

*Lucerne Park  
Community Development District*

*Meeting Agenda*

*March 19, 2026*

# AGENDA

# *Lucerne Park*

## *Community Development District*

### *Agenda*

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Thursday  
March 19, 2026  
9:30 AM

Offices of Prime HOA  
375 Avenue A SE  
Winter Haven, FL

Zoom Video Link: <https://us06web.zoom.us/j/81512185281>

Call-In Information: 305-224-1968

Meeting ID: 815 1218 5281

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the February 15, 2026 Board of Supervisors Meeting
4. Consideration of Resolution 2026-04 Approving the Proposed Fiscal Year 2027 Budget and Setting a Public Hearing
5. Consideration of resolution 2026-05 Relating to General Election Qualifying Period and Procedure
6. Discussion of Shade Structure
7. Discussion of Cambridge Dr. Property Encroachments
8. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Playground Mulch - **ADDED**
    - ii. Consideration of Proposal for Plant Replacement - **ADDED**
    - iii. Consideration of Proposal for Common Area Mulch - **ADDED**
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
9. Other Business
10. Supervisors Requests
- 11. Closed Security Session**
12. 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, **February 19, 2026**, at 9:33 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	Chairperson
Joan Griffin	Vice Chairperson
Lindsey Roden <i>joined late</i>	Assistant Secretary
Catherine Gonzalez <i>by Zoom</i>	Assistant Secretary
Rolando Lopez	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Allen Bailey <i>by Zoom</i>	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. O'Rourke called the meeting to order. Three 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. There were no public comments at this time, and the next item followed.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the January 15, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the January 15, 2026, Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Mr. Shockley, seconded by Ms. Griffin, with all in favor, the Minutes of the January 15, 2026 Board of Supervisors Meeting were approved.

**FOURTH ORDER OF BUSINESS**

**Consideration of Contract Agreement with Polk County Property Appraiser**

Ms. O'Rourke reviewed the annual agreement with the Polk County Property Appraiser, which allows the District's assessments to be placed on the tax roll using the parcel listings on the property appraiser's website. The agreement is the standard one used each year.

On MOTION by Ms. Shockley, seconded by Mr. Lopez, with all in favor, the Contract Agreement with Polk County Property Appraiser, was approved.

**FIFTH ORDER OF BUSINESS**

**Discussion of Pool Shade Structure Proposal**

Ms. O'Rourke stated that Playworx was good to go, if the board approved this location and they all agreed that the location was satisfactory.

**SIXTH ORDER OF BUSINESS**

**Ratification of Centflo Plumbing Backflow Replacement Agreement**

Ms. O'Rourke reviewed the Centflo Plumbing backflow replacement agreement. She noted that the pool's backflow had broken during the recent cold weather because the pipe lacked an antifreeze mechanism. To get the pool reopened as quickly as possible, the backflow was replaced.

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with all in favor, the Centflo Plumbing Backflow Replacement Agreement, was ratified.

**SEVENTH ORDER OF BUSINESS****Discussion of Cambridge Dr. Property Encroachments****A. Easement Variance Application for 888 Cambridge Dr**

Ms. O'Rourke reviewed the status of property encroachments and reminded the Board that letters had been mailed to affected homeowners in October, with follow-up reminder emails sent in December advising that the deadline to correct encroachments was January 31. One encroachment variance had already been approved at the prior meeting, and the Board considered another for 888 Cambridge Drive. The homeowner had lifted their fence to address the encroachment, the work was inspected and approved, and the application had been submitted. The Board approved the easement variance. Ms. Hancock noted that they would prepare a license agreement and an access and maintenance easement for the property, which would be recorded in the public records and remain with the property for future owners.

On MOTION by Ms. Griffin, seconded by Mr. Lopez, with all in favor, the Easement Variance Application for 888 Cambridge Dr., was approved.

**B. Outstanding Encroachments**

Ms. O'Rourke reviewed an updated spreadsheet showing the remaining properties with outstanding encroachments after removing those that had already complied. The Board approved a request from the homeowner at 904 Cambridge Drive for an extension until the end of March due to financial reasons.

On MOTION by Ms. Shockley, seconded by Mr. Lopez, with all in favor, the 904 Extension, was approved.

Ms. O'Rourke reported that some homeowners may have already made corrections but had not submitted the easement variance application, so Board members agreed to follow up with a few of those addresses. At 828 Cambridge Drive, the pool appeared to have been moved, but additional work, such as artificial turf and possible grading change would need to be reviewed by engineering to confirm proper drainage. At 880 Cambridge Drive, the shed had not been moved, and Ms. Hancock indicated that a legal demand letter would be sent, likely by certified mail. The Board also discussed whether the HOA could be involved when homes are sold, but counsel

explained that the HOA and CDD are separate entities and the District cannot require the HOA to disclose CDD issues, though the HOA could voluntarily request information from the CDD. Ms. Hancock recommended sending letters of legal demand to the remaining properties that had not responded or completed corrections, requiring them to either remove the encroachments or submit an application and action plan. The Board agreed to use March 31 as the compliance deadline and approved a motion authorizing staff and counsel to proceed with the letters, engineering review, and follow-up actions.

