

*Lucerne Park
Community Development District*

Meeting Agenda

November 20, 2025

AGENDA

Lucerne Park

Community Development District

Agenda

Thursday
November 20, 2025
9:30 AM

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

Zoom Video Link: <https://us06web.zoom.us/j/81383325585>

Call-In Information: 305-224-1968

Meeting ID: 813-8332-5585

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the October 16, 2025 Board of Supervisors Meeting
4. Discussion Regarding Property Encroachments
5. Consideration of License Agreement for Holiday Decorations with HOA
6. Organizational Matters
 - A. Review of Resumes and Letters of Interest
 - i. Rolando Lopez
 - B. Appointment of Individual to Fill Board Vacancy in Seat # 3 Exp. 11/2028
 - C. Administration of Oath to Newly Appointed Individual
 - D. Consideration of Resolution 2026-02 Electing Officers
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposals for Pool Shade Structure
 1. ProPlaygrounds
 2. Playworx
 3. Playmore
 - ii. Consideration of Proposal for Mulch & Sod from Prince & Sons - **ADDED**
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
8. Other Business
9. Supervisors Requests
10. Public Comment Period
11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **October 16, 2025** at 9:30 a.m. at the Holiday Inn, Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida and via Zoom.

Present and constituting a quorum:

Bobbie Shockley
Lindsey Roden
Joan Griffin
Catherine Gonzalez

Chairperson
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Tricia Adams
Katie O'Rourke
Savannah Hancock
Cole Landau

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

FIRST ORDER OF BUSINESS

Roll Call

Ms. O'Rourke called the meeting to order. Four Board members were present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comments.
Resident (Rolando Lopez, 901 Cambridge Drive) asked for clarification when the Board reached item eight regarding the new Board member appointments. He wanted to understand how the process took place, whether the Board accepted letters of interest or resumes, or if they were appointing someone they already knew.

THIRD ORDER OF BUSINESS**Approval of Minutes of the August 21, 2025, Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the August 21, 2025, Board of Supervisors meeting. She added that staff had reviewed and edited the minutes. She asked the Board if they had any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the Minutes of the August 21, 2025, Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS**KVW Memo Regarding Updated Provisions to the District's Rules of Procedure****A. Consideration of Resolution 2026-01 Setting a Public Hearing to Amend Rules of Procedure**

Ms. Hancock explained the memo to the Board regarding the updated Rules of Procedure. She stated that these rules guided how the District handled things like meetings, notices, procurement, and general procedures. Because of recent legislative changes, some sections needed updating. She pointed out the new notice requirement for rule development and rulemaking hearings. Before July 1, 2025, the District only had to publish notices 29 and 28 days before a hearing. Now, the first notice must go out 35 days in advance, while the second is still at 28 days. She noted that this meant the District wouldn't be able to set a hearing one month out anymore and would need closer to two months of lead time.

B. Updated Rules of Procedure

Ms. O'Rourke noted that they cleaned up the language regarding rule variances and emergency rules to align with current state requirements. After explaining the changes, she said she could answer any questions; otherwise, the Board just needed a motion to set the public hearing. There was a motion to approve Resolution 2026-01 setting the public hearing for January 15, 2026, at 9:30 a.m.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-01 Setting a Public Hearing to Amend Rules of Procedure for January 15, 2026 at 9:30 a.m. was approved.

FIFTH ORDER OF BUSINESS**Discussion Regarding Property
Encroachments**

Ms. O'Rourke referred to the map on page 86 of the agenda package and directed the Board to review the color-coded spreadsheet showing Mr. Landau's findings. She explained that seven homes were marked green, and that Mr. Landau had determined the encroachments could be tolerated because they did not interfere with drainage. The addresses were 812, 820, 860, 892, 900, 912, and 920. Ms. O'Rourke recommended that, even though these encroachments could remain, the homeowners should still proceed with the standard easement variance process.

Ms. Hancock explained that whenever a homeowner has something within a District easement or attached to District property, the District issues an Easement License Agreement. This gets recorded in the public records, allows the improvement to remain, prevents it from becoming a title issue later, and gives the District the right to enter the property for maintenance. Ms. Hancock said she would draft the agreements, and the staff would get the signatures. Since the documents need to be notarized, a Board member offered to notarize them at no cost to save costs, and Ms. Hancock noted that some District staff are also notaries if needed. After Board discussion, consensus was to authorize counsel to draft the agreements for the seven homes and to send letters to those residents.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Authorizing Staff to Send Notification Letters to the Residents Regarding the Easement Variance Policy for Homes where Encroachments can be tolerated, was approved.

Ms. O'Rourke stated that the Board had reviewed Mr. Landau's findings that 10 homes would need changes to their properties. Of those ten, two homes had landscaping or landscape borders that were blocking water flow, and eight homes had fences that needed modification. The discussion started with the landscaping issues, focusing on the homes at 840 and 916, which were highlighted in peach on the spreadsheet. Photos in the meeting packet showed landscape additions causing drainage concerns. Homes 840 and 916 had landscape borders that were blocking water flow and Mr. Landau recommended that those items be removed. The other eight homes had fences sitting directly on the soil within the drainage easement. Ms. O'Rourke provided pictured examples

of how compliant fences have openings for water to pass through, compared to those that are flush against the ground. After visiting each yard, Mr. Landau recommended raising the fences by only 4 inches within the swale, not the entire fence. He said that it could be just one post that was set too low and needed to be lifted. Ms. Shockley questioned whether lowering the soil could solve it instead. Mr. Landau explained that it would create depressions and disrupt the required continuous slope, potentially causing ponding and stormwater permit issues. Ms. Hancock added that the District could face fines if the system wasn't functioning as designed. Staff discussed that only the CDD, not the builder or HOA, has the authority to allow anything in the easement. Mr. Landau noted that for the landscaping encroachments here only the hardscape items that blocked flow needed to be removed, and that regular plants and trees that didn't hold water could stay. The Board decided to send letters to those 10 addresses and advise them that they needed to make changes to their property within the drainage swale. The board decided on January 31st as the deadline, with the understanding that homeowners could contact management for extensions if needed.

On MOTION by Ms. Shockley, seconded by Ms. Gonzalez, with all in favor, Authorizing Staff to Send Letters to 10 Residents, Requiring Modifications and Then Having Residents Enter Into Easement Variance Policy, Giving the Residents Until January 31, 2026 to Comply, was approved.
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Ms. O'Rourke reviewed the final two homes, 828 and 880, where Mr. Landau found permanent structures built inside the drainage area. One property had a shed, and the other had an above-ground pool with a deck. Mr. Landau explained that in both cases, it was unclear whether water could flow properly under or around the structures, and a topographical survey for both homes would cost about \$2,700. He noted the shed might need to be raised to allow a flow path for water, and the pool property appeared to have cut into the slope and fill in the drainage swale for installed decking that could restrict drainage. Ms. O'Rourke added that the HOA had been contacted to confirm whether these structures were ever ARC-approved, but the HOA was still searching for old records and had not yet responded. The Board discussed whether to wait for the HOA's findings, with Ms. Hancock reminding everyone that the CDD should not enforce HOA covenants but could act on easement encroachments. Ms. Griffin indicated that she believed the

homeowners had requested approval from the HOA and that they should also be asked directly to respond and provide proof of their request and approval. Ms. O'Rourke agreed to reach out to those two homeowners and request their documentation as well as continue to work with the current HOA management company to check for records of approval.

On MOTION by Ms. Roden, seconded by Ms. Gonzalez, all in favor, Directing Staff to Contact Homeowners at 828 and 880 Regarding HOA Approval Paperwork Allowing 30 Days to Respond, was approved.

SIXTH ORDER OF BUSINESS

Review and Acceptance of Annual Engineer's Report

Ms. O'Rourke stated that this was a report Dewberry provided to help them achieve the Districts goals and objectives. She added that they required this report so the engineer could ensure compliance.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Annual Engineer's Report, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Dewberry Work Authorization 2026-1 for FY26 Engineering Services

Ms. O'Rourke stated that the Board had gone over the Dewberry work authorization for FY26. She added that it was basically just an update to their engineering services costs. She explained that the new amount was already included in the budget.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Dewberry Work Authorization 2026-1 for FY26 Engineering Services, was approved.

EIGHTH ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Diana Macecsko

Ms. O'Rourke stated that Ms. Diana Macecsko had submitted her resignation. Her departure created a vacancy in seat 3, and Ms. O'Rourke asked for a motion to accept her resignation.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Accepting the Resignation of Diana Macasco, was approved.

B. Appointment of Individual to Fill Board Vacancy in Seat #3 Exp. 11/2028

Ms. O'Rourke noted that seat 3 was a general elector seat expiring in November 2028. Ms. O'Rourke discussed the basic qualifications and explained that the Board had options. They could consider the one interested resident, Mr. Rolando Lopez, who was present, or they could send a community-wide notice to see if anyone else wanted to apply. Ms. Griffin said that Mr. Lopez would be a great addition, but still supported sending the notice, as long as the Board could make the appointment at the next meeting. The Board agreed and made a motion to send the email.

C. Administration of Oath to Newly Appointed Individual

D. Consideration of Resolution 2026-02 Electing Officers

Items B through D were tabled until the next meeting.

NINTH ORDER OF BUSINESS

**Consideration of Assignment Agreement
for Towing Services**

Ms. O'Rourke reviewed the updated towing agreement on page 102 in the agenda package. It was an administrative update because the towing company changed its name from SNS Towing to Downtown Tow & Hold, so the contract was revised to reflect the new name.

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with all in favor, the Assignment Agreement for Towing Services, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock reminded the Board to finish their ethics training by December 31st and noted she would work with staff to send out any needed letters. She repeated the requirements for the open Board seat and added that anyone applying should attend the meeting, as the Board likes to do a Q&A before choosing someone.

B. Engineer

Mr. Landau stated that in addition to the annual report already provided, a yearly inspection of all CDD-owned properties had also been completed at the same time. He added that the report had been submitted and that they were available to answer any questions.

