

Lucerne Park
Community Development District

Proposed Budget
FY 2027



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Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 446,207	\$ 435,063	\$ 11,144	\$ 446,207	\$ 446,207
Interest	\$ 1,667	\$ 5,199	\$ 8,000	\$ 13,199	\$ 1,500
Other Income	\$ 116	\$ 105	\$ 105	\$ 210	\$ 105
Total Revenues	\$ 447,990	\$ 440,367	\$ 19,249	\$ 459,616	\$ 447,812
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,800	\$ 6,000	\$ 8,800	\$ 12,000
FICA Expense	\$ 918	\$ 214	\$ 459	\$ 673	\$ 918
Engineering	\$ 10,000	\$ 6,949	\$ 5,500	\$ 12,449	\$ 12,000
Attorney	\$ 25,000	\$ 4,439	\$ 11,000	\$ 15,439	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	\$ 4,100
Assessment Administration	\$ 5,408	\$ 5,408	\$ -	\$ 5,408	\$ 5,678
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,408	\$ 1,803	\$ 3,605	\$ 5,408	\$ 5,678
Trustee Fees	\$ 4,771	\$ 2,478	\$ 2,292	\$ 4,771	\$ 4,771
Management Fees	\$ 46,350	\$ 15,450	\$ 30,900	\$ 46,350	\$ 48,668
Information Technology	\$ 1,947	\$ 649	\$ 1,298	\$ 1,947	\$ 2,044
Website Administration	\$ 1,298	\$ 433	\$ 865	\$ 1,298	\$ 1,363
Postage & Delivery	\$ 900	\$ 204	\$ 300	\$ 504	\$ 900
Insurance	\$ 8,810	\$ 7,029	\$ -	\$ 7,029	\$ 8,083
Copies	\$ 500	\$ 44	\$ 35	\$ 79	\$ 500
Legal Advertising	\$ 3,000	\$ 976	\$ 2,024	\$ 3,000	\$ 3,000
Contingency	\$ 1,000	\$ 269	\$ 520	\$ 789	\$ 1,000
Office Supplies	\$ 350	\$ 2	\$ 55	\$ 57	\$ 350
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 132,283	\$ 49,322	\$ 69,304	\$ 118,626	\$ 136,678
<i>Operations & Maintenance</i>					
Field Services					
Property Insurance	\$ 13,224	\$ 11,034	\$ -	\$ 11,034	\$ 13,524
Field Management	\$ 16,377	\$ 5,459	\$ 10,918	\$ 16,377	\$ 17,195
Landscape Maintenance	\$ 47,655	\$ 13,602	\$ 27,203	\$ 40,805	\$ 47,655
Landscape Contingency	\$ 6,500	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Streetlights	\$ 39,172	\$ 11,797	\$ 23,837	\$ 35,634	\$ 39,172
Electric	\$ 2,000	\$ 558	\$ 680	\$ 1,238	\$ 2,000
Water & Sewer	\$ 3,500	\$ 807	\$ 1,760	\$ 2,567	\$ 3,500
Irrigation Repairs	\$ 6,000	\$ 589	\$ 5,411	\$ 6,000	\$ 6,000
General Repairs & Maintenance	\$ 12,000	\$ 1,100	\$ 8,000	\$ 9,100	\$ 12,000
Contingency	\$ 10,000	\$ 5	\$ 6,667	\$ 6,672	\$ 10,000
Subtotal Field Expenditures	\$ 156,428	\$ 44,950	\$ 91,977	\$ 136,927	\$ 166,046

Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	\$ 10,100	\$ 1,024	\$ 3,200	\$ 4,224	\$ 10,100
Amenity - Water	\$ 10,000	\$ 4,625	\$ 6,667	\$ 11,291	\$ 12,500
Playground Lease	\$ 13,008	\$ 6,504	\$ 6,504	\$ 13,008	\$ -
Internet	\$ 2,053	\$ 763	\$ 1,526	\$ 2,289	\$ 2,292
Pest Control	\$ 1,136	\$ 320	\$ 640	\$ 960	\$ 1,136
Janitorial Service	\$ 16,780	\$ 5,300	\$ 11,187	\$ 16,487	\$ 16,780
Security Services	\$ 35,000	\$ 10,276	\$ 20,551	\$ 30,827	\$ 35,000
Pool Maintenance	\$ 24,408	\$ 8,077	\$ 16,272	\$ 24,349	\$ 25,080
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,220	\$ 6,667	\$ 7,887	\$ 12,500
Amenity Access Management	\$ 5,408	\$ 1,803	\$ 3,605	\$ 5,408	\$ 10,000
Chair Lift Replacement	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Contingency	\$ 12,000	\$ -	\$ 8,000	\$ 8,000	\$ 12,000
Shade Structure	\$ -	\$ -	\$ 27,000	\$ 27,000	\$ -
Reserve Study	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Subtotal Amenity Expenditures	\$ 151,893	\$ 39,910	\$ 111,818	\$ 151,729	\$ 143,388
Total Operations & Maintenance	\$ 308,321	\$ 84,860	\$ 203,795	\$ 288,655	\$ 309,434
<i>Other Expenditures</i>					
Capital Reserves	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
Total Other Expenditures	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
Total Expenditures	\$ 447,990	\$ 134,182	\$ 280,484	\$ 414,667	\$ 447,812
Excess Revenues/(Expenditures)	\$ -	\$ 306,185	\$ (261,236)	\$ 44,949	\$ -