On MOTION by Ms. Shockley, seconded by Mr. Lopez, with all in favor, Directing District Counsel to Send Demand Letters to 876, 884, 880, 928, 840, 916, and Directing Engineer to Reinspect 828, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Hancock reminded the Board to complete their annual ethics training and said she could resend the links if needed. She asked Board members to email her once they finished so she could keep the certificates on file for year-end. She also gave a legislative update, explaining that several bills were moving through the Florida Legislature that could affect local governments and CDDs. The most notable was a proposed recall process for Supervisors elected by the general electorate rather than through landowner elections. She explained the process would require an initial petition with 10% of signatures, verification by the clerk, a chance for the Supervisor to respond, and then a second petition with 15% signatures before a recall election could occur within about 90 days. If a Supervisor were recalled, the Board would appoint someone to fill the remainder of the term. She noted the bill had bipartisan support and had passed every committee so far, making it likely to move forward. She also briefly mentioned a few other bills related to enforcement actions and challenges to District policies but said they likely would not significantly impact the District's day-to-day operations.

#### **B. Engineer**

Mr. Malave and Mr. Arrington were on the line but said they didn't have anything new to add beyond what had already been discussed. No questions were raised, and the Board thanked them before moving on.

**C. Field Manager's Report**

Mr. Bailey reported that the Cambridge compliance issues had already been discussed and would continue to be monitored. Contracted services were performing well overall, although the recent freeze damaged some plants. Mr. Bailey had planned to hold off on any new plants until later in March or April to see which plants recover and to avoid additional cold-weather damage. He also noted that the stage structure proposal was still in progress and they were waiting for an installation window, with further discussion planned about the location.

Mr. Bailey reported a paint spill from a home at 1148 Cambridge Drive that ran down the road and into a storm drain on District property. A preliminary quote of about \$1,337 was obtained to clean the affected gutter and storm drain area. Ms. Hancock explained that the CDD cannot fine residents like an HOA but can pursue reimbursement for damage to District property. Ms. Hancock recommended sending a letter to the homeowner requesting that they address the issue or pay for the cleanup. The Board agreed and approved a motion directing Ms. Hancock to send the letter to the resident.

On MOTION by Ms. Shockley, seconded by Ms. Griffin, with all in favor, Directing District Counsel to Send Letters to 1148 Regarding the Paint Spill, was approved.
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**i. Discussion of Pool Shade Placement – ADDED**

Mr. Bailey stated that the Board had confirmed the location for the new shade structure shown on page 35, agreeing it was the straightest and most suitable area. He said installations like this usually take about 12–16 weeks due to material ordering and scheduling, but he would check with the vendor for a more specific timeline. Mr. Bailey also brought up the pool chairlift that is currently in the budget for replacement. The existing lift is electric and still working, and there have been no complaints in the reports. A replacement quote came in at \$14,750, which is higher than the \$12,000 budgeted. Mr. Bailey explained that a hydro lift is another option that uses water pressure instead of electricity and has fewer moving parts, which can reduce the need for repairs. The Board discussed the difference but decided no action was needed right now and agreed they could wait until after the busy summer season or until the current lift actually fails before deciding.

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

Ms. O'Rourke presented the check register from January 2, 2026 through February 5, 2026 totaling \$448,436.92, along with the run summary of paid invoices. She confirmed that everything had been reviewed for accuracy.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, the Check Register through January 1, 2026, was approved.

**ii. Balance Sheet and Income Statement**

Ms. O'Rourke stated that the balance sheet and income statement on page 43 of the agenda, noting they were included for informational purposes.

**iii. Discussion of March Meeting Location – ADDED**

Ms. O'Rourke referenced that the Board discussed the location for the March meeting, which will include the rollout and discussion of the proposed budget. Since the Holiday Inn and the Lake Alfred Public Library were both unavailable, Ms. O'Rourke suggested holding the meeting at the Prime location. The Board agreed, and Ms. O'Rourke said they would email the address to the Board members.

**iv. Security Session**

Ms. O'Rourke noted there would be a scheduled closed security session for the March meeting. Ms. O'Rourke also briefly asked whether the Board was interested in exploring a different security vendor. The current contract provides basic year-round coverage, but she explained that a seasonal option, covering busier months like spring break through Labor Day, might save money. Because security details cannot be discussed publicly, Mr. O'Rourke will obtain a proposal and schedule a properly noticed closed security session where the Board can discuss coverage hours and specifics. For now, the security line will remain at about \$35,000 in the proposed budget and can be adjusted later if changes are approved.