C. Field Manager's Report

Mr. Bailey stated that the men's restroom automatic flushers had been acting up but started working again after the batteries were replaced. He noted the paint on the road had been removed, the entrance landscaping was still looking good heading into fall, and the ponds were dry as expected. Ms. Gonzalez pointed out that the long stretch between the first and second entrances still had bald dirt patches along the fence. Mr. Bailey said that he would get a proposal for sod or seeding since the area didn't have turf irrigation and wouldn't fill in quickly on its own. Mr. Bailey discussed a problem corner near the second entrance where cars kept cutting the turn and tearing up the ground. He added that if the grass wouldn't hold up there, they agreed that gravel would be better. Mr. Bailey said that he would set that up.

i. Consideration of Pool Maintenance Increase from Resort Pools

Mr. Bailey presented the updated monthly increase for Resort Pools. He noted that the correct updated amount was \$2,034 per month and that amount fit within the budget.

Ms. Griffin asked about the pool shade structure and wanted to know if that proposal was available. Ms. O'Rourke said the item had been moved to the November meeting.

On MOTION by Ms. Shockley, seconded by Ms. Gonzalez, with all in favor, the Pool Maintenance Increase from Resort Pools, was approved.

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

Ms. O'Rourke presented the check register from August 8, 2025 through October 2, 2025, totaling about \$71,245. She noted that a detailed run summary of all those checks followed. She stated that the Board had already reviewed everything for accuracy and she was seeking a motion to approve.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke presented the balance sheet and income statement through August 31, 2025. She noted that there was nothing for the Board, and they were 100% collected. She added she was happy to take any questions. This was just for informational purposes only and no action was necessary.

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

Supervisors' Requests

Ms. O'Rourke asked for any Supervisors' requests. There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS

Public Comment Period

Ms. O'Rourke opened the meeting for public comments.

Resident Mr. Lopez (901 Cambridge) stated that they had been very critical of the Board in the past but wanted to thank everyone because he felt the Board picked the best outcome for the homeowners on the fence issue. They mentioned that other affected homeowners couldn't attend and asked the Board to accept their appreciation as well. He then asked who would pay for any future inspections to confirm that fence posts were raised the required 4 inches. Ms. O'Rourke clarified that the District, not the homeowners, would handle those inspections. Mr. Lopez asked whether homeowners could add something like lattice or another barrier at the bottom of the fence after raising the posts, especially for pets. Ms. O'Rourke confirmed that they could and that multiple options were available.

Resident thanked the Board and said they really appreciated having someone who kept everyone informed. They said many people in the community felt more comfortable and safer because of that involvement. They expressed that on behalf of the residents attending, they valued that kind of communication and support.

Ms. Diana Macesko (884 Cambridge) spoke and agreed with Mr. Lopez that the fence solution was a good one, and she appreciated the Board's decision. She asked for clarification about her own fence because she believed it was already raised due to sprinkler lines the builder installed but wasn't sure whether it met the required 4-inch height. She asked if fixing it would mean raising the posts. Mr. Landau explained that the neighboring properties on both sides shared fence sections, and once everyone raised their fence four inches in the back 15 feet of the drainage area, it would resolve her section as well. Ms. O'Rourke added that post locations vary by property, so she could check with staff before making any changes to ensure they can guide her.

Ms. Macesko said that she appreciated the help and added that it had been a pleasure serving on the Board. She said she would miss everyone and commented that Mr. Lopez would be a great addition if he were appointed to the open seat. She closed by thanking the Board again for choosing a solution that she felt worked best for everyone.

FOURTEENTH ORDER OF BUSINESS**Adjournment**

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION 5

LICENSE AGREEMENT REGARDING THE USE OF CERTAIN DISTRICT PROPERTY

THIS LICENSE AGREEMENT (the “**Agreement**”) is made and entered into this ____ day of November 2025, by and between:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in the City of Winter Haven, Florida, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (the “**District**”), and

LUCERNE PARK RESERVE HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, with a mailing address of 121 South Orange Avenue, Suite 1170A, Orlando, Florida 32801 (the “**Licensee**”, and together with the District, the “**Parties**”).

RECITALS

WHEREAS, the Licensee desires to install and maintain holiday lighting and decorations (collectively, the “**Decorations**”) on property which is owned and maintained by the District; and

WHEREAS, the District agrees to grant the Licensee a temporary, non-exclusive license for the access and use of the property identified at **Exhibit A** attached hereto (the “**License Property**”) for the purpose of installing, maintaining, and removing the Decorations; and

WHEREAS, the District and the Licensee desire to set forth the terms of their mutual agreement regarding the access and use of the License Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the District and the Licensee agree as follows:

1. INCORPORATION OF RECITALS. The Recitals stated above are true and correct and are incorporated herein as a material part of this Agreement.

2. GRANT OF LICENSE. The District hereby grants to the Licensee a temporary, non-exclusive license to install and maintain the Decorations on the License Property, in full compliance with this Agreement, and all applicable laws, regulations and codes (hereinafter, the “**License**”).

3. CONDITIONS ON THE LICENSE. The License granted in Paragraph 2 is subject to the following terms and conditions:

- a. The Licensee's use of the License Property shall be for the sole purpose of installation, repair, maintenance, and removal of the Decorations and reasonable ingress and egress thereto. No other grant of license is authorized.
- b. The Licensee shall be fully responsible for the installation of the Decorations and any maintenance, damage, removal, or other incidentals associated with the installation, maintenance, ongoing use, and removal of the Decorations at the Licensee's sole expense. The Licensee shall be responsible for returning the License Property to its original condition, or such condition otherwise approved by the District, upon the removal of the Decorations. The provisions of this Paragraph 3(b) shall survive termination of this Agreement.
- c. The Licensee's use of the License Property shall not impede public use of any District property and shall not impede line of site or access to the community's entrances.
- d. The Licensee shall, at the Licensee's expense, maintain the License Property and the Decorations in a neat, clean and sanitary condition in compliance with all applicable laws, rules, codes, ordinances and covenants. All repairs, maintenance or alterations of the Decorations shall be done at the Licensee's sole expense. In the event District contractor(s) cause damage to the Decorations in the performance of its duties and upon reasonable request by the Licensee, the District agrees to provide the Licensee with contact information for the identified contractor(s) that is in the District's possession at the time of request.
- e. The Licensee shall use all due care to protect the License Property and adjoining property from damage resulting from the Licensee's use of the License Property. In the event the Licensee, or its respective employees, agents, assignees, contractors (or their subcontractors, employees, or materialmen) or representatives cause damage to the License Property or to adjacent property or improvements in the exercise of the License granted herein, the Licensee, at its sole cost and expense, agrees to promptly commence and diligently pursue the restoration of the same and the improvements so damaged to, as nearly as practical, the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, roadways, sidewalks, parking areas, and other structures or improvements of any kind. The provisions of this Paragraph 3(e) shall survive termination of this Agreement.
- f. The Licensee shall comply at all times with relevant statutes and regulations applicable to the purposes contemplated by this Agreement and shall, upon request of the District, provide proof of such compliance. The Licensee shall comply in all material respects with the District's Rules and Policies and acknowledges that it has received a copy of such Rules and Policies.

4. ACCESS; CONDITION OF THE LICENSE PROPERTY.

- a. The District hereby grants the Licensee and its members, agents, and subcontractors the limited right to access the License Property for the purposes described in this Agreement.
- b. The District assumes no liability or obligation to the Licensee as to the condition of the License Property or the suitability of the License Property for the Decorations. The License Property is granted in an “as is” condition.

5. EFFECTIVE DATE; TERM. This License Agreement shall become effective on November 22, 2025, on which date the Licensee may begin installing the Decorations, and shall continue in full force and effect until January 3, 2026, by which date the Licensee shall have fully removed said Decorations, unless revoked or terminated in accordance with Paragraph 6, below.

6. REVOCATION, SUSPENSION AND TERMINATION. The District and the Licensee acknowledge and agree that the License granted herein is a mere privilege and may be suspended or revoked, at any time and for any reason, at the sole discretion of the District. Upon notification by the District or revocation of the License herein granted, the Licensee shall remove the Decorations, at its sole cost, within ten (10) days of the effective date of the suspension or revocation, unless otherwise agreed to in writing by the District. The Licensee may terminate this License Agreement upon written notice to the District. The Licensee shall not be entitled to any compensation, off sets, incidental costs or any other payment under this Agreement.

7. INSURANCE. The Licensee shall, at its own expense, maintain insurance during the performance of its services under this Agreement, with limits of liability not less than the following:

Workers’ Compensation	Statutory
General Liability	
Bodily Injury (including Contractual)	\$1,000,000/\$2,000,000
Property Damage (including Contractual)	\$1,000,000/\$2,000,000
Automobile Liability	Combined Single Limit \$1,000,000
Bodily Injury / Property Damage	

If any such policy of insurance is a “claims made” policy, and not an “occurrence” policy, the Licensee shall, without interruption maintain the insurance for the term of this Agreement. The District, its officers, supervisors, agents, staff, and representatives shall be named as additional insured parties, except with respect to the Worker’s Compensation Insurance for which only proof of insurance shall be provided. The Licensee shall furnish the District with the Certificate of Insurance evidencing compliance with the requirements of this Section. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods

of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the state of Florida.

If the Licensee fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Licensee shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

8. INDEMNIFICATION. The Licensee shall defend, indemnify and hold harmless the District and its supervisors, agents, staff and representatives, from and against any loss, damage, injury, claim, demand, cost and expense (including legal expense) or injury arising from a) the Licensee's occupation or use of the License Property; b) the Licensee's operations, negligence or willful conduct occurring in or on any part of the License Property; and c) the Licensee's failure to comply with any regulatory requirement relating to the Decorations and contents, including but not limited to enforcement of applicable covenants and restrictions, constitutional claims or any others. The Licensee hereby assumes all risk with respect to its use of the License Property. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes* or other statute, and nothing in this Agreement shall inure to the benefit of any third party, including but not limited to guests, invitees and licensees, for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law. The indemnification rights herein contained shall be cumulative of, and in addition to, any and all rights, remedies and recourse to which the District shall be entitled, whether pursuant to some other provision of this Agreement, at law, or in equity. The provisions of this Paragraph 8 shall survive the termination or expiration of this Agreement.

