$ 1,260	\$ 735	\$ 735	\$ -
Postage & Delivery	\$ 900	\$ 525	\$ 279	\$ 246
Insurance	\$ 6,817	\$ 6,817	\$ 6,817	\$ -
Copies	\$ 500	\$ 292	\$ 80	\$ 212
Legal Advertising	\$ 3,000	\$ 1,750	\$ 1,527	\$ 223
Other Current Charges	\$ 1,000	\$ 583	\$ 297	\$ 287
Office Supplies	\$ 350	\$ 204	\$ 2	\$ 202
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 137,979	\$ 82,474	\$ 62,116	\$ 20,358

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
<u>Operations & Maintenance</u>				
Field Services				
Property Insurance	\$ 16,118	\$ 16,118	\$ 12,058	\$ 4,060
Field Management	\$ 15,900	\$ 9,275	\$ 9,275	\$ -
Landscape Maintenance	\$ 45,800	\$ 26,717	\$ 23,803	\$ 2,914
Landscape Replacement	\$ 10,000	\$ 5,833	\$ -	\$ 5,833
Streetlights	\$ 38,473	\$ 22,443	\$ 20,713	\$ 1,730
Electric	\$ 2,000	\$ 1,167	\$ 466	\$ 700
Water & Sewer	\$ 3,500	\$ 2,042	\$ 1,261	\$ 780
Irrigation Repairs	\$ 7,500	\$ 4,375	\$ 1,484	\$ 2,891
General Repairs & Maintenance	\$ 12,000	\$ 7,000	\$ 2,196	\$ 4,804
Contingency	\$ 7,500	\$ 4,375	\$ 15,869	\$ (11,494)
Subtotal Field Expenditures	\$ 158,791	\$ 99,344	\$ 87,125	\$ 12,219
Amenity Expenditures				
Amenity - Electric	\$ 10,100	\$ 5,892	\$ 2,879	\$ 3,013
Amenity - Water	\$ 6,000	\$ 3,500	\$ 5,857	\$ (2,357)
Playground Lease	\$ 19,512	\$ 11,382	\$ 11,382	\$ -
Internet	\$ 2,000	\$ 1,167	\$ 1,206	\$ (40)
Pest Control	\$ 600	\$ 350	\$ 160	\$ 190
Janitorial Service	\$ 16,160	\$ 9,427	\$ 9,040	\$ 387
Security Services	\$ 35,000	\$ 20,417	\$ 18,708	\$ 1,709
Pool Maintenance	\$ 23,700	\$ 13,825	\$ 14,200	\$ (375)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,833	\$ 9,893	\$ (4,060)
Amenity Access Management	\$ 5,250	\$ 3,063	\$ 3,063	\$ -
Contingency	\$ 14,469	\$ 8,440	\$ -	\$ 8,440
Subtotal Amenity Expenditures	\$ 142,791	\$ 83,295	\$ 76,388	\$ 6,907
Total Expenditures	\$ 439,562	\$ 265,113	\$ 225,629	\$ 39,484
Excess (Deficiency) of Revenues over Expenditures	\$ 6,646		\$ 217,591	
<u>Other Financing Sources/(Uses):</u>				
Transfer In/(Out) - Capital Reserves	\$ (6,646)	\$ (6,646)	\$ (6,646)	\$ -
Total Other Financing Sources/(Uses)	\$ (6,646)	\$ (6,646)	\$ (6,646)	\$ -
Net Change in Fund Balance	\$ -		\$ 210,945	
Fund Balance - Beginning	\$ -		\$ 322,315	
Fund Balance - Ending	\$ -		\$ 533,260	

Lucerne Park
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 04/30/25	Thru 04/30/25	Variance
Revenues:				
Assessments	\$ 419,524	\$ 414,759	\$ 414,759	\$ -
Interest	\$ 10,432	\$ 10,432	\$ 11,882	\$ 1,450
Total Revenues	\$ 429,956	\$ 425,190	\$ 426,641	\$ 1,450
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		\$ 281,844	
Fund Balance - Beginning	\$ 218,764		\$ 432,638	
Fund Balance - Ending	\$ 229,126		\$ 714,482	

Lucerne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest	\$ 1,230	\$ 1,230	\$ 1,786	\$ 557
Total Revenues	\$ 1,230	\$ 1,230	\$ 1,786	\$ 557
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,230		\$ 1,786	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 6,646	\$ 6,646	\$ 6,646	\$ -
Total Other Financing Sources (Uses)	\$ 6,646	\$ 6,646	\$ 6,646	\$ -
Net Change in Fund Balance	\$ 7,875		\$ 8,432	
Fund Balance - Beginning	\$ 87,444		\$ 76,771	
Fund Balance - Ending	\$ 95,319		\$ 85,203	