**NINTH ORDER OF BUSINESS****Other Business**

Ms. O'Rourke asked if there was any other business. There being no comments, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors' Requests**

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

**ELEVENTH ORDER OF BUSINESS**

**Public Comment Period**

Ms. O'Rourke asked for any public comments.

Resident (Daesha Ortiz, 254 Meadowbrook Blvd.) asked about the cost of the pool shade structure and questioned how the price was determined, noting that it seemed like a lot of money for something she did not feel was necessary. Ms. O'Rourke explained that the shade structure had been approved at the previous meeting after the Board reviewed several proposals and determined the project could be funded using surplus funds from the prior year. It was also mentioned that a Supervisor had spoken with the HOA to gauge interest and encourage residents to share their input.

**TWELFTH ORDER OF BUSINESS**

**Adjournment**

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# SECTION 4

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2027 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to June 15, 2026, prepared and submitted to the Board of Supervisors (“**Board**”) of the Lucerne Park Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the Fiscal Year beginning October 1, 2026, and ending September 30, 2027 (“**Fiscal Year 2027**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2027 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: June 18, 2026  
HOUR: 9:30 a.m.  
LOCATION: Holiday Inn—Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, Florida 33880

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENTS.** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Winter Haven and Polk County at least sixty (60) days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two (2) days before the

budget hearing date as set forth in Section 2, and shall remain on the website for at least forty-five (45) days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 19<sup>TH</sup> DAY OF MARCH 2026.**

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

**Exhibit A:** Proposed Budget for Fiscal Year 2027

***Lucerne Park***  
***Community Development District***

***Proposed Budget***  
***FY 2027***



# Table of Contents

<b>1-2</b>	<hr/>	General Fund
<b>3-7</b>	<hr/>	General Fund Narrative
<b>8</b>	<hr/>	Series 2019 Debt Service Fund
<b>9</b>	<hr/>	Series 2019 Amortization Schedule
<b>10</b>	<hr/>	Capital Reserve Fund

# 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
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 447,990</b>	<b>\$ 440,367</b>	<b>\$ 19,249</b>	<b>\$ 459,616</b>	<b>\$ 447,812</b>
<b>Expenditures</b>					
<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
<b>Total Administrative</b>	<b>\$ 132,283</b>	<b>\$ 49,322</b>	<b>\$ 69,304</b>	<b>\$ 118,626</b>	<b>\$ 136,678</b>
<i>Operations &amp; Maintenance</i>					
<b>Field Services</b>					
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
<b>Subtotal Field Expenditures</b>	<b>\$ 156,428</b>	<b>\$ 44,950</b>	<b>\$ 91,977</b>	<b>\$ 136,927</b>	<b>\$ 166,046</b>

# 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
<b>Amenity Expenditures</b>					
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
<b>Subtotal Amenity Expenditures</b>	<b>\$ 151,893</b>	<b>\$ 39,910</b>	<b>\$ 111,818</b>	<b>\$ 151,729</b>	<b>\$ 143,388</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 308,321</b>	<b>\$ 84,860</b>	<b>\$ 203,795</b>	<b>\$ 288,655</b>	<b>\$ 309,434</b>
<i>Other Expenditures</i>					
Capital Reserves	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
<b>Total Other Expenditures</b>	<b>\$ 7,386</b>	<b>\$ -</b>	<b>\$ 7,386</b>	<b>\$ 7,386</b>	<b>\$ 1,700</b>
<b>Total Expenditures</b>	<b>\$ 447,990</b>	<b>\$ 134,182</b>	<b>\$ 280,484</b>	<b>\$ 414,667</b>	<b>\$ 447,812</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 306,185</b>	<b>\$ (261,236)</b>	<b>\$ 44,949</b>	<b>\$ -</b>

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.

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**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
<b>Revenues</b>					
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
<b>Total Revenues</b>	<b>\$ 672,624</b>	<b>\$ 659,374</b>	<b>\$ 18,479</b>	<b>\$ 677,853</b>	<b>\$ 684,342</b>
<b>Expenses</b>					
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
<b>Total Expenditures</b>	<b>\$ 419,394</b>	<b>\$ 142,197</b>	<b>\$ 277,197</b>	<b>\$ 419,394</b>	<b>\$ 418,994</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 253,230</b>	<b>\$ 517,177</b>	<b>\$ (258,718)</b>	<b>\$ 258,459</b>	<b>\$ 265,348</b>