9. ENFORCEMENT; LAW AND VENUE. In the event the Licensee shall fail to perform any covenant, term, or provision of this Agreement, then the District shall have the right to immediately terminate this Agreement and the Licensee shall remove the Decorations and any signage from District property. This Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida. Venue shall be in Polk County, Florida. In the event the District is required to enforce this Agreement by court proceedings or otherwise, then if successful, the District shall be entitled to recover from the Licensee all fees and costs incurred, including reasonable attorneys' fees and costs.

10. ENTIRE AGREEMENT; AMENDMENT. This instrument shall constitute the final and complete expression of the agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both Parties.

11. ASSIGNMENT. Neither the District nor the Licensee may assign their rights, duties or obligations under this License Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

12. NOTICES. All notices, requests, consents, and other communications hereunder (each, a “**Notice**” or collectively, “**Notices**”) shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the Parties at the addresses listed herein. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for the Licensee may deliver Notice on behalf of the District and the Licensee. Any party or other person to whom Notices are to be sent or copied may notify the other Parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days’ written notice to the Parties set forth herein.

13. PUBLIC RECORDS. The Licensee understands and agrees that all documents of any kind provided to the District in connection with this License Agreement may be public records, and, accordingly, the Licensee agrees to comply with all applicable provisions of Florida law in handling such records, including, but not limited to, section 119.0701, *Florida Statutes*. The Licensee acknowledges that the designated public records custodian for the District is **Katie O’Rourke (“Public Records Custodian”)**.

IF THE LICENSEE HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE LICENSEE’S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT (407) 841-5524, KOROURKE@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

14. ARM’S LENGTH NEGOTIATION. This Agreement has been negotiated fully among the Parties as an arm’s length transaction. The Parties participated fully in the preparation of this Agreement and received, or had the opportunity to receive, the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen and selected the language and any doubtful language will not be interpreted or construed against any party.

15. AUTHORIZATION. The execution of this Agreement has been duly authorized by the appropriate body or official of each of the Parties hereto, each of the Parties has complied with all the requirements of law and each of the Parties has full power and authority to comply with the terms and conditions of this Agreement.

16. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

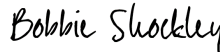
18. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

19. ANTI-HUMAN TRAFFICKING. The Licensee certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Licensee agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, in a form acceptable to the District, and acknowledges that if the Licensee refuses to sign said affidavit, the District may terminate this Agreement immediately.

IN WITNESS WHEREOF, the Parties caused this Agreement to be executed, effective as of the day and year first written above.

**LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT**

Signed by:



B4BFE8F149CE478...

Chairperson, Board of Supervisors

**LUCERNE PARK RESERVE HOMEOWNERS
ASSOCIATION, INC.,** a Florida not for profit
corporation

Signed by:



3ED6383073E346F...

By: Alexia Rimpel

Its: HOA- President

EXHIBIT A: License Property

EXHIBIT A
License Property



SECTION 6

SECTION A

SECTION i

Rolando G. Lopez

Winter Haven, FL
rlopezn7@gmail.com | (754) 281-3457

Date: October 16, 2025

Dear Members of the Community Development District Board,

I am writing to formally express my interest in being considered for a position on the CDD Board. Please find my résumé attached for your review.

As a homeowner in **Lucerne Park Reserve since the neighborhood's inception**, I have always taken a deep interest in our community's growth and well-being. The recent birth of my one-year-old daughter—and the upcoming arrival of our second daughter this December—have reignited my desire to contribute to public service in a meaningful way. I want to help shape a safe, transparent, and thriving environment not only for my family, but for all residents of our neighborhood.

My background includes extensive experience in leadership, governance, and community relations. As a **former HOA President**, I oversaw policy enforcement, vendor management, and fiscal oversight, ensuring responsible stewardship and resident engagement. Professionally, I have led business development, operations, and compliance teams across both private and public sectors—experience I believe aligns closely with the oversight and strategic planning responsibilities of the CDD.

It would be an honor to bring that same dedication and perspective to our district. I welcome the opportunity to serve, collaborate with the current board, and contribute to maintaining Lucerne Park Reserve as a model for strong and responsible community development.

Thank you for your time and consideration. Please don't hesitate to contact me should you require any additional information or wish to discuss my qualifications further.

Best,

Rolando Lopez

Rolando G. Lopez

Winter Haven, FL | rlopezn7@gmail.com | (754) 281-3457 | linkedin.com/in/rolandoglopez

Professional Summary

Strategic VP of Business Development with 10+ years of cross-functional leadership across SaaS, financial, and public sectors. Expert in contract redlining (SOWs, MSAs, DPAs), governance frameworks, and compliance (GDPR, SOC2). Experienced in leading teams across account management, business compliance, forecasting, sales, operations, and professional services. Proven ability to implement scalable growth strategies, optimize performance, and align enterprise initiatives with fiscal accountability and operational excellence.

Professional Experience

Userlytics — VP, Business Development

Remote | Feb 2021 – Present

- Lead business development and governance strategy for 100+ enterprise accounts, exceeding revenue targets by 15%+ yearly.
- Negotiate and redline enterprise SOWs, MSAs, and DPAs to ensure contractual compliance and risk mitigation.
- Oversee international press releases, policy compliance, and strategic market initiatives across cross-functional teams.
- Develop global KPIs and governance frameworks improving client retention, team alignment, and operational efficiency.

Consolidated Credit — Financial Advisor

Sunrise, FL | Jan 2020 – Feb 2021

- Advised clients on customized financial strategies with focus on debt management and asset preservation.
- Analyzed market data to deliver risk-adjusted insights, ensuring long-term financial stability and growth.
- Increased retention and satisfaction through transparent client communication and goal-based portfolio reviews.

Mobicap Technology Solutions — Director of Operations & Business Development

Atlanta, GA | Feb 2017 – Sep 2019

- Co-founded IoT/SaaS solutions provider for first responders; grew company revenue by 30% through strategic partnerships.
- Implemented multi-state compliance frameworks, vendor contracts, and procurement risk controls.
- Expanded to three regional markets through data-driven policy and partnership initiatives.

Timex Group — General Manager

Sunrise, FL | Jul 2012 – Jan 2017

- Managed multi-location retail operations across the Southeast; ranked Top 10 nationwide for five consecutive years.
 - Negotiated vendor contracts reducing supply chain costs by 15% and streamlined inventory overhead by 10%.
 - Led a team of managers fostering a culture of accountability and customer excellence.
-

Governance & Community Leadership

Previous President of HOA Boards, overseeing fiscal compliance, vendor negotiations, and policy enforcement to ensure community transparency and financial integrity. Led modernization initiatives improving engagement and efficiency. Experienced in organizing grassroots campaigns for congressional and senatorial candidates, advancing bipartisan community outreach and civic participation.

Education

B.A., Business Administration — Broward College (2014)

B.A., Political Science — University of Simon Bolivar (2012)

Core Competencies

Leadership • Policy Governance • Contract Redlining • Forecasting • Fiscal Oversight • Business Compliance • Stakeholder Engagement • Strategic Partnerships • SaaS Growth • Risk Management • Market Research • CRM (Salesforce, SalesLoft) • AI Integration • Figma • Bilingual: English & Spanish

SECTION D

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lucerne Park Community Development District (“District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

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

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>Katie O’Rourke</u>
Assistant Secretary	<u>Tricia Adams</u>
Secretary	<u>Jill Burns</u>
Treasurer	<u>George Flint</u>
Assistant Treasurer	<u>Katie Costa</u>

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 20th day of November 2025.

ATTEST:

**LUCERNE PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION 7

SECTION C

Lucerne Park CDD

Field Management Report



November 20th, 2025

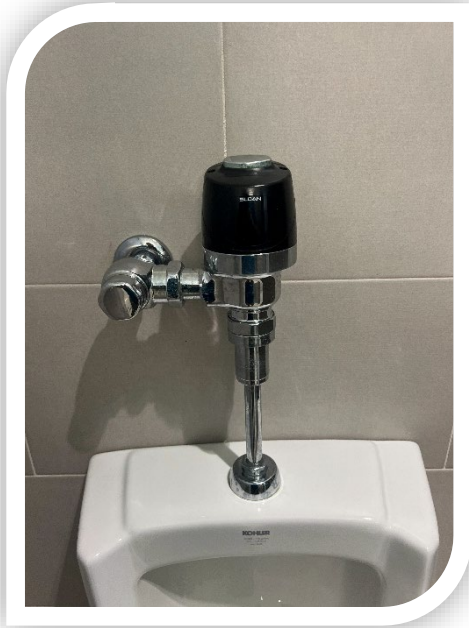
Allen Bailey

Field Services Manager

GMS

Complete

Men's Restroom



✚ The men's restroom main urinals had their modules replaced and are working again.

Silt Fence Removed



✚ Silt fence was buried in the ground near a storm drain on Cambridge Dr.

✚ This has been removed.

Complete

Mowing on Cambridge Dr



✚ The pond near the Southwest roundabout on Cambridge Dr is being mowed.

✚ The district is responsible for Tract G only.



In Progress

Filling in Ruts



- ✚ The request to fill in ruts at the entrance is in progress.
- ✚ The work order has been created, and gravel will be used as requested.

Complete

Landscaping Review



✚ The landscape in the district is healthy.

✚ The amenity landscape is doing well overall.



Complete

Pond Review



✚ The district ponds are not holding water as designed

✚ The landscaper is keeping the dry ponds well-managed.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at (407) 460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION i

SECTION 1



TRUST — *the* — EXPERTS

For over a decade, our customers have entrusted us to provide safe and affordable playground and recreational equipment. Our team of Certified General Contractors and Playground Safety Inspectors will insure that your project is completed to perfection, providing truly turnkey service, with every step of the process from planning and budgeting, through the installation being handled under one roof.