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	\$ 433,452	\$ -	\$ 2,009	\$ 1,157	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 441,141
Other Income	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,715	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,945
Total Revenues	\$ -	\$ 4,586	\$ 433,452	\$ -	\$ 2,009	\$ 1,387	\$ 1,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,220
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Employer FICA	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153
Engineering	\$ -	\$ 640	\$ -	\$ 305	\$ -	\$ 638	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,583
Attorney	\$ 1,213	\$ 2,117	\$ 1,180	\$ 1,926	\$ 1,008	\$ 1,695	\$ 189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,326
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,063
Trustee Fees	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,103
Website Administration	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 735
Postage & Delivery	\$ 13	\$ 18	\$ 3	\$ 147	\$ 27	\$ 44	\$ 26	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 279
Insurance	\$ 6,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,817
Copies	\$ 4	\$ -	\$ 7	\$ 34	\$ 7	\$ 4	\$ 24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Legal Advertising	\$ -	\$ 977	\$ -	\$ -	\$ 275	\$ 275	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,527
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 44	\$ 44	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 297
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 20,440	\$ 9,243	\$ 5,681	\$ 6,904	\$ 6,888	\$ 7,150	\$ 5,810	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 62,116

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	\$ 12,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,058
Field Management	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ -	\$ -	\$ -	\$ -	\$ -	9,275
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	23,803
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,980	\$ 2,980	\$ 2,980	\$ 2,980	\$ 2,925	\$ 2,925	\$ 2,944	\$ -	\$ -	\$ -	\$ -	\$ -	20,713
Electric	\$ 75	\$ 64	\$ 66	\$ 72	\$ 65	\$ 65	\$ 59	\$ -	\$ -	\$ -	\$ -	\$ -	466
Water & Sewer	\$ 189	\$ 105	\$ 127	\$ 105	\$ 118	\$ 326	\$ 292	\$ -	\$ -	\$ -	\$ -	\$ -	1,261
Irrigation Repairs	\$ 142	\$ -	\$ 174	\$ 94	\$ 82	\$ 867	\$ 124	\$ -	\$ -	\$ -	\$ -	\$ -	1,484
General Repairs & Maintenance	\$ 831	\$ -	\$ 1,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,196
Contingency	\$ -	\$ -	\$ -	\$ 7,920	\$ 1,500	\$ 6,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,869
Subtotal Field Expenditures	\$ 21,000	\$ 7,874	\$ 9,437	\$ 15,896	\$ 9,416	\$ 15,358	\$ 8,146	\$ -	\$ -	\$ -	\$ -	\$ -	87,125
Amenity Expenditures													
Amenity - Electric	\$ 768	\$ 688	\$ 313	\$ 271	\$ 269	\$ 280	\$ 289	\$ -	\$ -	\$ -	\$ -	\$ -	2,879
Amenity - Water	\$ 1,268	\$ 276	\$ 901	\$ 760	\$ 998	\$ 835	\$ 820	\$ -	\$ -	\$ -	\$ -	\$ -	5,857
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ -	11,382
Internet	\$ 169	\$ 169	\$ 169	\$ 169	\$ 169	\$ 169	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	1,206
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	160
Janitorial Service	\$ 1,285	\$ 1,285	\$ 1,335	\$ 1,265	\$ 1,295	\$ 1,285	\$ 1,290	\$ -	\$ -	\$ -	\$ -	\$ -	9,040
Security Services	\$ 2,014	\$ 2,697	\$ 2,697	\$ 2,469	\$ 2,469	\$ 3,893	\$ 2,469	\$ -	\$ -	\$ -	\$ -	\$ -	18,708
Pool Maintenance	\$ 2,080	\$ 1,880	\$ 1,880	\$ 2,260	\$ 2,150	\$ 1,975	\$ 1,975	\$ -	\$ -	\$ -	\$ -	\$ -	14,200
Amenity Repairs & Maintenance	\$ 900	\$ 2,250	\$ 5,149	\$ -	\$ 1,395	\$ 200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,893
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	3,063
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 10,547	\$ 11,309	\$ 14,508	\$ 9,258	\$ 10,809	\$ 10,780	\$ 9,178	\$ -	\$ -	\$ -	\$ -	\$ -	76,388
Total Expenditures	\$ 51,987	\$ 28,426	\$ 29,625	\$ 32,057	\$ 27,113	\$ 33,288	\$ 23,134	\$ -	\$ -	\$ -	\$ -	\$ -	225,629
Excess Revenues (Expenditures)	\$ (51,987)	\$ (23,840)	\$ 403,827	\$ (32,057)	\$ (25,105)	\$ (31,901)	\$ (21,346)	\$ -	\$ -	\$ -	\$ -	\$ -	217,591
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,646)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(6,646)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (6,646)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(6,646)
Net Change in Fund Balance	\$ (51,987)	\$ (23,840)	\$ 403,827	\$ (32,057)	\$ (25,105)	\$ (38,547)	\$ (21,346)	\$ -	\$ -	\$ -	\$ -	\$ -	210,945