\* 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	<b>\$419,524</b>		

**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
		<b>\$ 5,995,000.00</b>	<b>\$ 4,158,025.00</b>	<b>\$ 10,430,221.88</b>

**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
<b>Revenues</b>					
Interest Income	\$ 1,531	\$ 984	\$ 1,967	\$ 2,951	\$ 1,475
Carry Forward Surplus	\$ 86,479	\$ 86,543	\$ -	\$ 86,543	\$ 96,879
<b>Total Revenues</b>	<b>\$ 88,010</b>	<b>\$ 87,526</b>	<b>\$ 1,967</b>	<b>\$ 89,494</b>	<b>\$ 98,354</b>
<b>Expenses</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources</b>					
Transfer In (Out)	\$ 7,386	\$ -	\$ 7,386	\$ 7,386	\$ 1,700
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 7,386</b>	<b>\$ -</b>	<b>\$ 7,386</b>	<b>\$ 7,386</b>	<b>\$ 1,700</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 95,396</b>	<b>\$ 87,526</b>	<b>\$ 9,353</b>	<b>\$ 96,879</b>	<b>\$ 100,054</b>

# SECTION 5

**RESOLUTION 2026-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)2.C., FLORIDA STATUTES AND INSTRUCTING THE POLK COUNTY SUPERVISOR OF ELECTIONS TO CONDUCT THE DISTRICT’S GENERAL ELECTION; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) seeks to implement Section 190.006(3)(a)2.c., *Florida Statutes*, and to instruct the Supervisor of Elections for Polk County, Florida (“**Supervisor of Elections**”), to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

**1. CURRENT BOARD MEMBERS.** The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Bobbie Shockley	November 2026
2	Catherine Gonzalez	November 2028
3	Rolando Lopez	November 2028
4	Lindsey Roden	November 2026
5	Joan Griffin	November 2028

**2. GENERAL ELECTION SEATS.** Seat 1 and Seat 4 with terms expiring in November 2026 are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections of the seats subject to General Election for the current election year, and for each subsequent election year.

**3. QUALIFICATION PROCESS.** For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Each member of the Board is entitled to receive \$200 per meeting for their attendance; up to a maximum of \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four (4) years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests that the Supervisor of Elections conduct the District's General Election in November 2026, and for each subsequent General Election unless otherwise directed by the District Manager. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor of Elections.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

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

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of March 2026.

ATTEST:

**LUCERNE PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson/Vice Chairperson, Board of Supervisors

**Exhibit A:** Sample Notice of Qualifying Period

**EXHIBIT A**  
**SAMPLE NOTICE OF QUALIFYING PERIOD**

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES  
FOR THE BOARD OF SUPERVISORS OF THE  
LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Lucerne Park Community Development District will commence at **noon on Monday, June 8, 2026, and close at noon on Friday, June 12, 2026.** Candidates must qualify for the office of Supervisor with the Polk County Supervisor of Elections located at 250 S. Broadway Ave., Bartow, FL 33830. The Supervisor of elections may be contacted by phone at (863) 534-5888. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Section 190.003, *Florida Statutes*. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Polk County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Lucerne Park Community Development District has two (2) seats up for election through the general election process, specifically Seats 1 and 4. Each seat carries a four (4)-year term of office. Elections are non-partisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Polk County Supervisor of Elections.

Publish on or before \_\_\_\_\_, 2026

# SECTION 6



QUOTE: OE25011150  
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: OE25011150  
Quote Date: 3.10.2026  
Valid For: 60 Days From Quote Date

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**Shade**

Shade Fabric – True Blue. Posts - Black	\$11,40.00
Shade Installation	
\$9,850.00	
Permit Fees	
\$1,500.00	
Private Utility Locate	
\$1,000.00	
Engineered Drawings	
\$1,250.00	
Freight	
\$745.00	

**Totals:**

**Grand Total: \$25,385.00**

Sales Tax not included.

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Make Purchase Orders Out To:  
Playworx Playsets, LLC  
Remit Purchase Orders To:  
8014 Cumming Hwy Ste 403 #313

Make Checks Payable To:  
Playworx Playsets, LLC  
Remit Checks To:  
8014 Cumming Hwy Ste 403 #313



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.