1-800-573-7529 | www.proplaygrounds.com



Pro Playgrounds
8490 Cabin Hill Road
Tallahassee, FL 32311

Quote

Project Name
Jeff Shade Job



Date	Estimate #
8/5/2025	47568

Customer / Bill To
Lucerne CDC Amenity Pool Area

Ship To
238 Meadowbrook Blvd. Winter Haven, FL 33881



WE WILL BEAT ANY PRICE BY 5%!

Item	Description	Qty	Cost	Total:
	Furnish labor and materials to: 1. Install a HC 144808 at Pool 2. provide eng dwgs, permit 3. paver removal and replacement by others			
CSSD	**SHADE STRUCTURE** Custom Shade Design-HC144808 SG, 3 columns, 2 canopies side by side (config 106962)	1	16,601.16	16,601.16
CLR	Colors: TBD			0.00
ENGDRAW	Engineered Drawings for Permitting	1	840.00	840.00
Shipping	Combined Shipping and Freight Charges	1	1,920.00	1,920.00
	MATERIALS AND LABOR			
RBAR5	No. 5 Rebar	384	1.75	672.00
RMC	Ready Mix Concrete 2500 PSI MIN	10	195.00	1,950.00
LBR	Labor and Installation	1	12,670.00	12,670.00
ISPERMIT	PERMIT - STATE OF FLORIDA -	1	2,000.00	2,000.00

AGREED AND ACCEPTED:

If the above total price, scope of work, specifications, terms and conditions are acceptable, sign below indicating your acceptance and authorization for Pro Playgrounds to proceed with the work and/or sales transaction described in this quotation. Upon signature and payment in accordance with this quote, Pro Playgrounds will proceed with the work and/or sales transaction.

Signature

Name / Title

Date

Subtotal: \$36,653.16

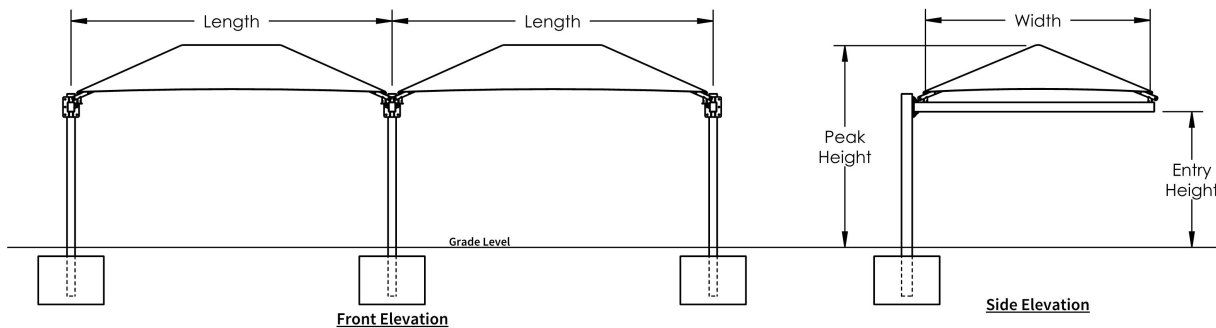
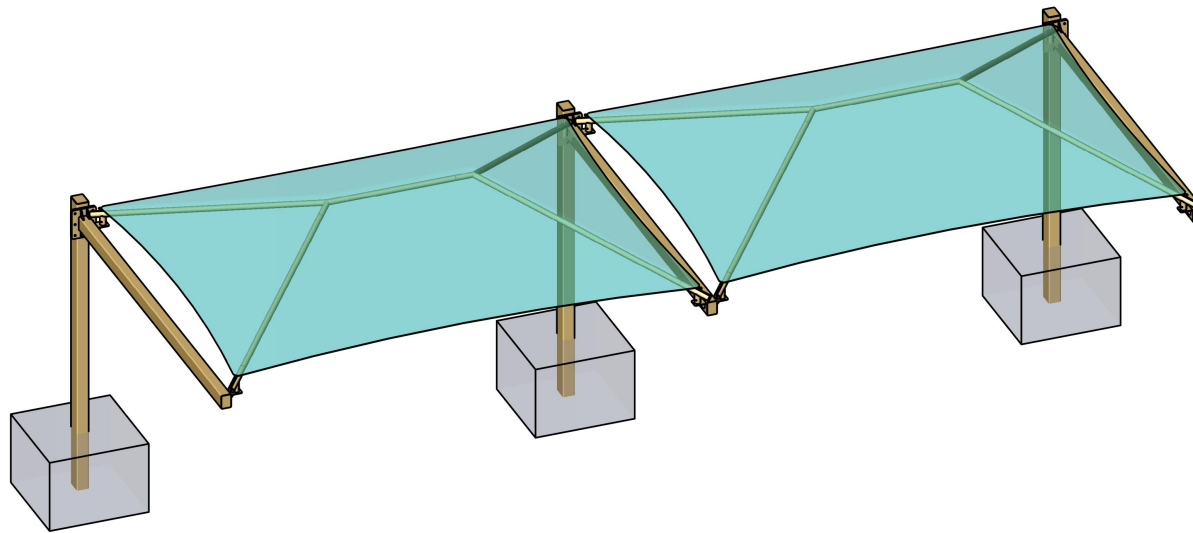
Sales Tax: (7.5%) \$0.00

Total: \$36,653.16

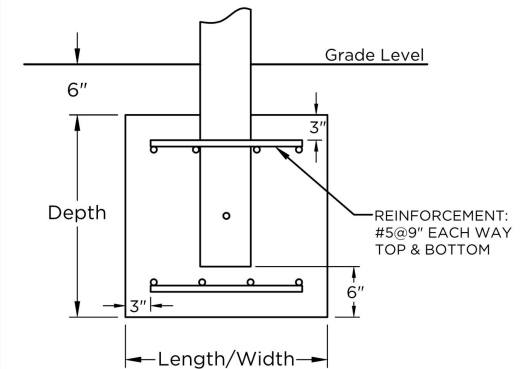
Terms and Conditions - Price valid for 30 days and subject to change. 1. If installation is not included with your purchase, client will be responsible for coordinating, receiving and unloading of all goods, delivery drivers will not help unload goods. 2. Client will be responsible to inspect goods for defect, damage or missing parts, any deficiency or missing parts must be noted on delivery slip. 3. Client will be responsible for costs due to cancelled or missed delivery appointments. 4. Client has reviewed all items, colors and descriptions on this quote for accuracy and correctness. 5. If quote includes installation of goods, the installation is subject to the terms and conditions of Pro Playgrounds "Standard Installation Agreement" a copy of which may be obtained from your Sales Representative.

Multi-Dome Hanging Cantilever Hip Shade

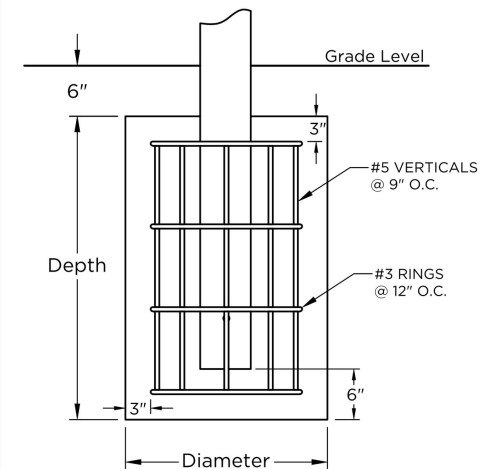
Length	24'	Width	14'	Entry Height	8'
Peak Height	10.83'	Elbow	Glide	Column Mount	Embedded
Column Size	10"x6"x1/4"	Rafter Size	Ø2.875" 12-Ga	Ridge Size	Ø2.875" 12-Ga
Column Length	12'	Rafter Length	9.95'	Ridge Length	11.03'
Dome Qty.	2	Column Qty.	3	Beam Size	8"x6"x3/16"



Square Footing		
Column	Length & Width	Depth
Single Cap	3.74	3
Double Cap	4.114	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	Out of range
2'-6"	Out of range	Out of range
3'-0"	4.75	5.75



SuperiorShade

QUOTE

106962

SHADE SIZE

24 X 14

SHADE STYLE

Multi-Dome Hanging
Cantilever Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

Color Options

Frame

Gloss



Matte, Textured, or Metallic



Fabric

Traditional Fabric

This option includes colors that are California Fire Marshal certified and pass the NFPA 701 or ASTM E84 tests. Select color options are flame retardant FR.



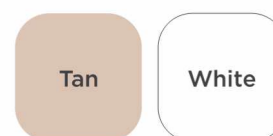
Dual Color Fabric

This option is available for an upcharge exclusively for our Hypar Umbrella, Triangle Sail, and Hyperbolic Sail.



Waterproof Fabric

This option is available exclusively for our Arched Cantilever, Flower, and Single Post and Cantilever Waterproof Umbrellas.



SECTION 2



QUOTE: OE25011025
CUSTOMER: PL08063
PROJECT: 25012681

Bill To:

Lucerne Park
268 Meadowbrook Blvd
Winter Haven, FL 33881

Project Name & Location:

Lucerne Park Shade

Prepared by:

PLAYWORX PLAYSETS LLC
Kristine Frost
8014 CUMMING HWY,
CANTON, GA 30115

Quote Number: OE25011025
Quote Date: 8/21/2025
Valid For: 30 Days From Quote Date

Shade

Shade
\$12,743.00
Shade Installation
\$9,850.00
Permit Fees
\$1,500.00
Private Utility Locate
\$1,000.00
Engineered Drawings
\$1,250.00
Freight
\$917.00

Totals:

Grand Total: \$27,260.00

Sales Tax not included.

Make Purchase Orders Out To:
Playworx Playsets, LLC
Remit Purchase Orders To:
11/14/2025

Make Checks Payable To:
Playworx Playsets, LLC
Remit Checks To:

8014 Cumming Hwy Ste 403 #313
Canton , GA 30115 USA
786-750-3332 (phone)
kristine@playworx.com

8014 Cumming Hwy Ste 403 #313
Canton , GA 30115 USA

NOTE:

* Applicable sales taxes will be confirmed once order and any tax certificates are received

† Denotes drop ship item.