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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2019 Debt Service</i>	<i>Total</i>
11/12/24	10/21/24	\$ 1,361.21	\$ (714.7)	\$ (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
12/6/24	11/16 - 11/26/24	\$ 65,235.42	\$ (2,602.76)	\$ (1,252.65)	\$ -	\$ 61,380.01	\$ 31,635.99	\$ 29,744.02	\$ 61,380.01
12/20/24	11/27 - 11/30/24	\$ 815,206.35	\$ (32,608.49)	\$ (15,651.96)	\$ -	\$ 766,945.90	\$ 395,293.06	\$ 371,652.84	\$ 766,945.90
12/27/24	12/1 - 12/15/24	\$ 13,452.25	\$ (538.05)	\$ (258.28)	\$ -	\$ 12,655.92	\$ 6,523.01	\$ 6,132.91	\$ 12,655.92
12/30/24	1% Fee Adj	\$ (9,308.96)	\$ -	\$ -	\$ -	\$ (9,308.96)	\$ (4,797.95)	\$ (4,511.01)	\$ (9,308.96)
2/3/25	10/1-12/31/24	\$ -	\$ -	\$ -	\$ 1,313.07	\$ 1,313.07	\$ 676.77	\$ 636.30	\$ 1,313.07
2/10/25	1/1-1/31/25	\$ 2,690.45	\$ (53.82)	\$ (52.73)	\$ -	\$ 2,583.90	\$ 1,331.77	\$ 1,252.13	\$ 2,583.90
3/7/25	2/1-2/28/25	\$ 11,870.34	\$ (80.73)	\$ (235.79)	\$ -	\$ 11,553.82	\$ 5,954.98	\$ 5,598.84	\$ 11,553.82
4/30/25	1/1-3/31/25	\$ -	\$ -	\$ -	\$ 23.75	\$ 23.75	\$ 12.24	\$ 11.51	\$ 23.75
Total		\$ 908,578.41	\$ (36,278.19)	\$ (17,737.64)	\$ 1,336.82	\$ 855,899.40	\$ 441,140.75	\$ 414,758.65	\$ 855,899.40

99%	Net Percent Collected
\$ 9,833.60	Balance Remaining to Collect

SECTION 3



April 15, 2025

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

RE: Lucerne Park Community Development District Registered Voters

Dear Ms. Brookes,

In response to your request, there are currently **504** voters within the Lucerne Park Community Development District. This number of registered voters in said District is as of **April 15, 2025**.

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

Sincerely,

A handwritten signature in black ink that reads "Melony M. Bell".

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION 4

**BOARD OF SUPERVISORS MEETING DATES
LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026**

The Board of Supervisors of the Lucerne Park Community Development District will hold their regular meetings for Fiscal Year 2026 on the 3rd Thursday of each month, at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:30 a.m., unless otherwise indicated as follows:

**October 16, 2025
November 20, 2025
December 18, 2025
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2025
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026**

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

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

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

District Manager

SECTION 5

Lucerne Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Lucerne Park Community Development District

Date: _____

District Manager: _____
Print Name: _____
Lucerne Park Community Development District

Date: _____

the 1990s, the number of people in the UK who are employed in the public sector has increased by 1.5 million, from 2.5 million in 1980 to 4 million in 1999 (Department of Health 2000).

There is a growing emphasis on the need to improve the efficiency of the public sector, and to ensure that the public sector is able to deliver the best possible value for money. This has led to a number of initiatives, including the introduction of competition, the restructuring of public services, and the introduction of new management practices. These initiatives have led to a number of changes in the way that public services are delivered, and have led to a number of improvements in the efficiency of the public sector.

One of the key challenges facing the public sector is the need to improve the efficiency of the public sector, and to ensure that the public sector is able to deliver the best possible value for money. This has led to a number of initiatives, including the introduction of competition, the restructuring of public services, and the introduction of new management practices. These initiatives have led to a number of changes in the way that public services are delivered, and have led to a number of improvements in the efficiency of the public sector.

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Memorandum

To: Board of Supervisors

From: District Management

Date: June 20, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.

Exhibit A:
Goals, Objectives and Annual Reporting Form

Lucerne Park Community Development District Performance Measures/Standards & Annual Reporting Form

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of three board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within district management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____
Print Name: _____
Lucerne Park Community Development District

Date: _____

District Manager: _____
Print Name: _____
Lucerne Park Community Development District

Date: _____