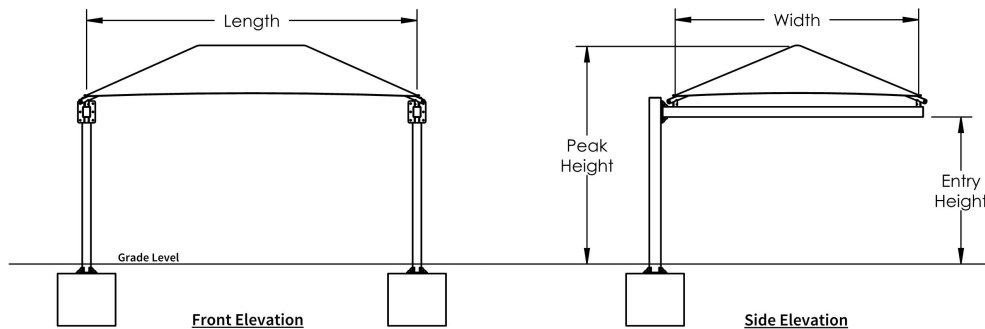
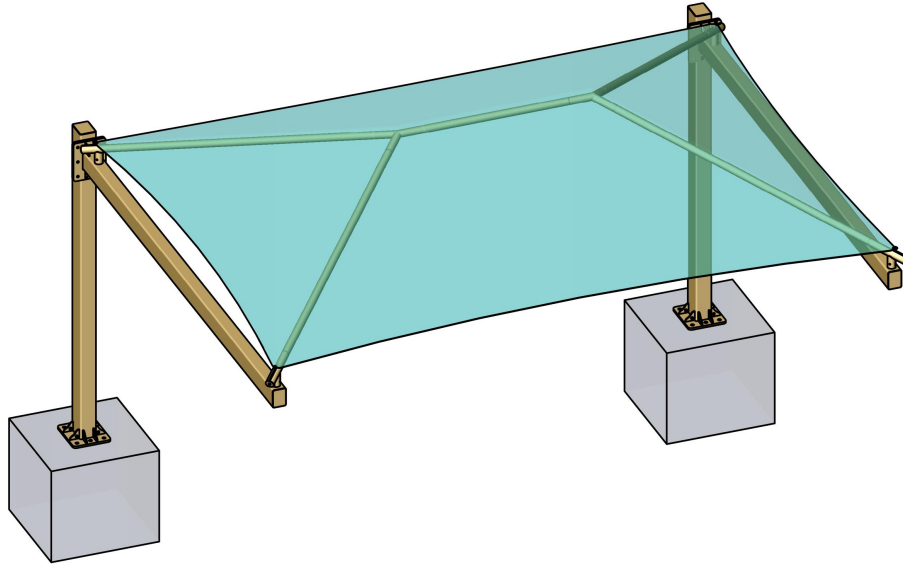
8. Waiver; Invalidity. PPLT may waive a default hereunder, or under any invoice or other agreement between Customer and PPLT, or cure such a default at Customer's expense, but shall have no obligation to do either. No waiver shall be deemed to have taken place unless it is in writing, signed by PPLT. 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.

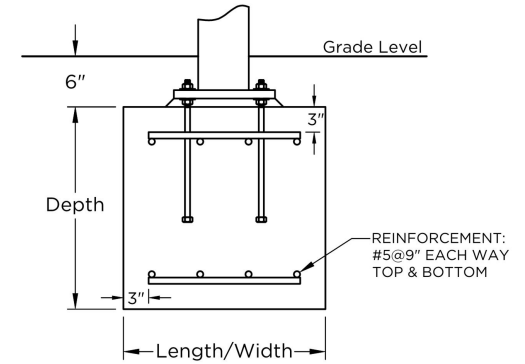
10. Counterparts; Electronic Transmission. This Quote, any invoice, and any other agreement between the parties, may be executed in counterparts, each of which shall constitute an original. The facsimile or other electronic transmission of any signed original document, and retransmission of any signed 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

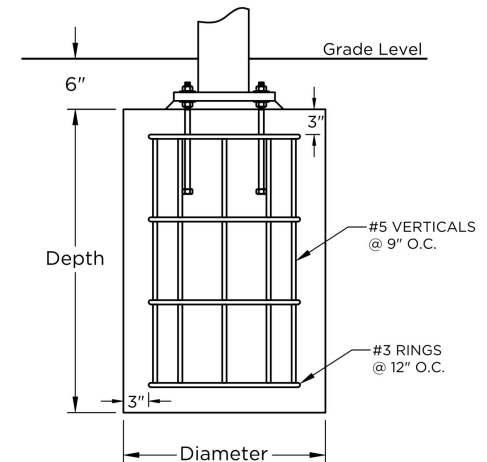
<b>Length</b>	17'	<b>Width</b>	17'	<b>Entry Height</b>	10'
<b>Peak Height</b>	13.15'	<b>Elbow</b>	Glide	<b>Column Mount</b>	Base Plate
<b>Column Size</b>	8"x6"x1/4"	<b>Rafter Size</b>	Ø2.875" 12-Ga	<b>Ridge Size</b>	Ø2.875" 12-Ga
<b>Column Length</b>	11.5'	<b>Rafter Length</b>	11.08'	<b>Ridge Length</b>	4.25'
<b>Dome Qty.</b>	1	<b>Column Qty.</b>	2	<b>Beam Size</b>	6"x4"x3/16"