Unloading, storage, installation, surfacing and site work are not included unless specifically noted on quotation.

Not responsible for filter cloth, irrigation rerouting, grass damage, or checking for underground utilities.

If installation is quoted, it is assumed that the site has been prepared and that any grade slope in any direction does not exceed 2%. In the event that unexpected soil conditions, such as subsurface rock, are encountered during installation, additional costs to the customer will be applicable.

The acceptance signature below serves as authorization to order the items quoted and indicates acceptance of the prices listed. All terms are subject to credit approval.

COMMENTS:

This playground contains 13.28% recycled content

This playground qualifies for 1 LEED point(s)

This Quote shall not become a binding contract until signed and delivered by both Customer and Playworx Playsets, LLC. Sales Representative is not authorized to sign this Quote on behalf of PPLT or Customer, and signed Quotes cannot be accepted from Sales Representative. To submit this offer, please sign below and forward a complete signed copy of this Quote directly to kristine@playworx.com. Upon acceptance, PPLT will return a fully-signed copy of the Quote to Customer (with copy to Sales Representative) via fax or e mail.

THIS QUOTE IS LIMITED TO AND GOVERNED BY THE TERMS CONTAINED HEREIN. PPLT objects to any other terms proposed by Customer, in writing or otherwise, as material alterations, and all such proposed terms shall be void. Customer authorizes PPLT to ship the Equipment and agrees to pay PPLT the total amount specified. Shipping terms are FOB the place of shipment via common carrier designated by PPLT. Payment terms are 50% down and 50% upon project completion. Customer agrees to pay all additional service charges for past due invoices. Customer must provide proper tax exemption certificates to PPLT, and shall promptly pay and discharge all otherwise applicable taxes, license fees, levies and other impositions on the Equipment at its own expense.

CUSTOMER hereby submits its offer to purchase the Equipment ACCORDING TO THE terms stated in this quote AND subject to final approval BY PPLT.

Submitted By

Printed Name and Title

Date

The foregoing Quote and OFFER ARE hereby approved and accepted by Playworx playsets, LLC.

By: _____

Date: _____

ADDITIONAL TERMS & CONDITIONS OF SALE

1. Use & Maintenance. Customer agrees to regularly inspect and maintain the Equipment, and to provide, inspect and maintain appropriate safety surfacing under and around the Equipment, in accordance with PPLT's product literature and the most current Consumer Product Safety Commission Handbook for Public Playground Safety.

2. Default, Remedies & Delinquency Charges. Customer's failure to pay any invoice when due, or its failure to otherwise comply with the terms of this Quote, shall constitute a default under all unsatisfied invoices ("Event of Default"). Upon an Event of Default, PPLT shall have all remedies available to it at law or equity, including, without limitation, all remedies afforded a secured creditor under the Uniform Commercial Code. Customer agrees to assist and cooperate with PPLT to accomplish its filing and enforcement of mechanic's or other liens with respect to the Equipment or its location or its repossession of the Equipment, and Customer expressly waives all rights to possess the Equipment after an

Event of Default. All remedies are cumulative and not alternative, and no exercise by PPLT of a remedy will prohibit or waive the exercise of any other remedy. Customer shall pay all reasonable attorneys' fees plus any costs of collection incurred by PPLT in enforcing its rights hereunder. Subject to any limitations under law, Customer shall pay to PPLT as liquidated damages, and not as a penalty, an amount equal to 1.5% per month of any payment that is delinquent in such month and is not received by PPLT within ten (10) days after the date on which due.

3. Limitation of Warranty/ Indemnity. PPLT MAKES NO EQUIPMENT WARRANTIES EXCEPT FOR THOSE STANDARD WARRANTIES ISSUED WITH THE EQUIPMENT, WHICH ARE INCORPORATED HEREIN BY THIS REFERENCE. PPLT SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE AND ANY LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES. CUSTOMER AGREES TO DEFEND, INDEMNIFY AND SAVE PPLT HARMLESS FROM ALL CLAIMS OF ANY KIND FOR DAMAGES OF ANY KIND ARISING OUT OF CUSTOMER'S ALTERATION OF THE EQUIPMENT, ITS FAILURE TO MAINTAIN THE EQUIPMENT, ITS FAILURE TO PROPERLY SUPERVISE EQUIPMENT USE, OR ITS FAILURE TO PROVIDE AND MAINTAIN APPROPRIATE TYPES AND DEPTHS OF SAFETY SURFACING BENEATH AND AROUND THE EQUIPMENT IN ACCORDANCE WITH PPLT'S INSTALLATION AND OWNER'S MANUALS AND THE MOST CURRENT CONSUMER PRODUCT SAFETY COMMISSION HANDBOOK FOR PUBLIC PLAYGROUND SAFETY.

4. Restrictions. Until all amounts due hereunder are paid in full, Customer shall not: (i) permit the Equipment to be levied upon or attached under any legal process; (ii) transfer title to the Equipment or any of Customer's rights therein; or (iii) remove or permit the removal of the Equipment to any location not specified in this Quote.

5. Purchase Money Security Interest. Customer hereby grants, pledges and assigns to PPLT, and PPLT hereby reserves a purchase money security interest in, the Equipment in order to secure the payment and performance in full of all of Customer's obligations hereunder. Customer agrees that PPLT may file one or more financing statements, in order to allow it to perfect, acquire and maintain a superior security interest in the Equipment.

6. Choice of Law and Jurisdiction. All agreements between Customer and PPLT shall be interpreted, and the parties' obligations shall be governed, by the laws of the State of Missouri without reference to its choice of law provisions. Customer hereby consents to the personal jurisdiction of the state and federal courts located in the city and county of St. Louis, Missouri.

7. Title; Risk of Loss; Insurance. PPLT Retains full title to all Equipment until full payment is received by PPLT. Customer assumes all risk of loss or destruction of or damage to the Equipment by reason of theft, fire, water, or any other cause, and the occurrence of any such casualty shall not relieve the Customer from its obligations hereunder and under any invoices. Until all amounts due hereunder are paid in full, Customer shall insure the Equipment against all such losses and casualties.

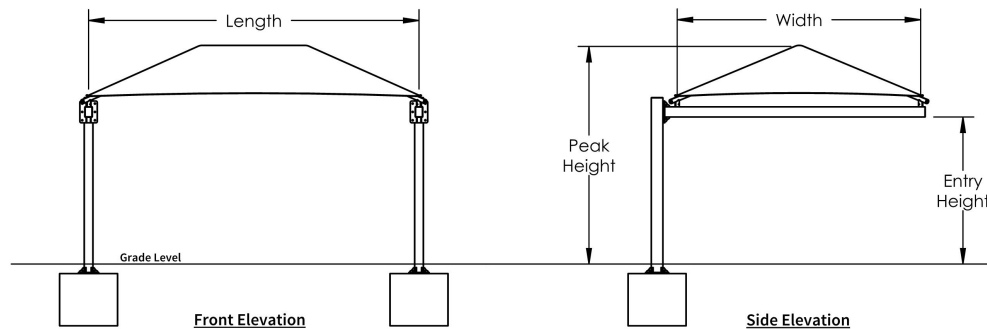
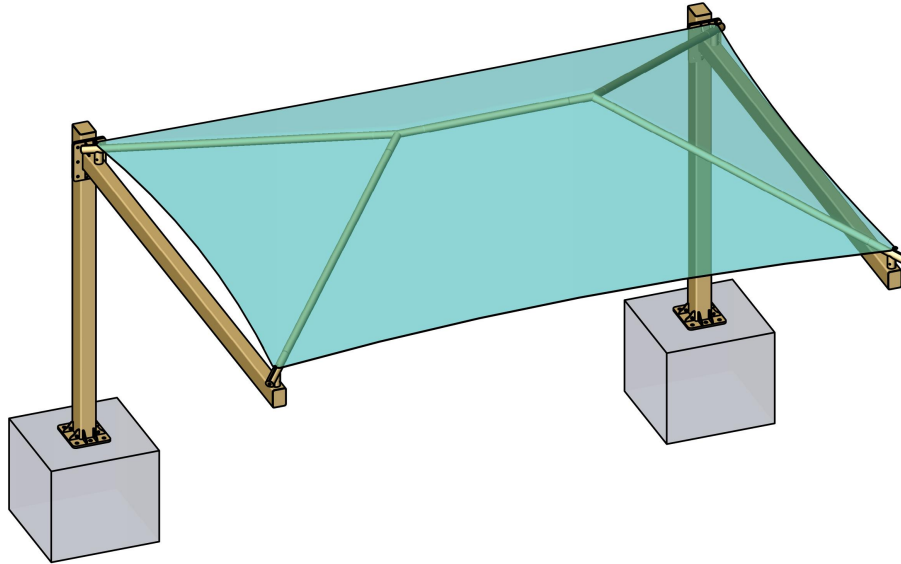
8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. Any one waiver shall not constitute a waiver of other defaults or the same kind of default at another time, or a forfeiture of any rights provided to PPLT hereunder or under any invoice. The invalidity of any portion of this Quote shall not affect the force and effect of the remaining valid portions hereof.

9. Entire Agreement; Amendment; Binding Nature. This fully-executed Quote, as supplemented by Change Orders and invoices containing exact amounts of estimates provided herein, constitutes the complete and exclusive agreement between the parties. A Change Order is a written instrument signed by the Customer and PPLT stating their agreement as to any amendment in the terms of this Quote. Customer acknowledges that Change Orders may result in delays and additional costs. The parties agree that all Change Orders shall include appropriate adjustments in price and time frames relating to any requested amendments. Upon full execution, this Quote shall be binding upon and inure to the benefit of the parties and their successors and assigns.