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

	FY2024	FY2025	FY2026	FY2027
Net Assessments	\$446,207	\$446,207	\$446,207	\$446,207
Discounts & Collections (7%)	\$33,585	\$33,585	\$33,585	\$33,585
Gross Assessments	\$479,792	\$479,792	\$479,792	\$479,792
Total Units	346	346	346	346
Assessments per Unit	\$1,387	\$1,387	\$1,387	\$1,387

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.

Interest Income

The District earns interest income on their operating accounts and other investments.

Other Income

The District will receive income from guest fees, including pool access cards.

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Assessment Administration

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

Arbitrage

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

Dissemination

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

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Copies

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

Legal Advertising

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

Contingency

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

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.

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Streetlights

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

Electric

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

Water & Sewer

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

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.

Internet

Internet service will be provided at the Amenity Center, with service furnished by Spectrum Business.

Pest Control

The District will incur costs for pest control services at its amenity facilities. Scheduled maintenance consists of monthly interior and exterior pest control treatments provided by Massey Services, Inc..

Lucerne Park
Community Development District
GENERAL FUND BUDGET

Janitorial Services

Represents the costs associated with janitorial services and related supplies for the District's amenity facilities, provided by Clean Star Services of Central Florida.

Security Services

Represents the cost of monthly contracted security services for the District's amenity facilities, provided by Securitas Security.

Pool Maintenance

Represents the costs associated with routine cleaning and maintenance of the District's pool, provided by McDonnell Corporation DBA Resort.

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.

Contingency

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

Reserve Study

At the direction of the Board that recognizes the need for proper reserve planning, we have conducted a Reserve Study of Lucerne Park Community Development District.

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 FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	\$ 419,524	\$ 409,045	\$ 10,479	\$ 419,524	\$ 419,524
Interest Income	\$ 10,185	\$ 4,718	\$ 8,000	\$ 12,718	\$ 6,359
Carry Forward Surplus *	\$ 242,915	\$ 245,611	\$ -	\$ 245,611	\$ 258,459
Total Revenues	\$ 672,624	\$ 659,374	\$ 18,479	\$ 677,853	\$ 684,342
Expenses					
Interest - 11/1	\$ 142,197	\$ 142,197	\$ -	\$ 142,197	\$ 139,497
Principal - 5/1	\$ 135,000	\$ -	\$ 135,000	\$ 135,000	\$ 140,000
Interest - 5/1	\$ 142,197	\$ -	\$ 142,197	\$ 142,197	\$ 139,497
Total Expenditures	\$ 419,394	\$ 142,197	\$ 277,197	\$ 419,394	\$ 418,994
Excess Revenues/(Expenditures)	\$ 253,230	\$ 517,177	\$ (258,718)	\$ 258,459	\$ 265,348

* Carryforward Less Reserve Requirement

Interest - 11/1/2027 **\$136,697**
Total **\$136,697**

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	Prinicipal	Interest	Total
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	
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
		\$ 5,995,000.00	\$ 4,158,025.00	\$ 10,430,221.88

Lucerne Park
Community Development District
Capital Reserve Fund

Description	Adopted Budget FY2026	Actuals Thru 1/31/26	Projected Next 8 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	\$ 1,531	\$ 984	\$ 1,967	\$ 2,951	\$ 1,475
Carry Forward Surplus	\$ 86,479	\$ 86,543	\$ -	\$ 86,543	\$ 96,879
Total Revenues	\$ 88,010	\$ 87,526	\$ 1,967	\$ 89,494	\$ 98,354
Expenses					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -
Other Financing Sources					
Transfer In (Out)	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
Total Other Financing Sources/(Uses)	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
Excess Revenues/(Expenditures)	\$ 95,396	\$ 87,526	\$ 9,353	\$ 96,879	\$ 100,054