Square Footing		
Column	Length & Width	Depth
Single Cap	3.59	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"	4.38	N/A



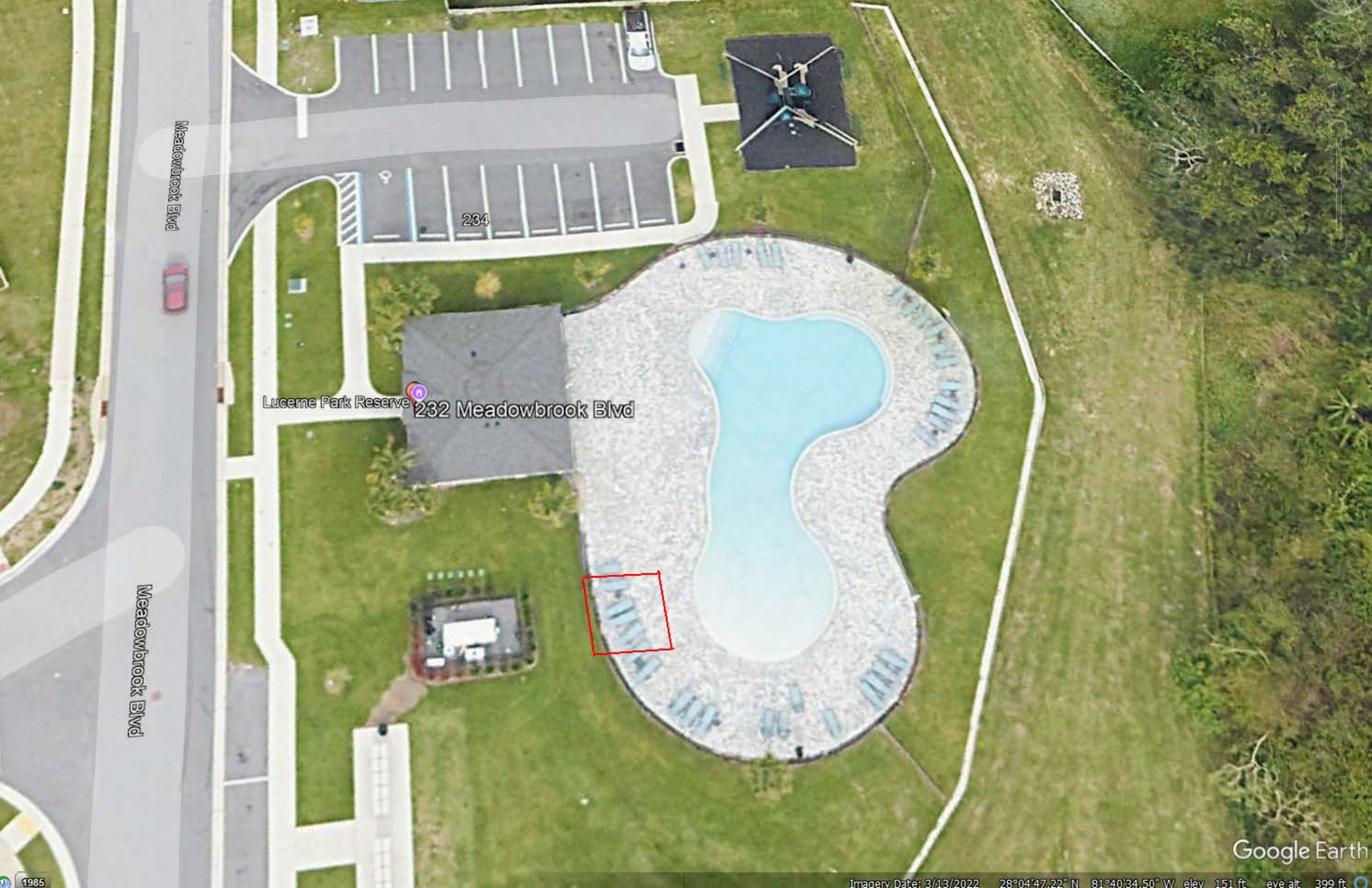
**SuperiorShade**

QUOTE  
123705

SHADE SIZE  
17 X 17

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.*



Meadowbrook Blvd

234

Lucerne Park Reserve 232 Meadowbrook Blvd

Meadowbrook Blvd

# SECTION 8

# SECTION C

# Lucerne Park CDD

## Field Management Report

### Completed Items

- A site assessment was conducted for the initially planned shade structure location. Due to varying utility and irrigation lines in the proposed area, the original installation location is no longer viable. We are currently exploring alternative options for shade at the amenity pool.