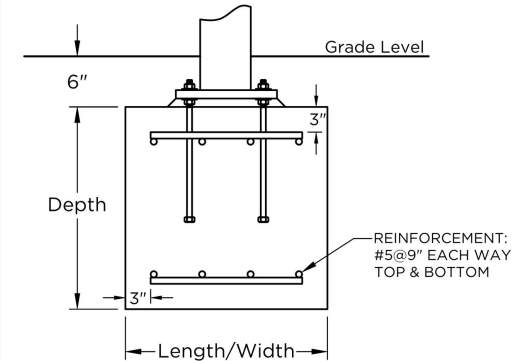
10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed facsimile or other electronic transmission, shall be the same as the transmission of an original. At the request of either party, the parties will confirm facsimile or other electronically transmitted signatures by signing an original document.

Hanging Cantilever Hip Shade

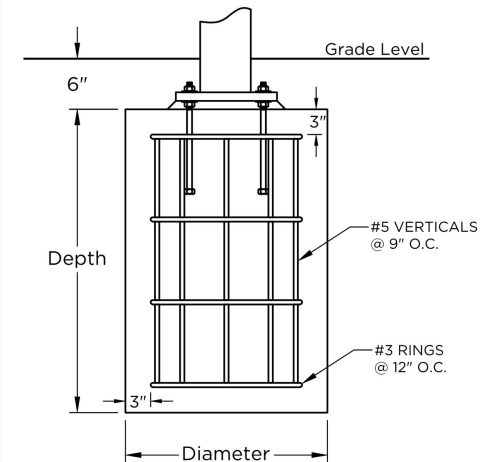
Length	30'	Width	16'	Entry Height	9'
Peak Height	12.23'	Elbow	Glide	Column Mount	Base Plate
Column Size	8"x8"x1/4"	Rafter Size	Ø3.5" 11-Ga	Ridge Size	Ø3.5" 11-Ga
Column Length	10.5'	Rafter Length	11.37'	Ridge Length	15.17'
Dome Qty.	1	Column Qty.	2	Beam Size	8"x6"x1/4"



Square Footing		
Column	Length & Width	Depth
Single Cap	4.47	3
Double Cap	N/A	3



Auger Footing		
Diameter	Single Cap Depth	Double Cap Depth
1'-6"		
2'-0"	Out of range	N/A
2'-6"	Out of range	N/A
3'-0"	6.79	N/A



SuperiorShade

QUOTE
109858

SHADE SIZE
30 X 16

SHADE STYLE
Hanging Cantilever
Hip Shade

These drawings are for reference only and should not be used as construction details. They show the general character and rough dimensions of the structural features. Exact spans, fasteners, materials, and foundations can be determined by a licensed professional engineer upon request. Estimated footing size above is based on 1,500 PSF soil bearing pressure.

SECTION 3



Proposal

#EST2509

Bill To

Ship To

Lucerne Park CDD
238 Meadowbrooke Blvd
Winter Haven FL 33881

Proposal Date

11/14/2025

Project Manager

Joshua Mesmer

Title: Shade

Memo: *Permitting by others.

Project Name		Project ID	Terms
Governmental Management Services of Central FL : Lucerne Park CDD		24232	Due w/ Order
Quantity	Description	Unit Price	Total Extended
1	Shade Single Full Hip Canti 30' x 16' x 9' Entry	\$15,602.00	\$15,602.00
1	Freight USA Shade	\$3,367.00	\$3,367.00
1	Receive and Unload Deliveries	\$1,500.00	\$1,500.00
1	Shade Installation	\$19,970.56	\$19,970.56
1	Engineered Drawings	\$1,875.00	\$1,875.00
THIS PROPOSAL IS SUBJECT TO THE ATTACHED TERMS AND CONDITIONS		Subtotal	\$42,314.56
		Tax	\$0.00
		Total	\$42,314.56

Accepted By

Printed Name: _____

Signature: _____

Date: _____

PLEASE SIGN AND RETURN ONE COPY WHEN ORDERING.

PO/Reference #: _____

THANK YOU!

Standard Terms and Conditions

General Terms:

Acceptance by a signature, purchase order, or contract based on this proposal indicates that you are in full agreement with all terms and conditions of this proposal, including the following:

- Prices are valid for 30 days, unless otherwise noted. After 30 days, prices are subject to change without notice.
- Sales Tax will be charged unless a valid Sales Tax Exemption Certificate is presented with order.
- Specify all colors and options in writing. Any discrepancies that arise due to oral selections will be the responsibility of the customer.
- If the customer is installing equipment, all equipment is to be installed according to the manufacturer's instructions and applicable guidelines.
- Installation, site work, permits, engineering, etc. are not included unless noted.

Warranties. All equipment, surfacing, and installation is warranted by Playmore for a period of one year from substantial completion date. After one year, any additional manufacturer's warranties will remain in effect. Manufacturer's warranty claims to be processed by manufacturer. Playmore assumes no responsibility for these additional warranties.

Playground Surfacing. All playground equipment is to be installed over safety surfacing per CPSC guidelines and ASTM standards. If the customer installs something contrary to the guidelines, they accept all responsibility for any liability and future litigation that may arise.

Installation Standard Services Include (as required):

- Shipping Notification/Receiving Instructions
- Pre-Installation On-Site Meeting
- Public Utility Check (Sunshine State One Call)
- Moving New Equipment at Job Site
- Layout of Equipment
- Installation of Equipment per Manufacturer's Instructions
- Trash Clean Up (Leave on-site)
- Post-Installation Walk Through

Installation Customer Responsibilities (unless otherwise noted in proposal):

- Site Plans and Surveys
- Trash Disposal or Dumpsters
- Provide Area for Storage and Staging
- Site Security
- Private Utility Locates
- Removal of Existing Equipment
- Site Prep, Grading, Drainage Systems, etc.
- Accept Deliveries and Unload Equipment

Building Permits:

Building permits are the responsibility of the owner. If a building permit is required for your project, 5% will be added to the total price if not already included in the proposal.

NOTE – All zoning, planning, health, environmental, architectural, etc. permits, reviews, and approvals are the responsibility of others as well as any required site plans or other supporting documents. If signed and sealed engineered drawings are needed, additional charges will apply if not included in the proposal.

Theft/Vandalism. The customer is responsible for securing the site and equipment and accepts all responsibility for theft and vandalism. Any additional equipment and labor required to replace such equipment is the responsibility of the customer.

Access/Utilities. Access must be provided to the installation area for heavy trucks and equipment. Access of equipment and personnel is the obligation of the customer to provide until the project is fully completed. We will take every precaution to avoid damage, however any damage caused by the normal installation of our product, such as to sod, concrete sidewalks, private underground utilities, etc., will be the responsibility of the customer, as will any additional costs associated with limiting damage, such as providing plywood over sod for access unless included in proposal. If access is not reasonably close to the jobsite, any additional costs incurred due to having to transport materials and/or supplies will be the responsibility of the customer if not included in the proposal.

Rock/Foreign Object Clause. Most installations require digging of holes and footing equipment in concrete below finished grade. Removal of existing ground covers such as asphalt, concrete, tan bark, sand, pea gravel, wood fiber, rubber matting, poured-in-place rubber surfacing, or any other material that interferes or delays the digging of holes, is the responsibility of others, unless otherwise noted. If excessive underground obstructions such as rocks, coral, asphalt, concrete, pipes, drainage systems, root systems, water, or any other unknown obstructions are discovered, charges will be added to the original proposal.

Any other responsibilities must be clearly outlined in the proposal.

SECTION ii



200 S. F. Street
Haines City, Florida 33844

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

Polk County License # 214815

Date: 11.17.2025

SUBMITTED TO:

GMS Services
345 W Central
Orlando, FL 32801
Marshall Tindall
Phone: 407.346.2453
Email: mtindall@gmscfl.com

Job Name / Location:

Lucerne Park
Haines City, FL 33884

Mulch and sod replacements

	Qty	Unit	Unit Cost	TOTAL
sod rip and replace bahia	3	ea	\$400.00	\$1,200.00
mulch pine bark	75	yds	\$60.00	\$4,500.00
				\$0.00
				\$0.00
				\$0.00
				\$0.00
			total	\$5,700.00

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

Submitted by: Mark Stripling

Date Submitted: 11.17.2025

Accepted by: _____

Date Accepted: _____

SECTION D

SECTION i

Lucerne Park Community Development District

Summary of Check Register

October 3, 2025 through November 6, 2025

Fund	Date	Check No.'s	Amount
General Fund	10/8/25	808-812	\$ 11,374.83
	10/20/25	813-821	\$ 22,695.20
	11/5/25	822	\$ 1,626.00
			\$ 35,696.03
General Fund - Autopay	10/20/25	80000-80010	\$ 4,422.52
			\$ 4,422.52
Total Amount			\$ 40,118.55

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
10/08/25	00030	9/23/25 16060	202509 330-57200-46700 CLEANING SVCS SEP25	CLEAN STAR SERVICES OF CENTRAL FL	*	1,450.00	1,450.00 000808
10/08/25	00007	9/15/25 267	202510 310-51300-31700 ASSESSMENT ROLL FY26	GOVERNMENTAL MANAGEMENT SERVICES-CF	*	5,408.00	5,408.00 000809
10/08/25	00040	9/15/25 66995878	202509 330-57200-48100 PLAYGRND PEST CNTR-SEP25	MASSEY SERVICES INC.	*	30.00	80.00 000810
		9/15/25 67173326	202509 330-57200-48100 POOL PEST CONTROL-SEP25		*	50.00	
10/08/25	00046	9/30/25 12317208	202509 330-57200-34500 SECURITY SVCS SEP25	SECURITAS SECURITY	*	2,810.83	2,810.83 000811
10/08/25	00032	10/08/25 10082025	202510 300-15500-10000 EQUIPMENT LEASE-NOV25	WHFS LLC	*	1,626.00	1,626.00 000812
10/20/25	00004	10/01/25 93387	202510 310-51300-54000 SPECIAL DISTRICT FEE-FY26	FLORIDA DEPARTMENT OF COMMERCE	*	175.00	175.00 000813
10/20/25	00053	9/30/25 00073514	202509 310-51300-48000 NOT OF BOS MTG-09/02	GANNETT MEDIA CORP DBA GANNETT	*	337.30	337.30 000814
10/20/25	00007	8/01/25 263-A	202506 310-51300-42500 COPIES 6/19/25		*	22.91	
		10/01/25 268	202510 310-51300-34000 MANAGEMENT FEES-OCT25		*	3,862.50	
		10/01/25 268	202510 310-51300-35200 WEBSITE MANAGEMENT-OCT25		*	108.17	
		10/01/25 268	202510 310-51300-35100 INFORMATION TECH-OCT25		*	162.25	
		10/01/25 268	202510 310-51300-31300 DISSEMINATION SVCS-OCT25		*	450.67	
		10/01/25 268	202510 330-57200-12000 AMENITY ACCESS-OCT25		*	450.67	
		10/01/25 268	202510 310-51300-51000 OFFICE SUPPLIES		*	.45	
		10/01/25 268	202510 310-51300-42000 POSTAGE		*	11.15	

LUCP LUC PARK CDD ZYAN

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
		10/01/25 269	202510 320-53800-12000		*	1,364.75	
		FIELD MANAGEMENT-OCT25		GOVERNMENTAL MANAGEMENT SERVICES-CF			6,433.52 000815
10/20/25 00034		10/10/25 13326	202509 310-51300-31500		*	985.00	
		ATTORNEY SVCS-SEP25		KILINSKI VAN WYK PLLC			985.00 000816
10/20/25 00040		10/06/25 67603755	202510 330-57200-48100		*	50.00	
		POOL PEST CONTROL-OCT25					
		10/06/25 67611806	202510 330-57200-48100		*	30.00	
		PLAYGRND PEST CNTR-OCT25		MASSEY SERVICES INC.			80.00 000817
10/20/25 00027		10/01/25 29095	202510 320-53800-46300		*	1,975.00	
		POOL MAINTENANCE-OCT25		MCDONNELL CORPORATION DBA RESORT			1,975.00 000818
10/20/25 00024		10/13/25 4652299	202510 300-15500-10000		*	4,511.01	
		DEBT 1% ADMIN FEE		POLK COUNTY PROPERTY APPRAISER			4,511.01 000819
10/20/25 00024		10/13/25 4652300	202510 300-15500-10000		*	4,797.95	
		MAINT 1% ADMIN FEE		POLK COUNTY PROPERTY APPRAISER			4,797.95 000820
10/20/25 00019		10/01/25 20280	202510 320-53800-46200		*	3,400.42	
		LANDSCAPE MAINT-OCT25		PRINCE & SONS INC.			3,400.42 000821
11/05/25 00032		11/04/25 11042025	202511 300-15500-10000		*	1,626.00	
		EQUIPMENT LEASE-DEC25		WHFS LLC			1,626.00 000822
TOTAL FOR BANK A						35,696.03	

LUCP LUC PARK CDD ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	#
10/20/25	00061	9/18/25	8337 12 232	202510 330-57200-43300			SPECTRUM BUSINESS	*	190.75	190.75	080000
10/20/25	00017	9/23/25	21102153 800	202509 320-53800-43000			TECO	*	28.40	28.40	080001
10/20/25	00017	9/23/25	21102155 232	202509 330-57200-43000			TECO	*	301.31	301.31	080002
10/20/25	00017	9/23/25	22100804 5500	202509 320-53800-43100			TECO	*	2,948.92	2,948.92	080003
10/20/25	00017	9/23/25	22100813 202	202509 320-53800-43000			TECO	*	32.08	32.08	080004
10/20/25	00062	10/03/25	82929500	202509 320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	123.54	123.54	080005
10/20/25	00062	10/03/25	82929600	202509 320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	12.23	12.23	080006
10/20/25	00062	10/03/25	82929800	202509 320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	33.54	33.54	080007
10/20/25	00062	10/03/25	82929900	202509 320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	12.23	12.23	080008
10/20/25	00062	10/03/25	82930000	202509 320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	83.16	83.16	080009
10/20/25	00062	10/03/25	83357500 232	202509 330-57200-43200			WINTER HAVEN WATER DEPARTMENT	*	656.36	656.36	080010
TOTAL FOR BANK Z									4,422.52		
LUCP LUC PARK CDD ZYAN											

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
TOTAL FOR REGISTER						40,118.55	

LUCP LUC PARK CDD ZYAN

SECTION ii

Lucerne Park
Community Development District

Unaudited Financial Reporting
September 30, 2025



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4	<u>Debt Service Fund Series 2019</u>
5	<u>Capital Reserve Fund</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Lucerne Park
Community Development District
Combined Balance Sheet
September 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	\$ 24,190	\$ -	\$ -	\$ 24,190
Money Market Account	\$ -	\$ -	\$ 86,543	\$ 86,543
State Board of Administration	\$ 365,138	\$ -	\$ -	\$ 365,138
Investments:				
Series 2019				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 242,275	\$ -	\$ 242,275
Prepayment	\$ -	\$ 2,179	\$ -	\$ 2,179
Due from General Fund	\$ -	\$ 21	\$ -	\$ 21
Prepaid Expenses	\$ 22,167	\$ -	\$ -	\$ 22,167
Total Assets	\$ 411,496	\$ 454,498	\$ 86,543	\$ 952,537
Liabilities:				
Accounts Payable	\$ 15,893	\$ -	\$ -	\$ 15,893
Due to Debt Service	\$ 21	\$ -	\$ -	\$ 21
Total Liabilities	\$ 15,914	\$ -	\$ -	\$ 15,914
Fund Balance:				
Deposits and Prepaid Items	\$ 22,167	\$ -	\$ -	\$ 22,167
Restricted for:				
Debt Service 2019	\$ -	\$ 454,498	\$ -	\$ 454,498
Unassigned	\$ 373,414	\$ -	\$ 86,543	\$ 459,957
Total Fund Balances	\$ 395,581	\$ 454,498	\$ 86,543	\$ 936,623
Total Liabilities & Fund Balance	\$ 411,496	\$ 454,498	\$ 86,543	\$ 952,537

Lucerne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Revenues:</u>				
Assessments	\$ 446,207	\$ 446,207	\$ 448,203	\$ 1,996
Interest	\$ -	\$ -	\$ 10,138	\$ 10,138
Other Income	\$ -	\$ -	\$ 375	\$ 375
Total Revenues	\$ 446,207	\$ 446,207	\$ 458,716	\$ 12,509
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,800	\$ 6,200
Employer FICA	\$ -	\$ -	\$ 367	\$ (367)
Engineering	\$ 20,000	\$ 20,000	\$ 15,448	\$ 4,553
Attorney	\$ 25,000	\$ 25,000	\$ 15,683	\$ 9,317
Annual Audit	\$ 4,800	\$ 4,800	\$ 3,900	\$ 900
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Trustee Fees	\$ 4,337	\$ 4,337	\$ 3,717	\$ 620
Management Fees	\$ 45,000	\$ 45,000	\$ 45,000	\$ -
Information Technology	\$ 1,890	\$ 1,890	\$ 1,890	\$ -
Website Administration	\$ 1,260	\$ 1,260	\$ 1,260	\$ -
Postage & Delivery	\$ 900	\$ 900	\$ 370	\$ 530
Insurance	\$ 6,817	\$ 6,817	\$ 6,817	\$ -
Copies	\$ 500	\$ 500	\$ 166	\$ 334
Legal Advertising	\$ 3,000	\$ 3,000	\$ 2,504	\$ 496
Other Current Charges	\$ 1,000	\$ 1,000	\$ 470	\$ 530
Office Supplies	\$ 350	\$ 350	\$ 6	\$ 344
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 137,979	\$ 137,979	\$ 114,522	\$ 23,457

Lucerne Park
Community Development District
General Fund

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
<u>Operations & Maintenance</u>				
Field Services				
Property Insurance	\$ 16,118	\$ 16,118	\$ 12,058	\$ 4,060
Field Management	\$ 15,900	\$ 15,900	\$ 15,900	\$ -
Landscape Maintenance	\$ 45,800	\$ 45,800	\$ 40,805	\$ 4,995
Landscape Replacement	\$ 10,000	\$ 10,000	\$ -	\$ 10,000
Streetlights	\$ 38,473	\$ 38,473	\$ 38,397	\$ 76
Electric	\$ 2,000	\$ 2,000	\$ 830	\$ 1,170
Water & Sewer	\$ 3,500	\$ 3,500	\$ 2,851	\$ 649
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 2,063	\$ 5,437
General Repairs & Maintenance	\$ 12,000	\$ 12,000	\$ 4,849	\$ 7,151
Contingency	\$ 7,500	\$ 7,500	\$ 15,869	\$ (8,369)
Subtotal Field Expenditures	\$ 158,791	\$ 158,791	\$ 133,622	\$ 25,169
Amenity Expenditures				
Amenity - Electric	\$ 10,100	\$ 10,100	\$ 4,724	\$ 5,376
Amenity - Water	\$ 6,000	\$ 6,000	\$ 10,885	\$ (4,885)
Playground Lease	\$ 19,512	\$ 19,512	\$ 19,512	\$ -
Internet	\$ 2,000	\$ 2,000	\$ 2,895	\$ (895)
Pest Control	\$ 600	\$ 600	\$ 560	\$ 40
Janitorial Service	\$ 16,160	\$ 16,160	\$ 16,340	\$ (180)
Security Services	\$ 35,000	\$ 35,000	\$ 33,721	\$ 1,279
Pool Maintenance	\$ 23,700	\$ 23,700	\$ 24,075	\$ (375)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 12,417	\$ (2,417)
Amenity Access Management	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Contingency	\$ 14,469	\$ 14,469	\$ 280	\$ 14,189
Subtotal Amenity Expenditures	\$ 142,791	\$ 142,791	\$ 130,659	\$ 12,132
Total Expenditures	\$ 439,562	\$ 439,562	\$ 378,804	\$ 60,758
Excess (Deficiency) of Revenues over Expenditures	\$ 6,646		\$ 79,912	
<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	\$ -		\$ 73,266	
Fund Balance - Beginning	\$ -		\$ 322,315	
Fund Balance - Ending	\$ -		\$ 395,581	

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

	Adopted	Prorated Budget	Actual	
	Budget	Thru 09/30/25	Thru 09/30/25	Variance
Revenues:				
Assessments	\$ 419,524	\$ 419,524	\$ 421,398	\$ 1,875
Interest	\$ 10,432	\$ 10,432	\$ 20,056	\$ 9,624
Total Revenues	\$ 429,956	\$ 429,956	\$ 441,454	\$ 11,498
Expenditures:				
Interest - 11/1	\$ 144,797	\$ 144,797	\$ 144,797	\$ -
Principal - 5/1	\$ 130,000	\$ 130,000	\$ 130,000	\$ -
Interest - 5/1	\$ 144,797	\$ 144,797	\$ 144,797	\$ -
Total Expenditures	\$ 419,594	\$ 419,594	\$ 419,594	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 10,362		\$ 21,860	
Fund Balance - Beginning	\$ 218,764		\$ 432,638	
Fund Balance - Ending	\$ 229,126		\$ 454,498	

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

	Adopted Budget	Prorated Budget Thru 09/30/25	Actual Thru 09/30/25	Variance
Revenues				
Interest	\$ 1,230	\$ 1,230	\$ 3,126	\$ 1,897
Total Revenues	\$ 1,230	\$ 1,230	\$ 3,126	\$ 1,897
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 1,230		\$ 3,126	
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		\$ 9,772	
Fund Balance - Beginning	\$ 87,444		\$ 76,771	
Fund Balance - Ending	\$ 95,319		\$ 86,543	

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	\$ 1,400	\$ 5,640	\$ -	\$ -	\$ 23	\$ 448,203
Other Income	\$ -	\$ 75	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ 30	\$ 90	\$ 60	\$ 60	\$ -	\$ 375
Interest	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 230	\$ 1,715	\$ 1,777	\$ 1,721	\$ 1,723	\$ 1,555	\$ 1,416	\$ 10,138
Total Revenues	\$ -	\$ 4,586	\$ 433,452	\$ -	\$ 2,009	\$ 1,387	\$ 1,787	\$ 3,207	\$ 7,451	\$ 1,783	\$ 1,615	\$ 1,439	\$ 458,716
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ 800	\$ 1,000	\$ -	\$ 5,800
Employer FICA	\$ -	\$ -	\$ -	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ 61	\$ 77	\$ -	\$ 367
Engineering	\$ -	\$ 640	\$ -	\$ 305	\$ -	\$ 638	\$ -	\$ -	\$ 655	\$ 675	\$ 6,560	\$ 5,975	\$ 15,448
Attorney	\$ 1,213	\$ 2,117	\$ 1,180	\$ 1,926	\$ 1,008	\$ 1,695	\$ 189	\$ 262	\$ 1,099	\$ 1,158	\$ 2,854	\$ 985	\$ 15,683
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,900	\$ -	\$ -	\$ -	\$ -	\$ 3,900
Assessment Administration	\$ 5,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,250
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 5,250
Trustee Fees	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,239	\$ -	\$ -	\$ -	\$ 3,717
Management Fees	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 45,000
Information Technology	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 158	\$ 1,890
Website Administration	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 105	\$ 1,260
Postage & Delivery	\$ 13	\$ 18	\$ 3	\$ 147	\$ 27	\$ 44	\$ 26	\$ 14	\$ 6	\$ 8	\$ 14	\$ 49	\$ 370
Insurance	\$ 6,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,817
Copies	\$ 4	\$ -	\$ 7	\$ 34	\$ 7	\$ 4	\$ 24	\$ 33	\$ 23	\$ 31	\$ -	\$ -	\$ 166
Legal Advertising	\$ -	\$ 977	\$ -	\$ -	\$ 275	\$ 275	\$ -	\$ 640	\$ -	\$ -	\$ -	\$ 337	\$ 2,504
Other Current Charges	\$ 41	\$ 41	\$ 41	\$ 41	\$ 44	\$ 44	\$ 44	\$ 44	\$ 44	\$ -	\$ 56	\$ 28	\$ 470
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 1	\$ 2	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 20,440	\$ 9,243	\$ 5,681	\$ 6,904	\$ 6,888	\$ 7,150	\$ 5,810	\$ 9,344	\$ 9,043	\$ 7,182	\$ 15,011	\$ 11,827	\$ 114,522

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	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	\$ 1,325	15,900
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	40,805
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 2,980	\$ 2,980	\$ 2,980	\$ 2,980	\$ 2,925	\$ 2,925	\$ 2,944	\$ 2,944	\$ 2,944	\$ 2,949	\$ 2,949	\$ 5,898	38,397
Electric	\$ 75	\$ 64	\$ 66	\$ 72	\$ 65	\$ 65	\$ 59	\$ 59	\$ 63	\$ 59	\$ 59	\$ 122	830
Water & Sewer	\$ 189	\$ 105	\$ 127	\$ 105	\$ 118	\$ 326	\$ 292	\$ 229	\$ 226	\$ 270	\$ 268	\$ 597	2,851
Irrigation Repairs	\$ 142	\$ -	\$ 174	\$ 94	\$ 82	\$ 867	\$ 124	\$ -	\$ -	\$ 358	\$ 222	\$ -	2,063
General Repairs & Maintenance	\$ 831	\$ -	\$ 1,365	\$ -	\$ -	\$ -	\$ -	\$ 754	\$ 1,373	\$ -	\$ -	\$ 525	4,849
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	\$ 8,712	\$ 9,332	\$ 8,361	\$ 8,223	\$ 11,868	\$ 133,622
Amenity Expenditures													
Amenity - Electric	\$ 768	\$ 688	\$ 313	\$ 271	\$ 269	\$ 280	\$ 289	\$ 290	\$ 317	\$ 309	\$ 306	\$ 623	4,724
Amenity - Water	\$ 1,268	\$ 276	\$ 901	\$ 760	\$ 998	\$ 835	\$ 820	\$ 822	\$ 1,097	\$ 768	\$ 742	\$ 1,599	10,885
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	19,512
Internet	\$ 169	\$ 169	\$ 169	\$ 169	\$ 169	\$ 169	\$ 191	\$ 925	\$ 191	\$ 191	\$ 191	\$ 191	2,895
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	560
Janitorial Service	\$ 1,285	\$ 1,285	\$ 1,335	\$ 1,265	\$ 1,295	\$ 1,285	\$ 1,290	\$ 1,340	\$ 1,590	\$ 1,460	\$ 1,460	\$ 1,450	16,340
Security Services	\$ 2,014	\$ 2,697	\$ 2,697	\$ 2,469	\$ 2,469	\$ 3,893	\$ 2,469	\$ 3,266	\$ 2,697	\$ 3,314	\$ 2,925	\$ 2,811	33,721
Pool Maintenance	\$ 2,080	\$ 1,880	\$ 1,880	\$ 2,260	\$ 2,150	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	\$ 1,975	24,075
Amenity Repairs & Maintenance	\$ 900	\$ 2,250	\$ 5,149	\$ -	\$ 1,395	\$ 200	\$ -	\$ -	\$ 2,349	\$ 175	\$ -	\$ -	12,417
Amenity Access Management	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	5,250
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	280
Subtotal Amenity Expenditures	\$ 10,547	\$ 11,309	\$ 14,508	\$ 9,258	\$ 10,809	\$ 10,780	\$ 9,178	\$ 10,762	\$ 12,639	\$ 10,336	\$ 9,742	\$ 10,793	\$ 130,659
Total Expenditures	\$ 51,987	\$ 28,426	\$ 29,625	\$ 32,057	\$ 27,113	\$ 33,288	\$ 23,134	\$ 28,818	\$ 31,014	\$ 25,879	\$ 32,976	\$ 34,487	\$ 378,804
Excess Revenues (Expenditures)	\$ (51,987)	\$ (23,840)	\$ 403,827	\$ (32,057)	\$ (25,105)	\$ (31,901)	\$ (21,346)	\$ (25,610)	\$ (23,563)	\$ (24,096)	\$ (31,361)	\$ (33,048)	\$ 79,912
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)	\$ (25,610)	\$ (23,563)	\$ (24,096)	\$ (31,361)	\$ (33,048)	\$ 73,266

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)
LESS: PRINCIPAL PAYMENT - 05/01/25		(\$130,000)
CURRENT BONDS OUTSTANDING		\$6,130,000

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	\$ (71.47)	\$ (25.79)	\$ -	\$ 1,263.95	\$ 651.45	\$ 612.50	\$ 1,263.95
11/19/24	11/1 - 11/7/24	\$ 8,071.35	\$ (322.87)	\$ (260.44)	\$ -	\$ 7,488.04	\$ 3,859.43	\$ 3,628.61	\$ 7,488.04
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
5/9/25	4/1-4/30/25	\$ 2,771.15	\$ -	\$ (55.42)	\$ -	\$ 2,715.73	\$ 1,399.72	\$ 1,316.01	\$ 2,715.73
6/13/25	5/1-5/31/25	\$ 5,542.32	\$ -	\$ (110.85)	\$ -	\$ 5,431.47	\$ 2,799.44	\$ 2,632.03	\$ 5,431.47
6/23/25	6/2/25	\$ 5,623.04	\$ -	\$ (112.46)	\$ -	\$ 5,510.58	\$ 2,840.22	\$ 2,670.36	\$ 5,510.58
9/30/25	4/1-6/30/25	\$ -	\$ -	\$ -	\$ 44.19	\$ 44.19	\$ 22.78	\$ 21.41	\$ 44.19
Total		\$ 922,514.92	\$ (36,278.19)	\$ (18,016.37)	\$ 1,381.01	\$ 869,601.37	\$ 448,202.91	\$ 421,398.46	\$ 869,601.37

100%	Net Percent Collected
0	Balance Remaining to Collect