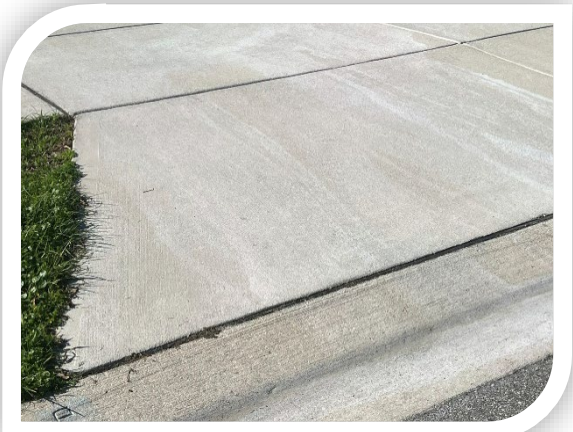
### Contracted Services

- Landscaping: The vendors are currently performing well and continue to maintain the grounds effectively. They are also actively monitoring for any potential frost damage by conducting bark scratch tests and checking for new growth. As we move toward April, the mowing cycle frequency will increase to a weekly schedule starting on April 1st, through September 30th.
- Pool Maintenance: The vendor is currently performing services in accordance with the health department's county standards.
- Janitorial: Trash and dog stations are being managed consistently.



### In Progress

- Paint Spill (1148 Cambridge Dr): The homeowner is currently working to secure a vendor for the cleanup.
- Playground has been noted to have mulch that needs to be replenished in high-traffic areas.
- Cambridge Drive Swale: The area is currently being monitored, and as compliance forms are received, each home is reviewed and documented as compliant once it meets the established requirements.



# Lucerne Park CDD

## Field Management Report – Photo Supplement

### Freeze-Damaged Landscape



#### Photo Description:

The landscaping vendor has assessed the areas that did not recover from the recent freeze. They have accounted for the affected sections and provided a proposal for the necessary replacements.

# SECTION i



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 11,2026

**SUBMITTED TO:**

GMS Services  
219 Livingstone st  
Orlando,Fl  
Allen Bailey  
Phone: 407-460-4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Lucerne Park Reserve  
Annuals at Entry

**Proposal is to add rubber mulch to the playground**

	Qty	Unit	Unit Cost	TOTAL
Black Rubber Playground Mulch	5	Bags	\$32.00	\$160.00
				<b>\$160.00</b>

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: Scott Merrell

Date Submitted: March 11,2026

Accepted by:

Date Accepted: \_\_\_\_\_

# SECTION ii



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 2,2026

**SUBMITTED TO:**

GMS Services  
219 Livingstone st  
Orlando,Fl  
Allen Bailey  
Phone: 407-460-4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Lucerne Park Reserve  
Annuals at Entry

**Proposal is to replace all cold damage**

	Qty	Unit	Unit Cost	TOTAL
Ixora 7g	34	Ea	\$60.00	\$2,040.00
Flex Lilys 3g	10	Ea	\$20.00	\$200.00
Loropetalum 7g	10	Ea	\$60.00	\$600.00
				<b>\$2,840.00</b>

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: Scott Merrell

Date Submitted: March 2,2026

Accepted by:

Date Accepted: \_\_\_\_\_

# SECTION iii



200 S. F. Street  
Haines City, Florida 33844

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

Polk County License # 214815

Date: March 4,2026

**SUBMITTED TO:**

GMS Services  
219 Livingstone st  
Orlando,Fl  
Allen Bailey  
Phone: 407-460-4424  
Email: [abailey@gmscf.com](mailto:abailey@gmscf.com)

**Job Name / Location:**

Lucerne Park Reserve  
Annuals at Entry

**Proposal is to add mulch to the common area**

	Qty	Unit	Unit Cost	TOTAL
Pine Bark	27	Cy	\$75.00	\$2,025.00
				<b>\$2,025.00</b>

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: Scott Merrell

Date Submitted: March 4,2026

Accepted by:

Date Accepted: \_\_\_\_\_

# SECTION D

# SECTION i

# Lucerne Park Community Development District

## Summary of Check Register

February 6, 2026 through March 5, 2026

Fund	Date	Check No.'s	Amount
General Fund	2/11/26	859-863	\$ 9,488.36
	2/17/26	864-864	\$ 7,518.22
	3/3/26	865-868	\$ 6,152.51
			\$ 23,159.09
General Fund - Autopay	2/10/26	80049-80054	\$ 332.17
	3/4/26	80058-80061	\$ 3,346.67
			\$ 3,678.84
Payroll	February 6, 2026 through March 5, 2026		
	Catherine Gonzalez	50038	\$ 184.70
	Joan Griffin	50039	\$ 184.70
	Lindsey Roden	50040	\$ 184.70
	Rolando Lopez	50041	\$ 184.70
	Bobbie Shockley	50042	\$ 184.70
			\$ 923.50
<b>Total Amount</b>			<b>\$ 27,761.43</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/11/26	00015	2/02/26	28623	202602	310	51300	32200		GRAU AND ASSOCIATES	*	4,000.00	4,000.00	000859
			AUDIT FYE 09/30/25										
2/11/26	00007	11/30/25	276	202511	330	57200	46000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	330.00	330.00	000860
			AMENITY FANS REPAIRS										
2/11/26	00027	2/01/26	30487	202602	330	57200	46300		MCDONNELL CORPORATION DBA RESORT	*	2,034.00	2,034.00	000861
			POOL MAINTENANCE-FEB26										
2/11/26	00019	1/19/26	21938	202601	320	53800	46100		PRINCE & SONS INC	*	427.37	427.37	000862
			RPLCD VALVE ON ZONE 3										
2/11/26	00046	1/31/26	12454944	202601	330	57200	34500		SECURITAS SECURITY	*	2,696.99	2,696.99	000863
			SECURITY SVCS-JAN26										
2/17/26	00007	12/31/25	279	202512	330	57200	46000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	670.06	670.06	000864
			INSPECT/INSTALL BATTERY										
		12/31/25	280	202512	320	53800	47000			*	430.49	430.49	
			FILL RUTS										
		2/01/26	281	202602	320	53800	12000			*	1,364.75	1,364.75	
			FIELD MANAGEMENT-FEB26										
		2/01/26	282	202602	310	51300	34000			*	3,862.50	3,862.50	
			MANAGEMENT FEES-FEB26										
		2/01/26	282	202602	310	51300	35200			*	108.17	108.17	
			WEBSITE MANAGEMENT-FEB26										
		2/01/26	282	202602	310	51300	35100			*	162.25	162.25	
			INFORMATION TECH-FEB26										
		2/01/26	282	202602	310	51300	31300			*	450.67	450.67	
			DISSEMINATION SVCS-FEB26										
		2/01/26	282	202602	330	57200	12000			*	450.67	450.67	
			AMENITY ACCESS-FEB26										
		2/01/26	282	202602	310	51300	51000			*	.66	.66	
			OFFICE SUPPLIES										
		2/01/26	282	202602	310	51300	42000			*	16.35	16.35	
			POSTAGE										
		2/01/26	282	202602	310	51300	42500			*	1.65	1.65	
			COPIES										
3/03/26	00030	2/24/26	17285	202602	330	57200	46700		CLEAN STAR SERVICES OF CENTRAL FL	*	1,300.00	1,300.00	000865
			CLEANING SVCS-FEB26										

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
3/03/26	00034	2/19/26 14219	202601 310-51300-31500	ATTORNEY SVCS-JAN26 KILINSKI VAN WYK PLLC	*	1,192.50	1,192.50 000866
3/03/26	00027	3/01/26 30858	202603 330-57200-46300	POOL MAINTENANCE-MAR26 MCDONNELL CORPORATION DBA RESORT	*	2,034.00	2,034.00 000867
3/03/26	00032	3/03/26 03032026	202603 300-15500-10000	EQUIPMENT LEASE-APR26 WHFS LLC	*	1,626.01	1,626.01 000868
TOTAL FOR BANK A						23,159.09	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/10/26	00062	2/06/26	0000-01. MEADOW BLVD-JAN.26	202601	320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	21.71	21.71	080049
2/10/26	00062	2/06/26	7500-01. 232 MEADOWBROOK -JAN.26	202601	330-57200-43200			WINTER HAVEN WATER DEPARTMENT	*	228.90	228.90	080050
2/10/26	00062	2/06/26	9500-01. ENT MEADOWBROOK-JAN.26	202601	320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	37.55	37.55	080051
2/10/26	00062	2/06/26	9600-01. PEYTON BROOK WAY-JAN.26	202601	320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080052
2/10/26	00062	2/06/26	9800-01. CAMBRIDGE DR W-JAN.26	202601	320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	18.19	18.19	080053
2/10/26	00062	2/06/26	9900-01. CAMBRIDGE DR E-JAN.26	202601	320-53800-43200			WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080054
3/04/26	00017	2/24/26	0785-02. 202 MEADOWBROOK-FEB.26	202602	320-53800-43000			TECO	*	32.51	32.51	080058
3/04/26	00017	2/24/26	1879-02. 800 CAMBRIDGE DR-FEB.26	202602	320-53800-43000			TECO	*	29.50	29.50	080059
3/04/26	00017	2/24/26	1893-02. 232 MEADOWBROOK-FEB.26	202602	330-57200-43000			TECO	*	334.21	334.21	080060
3/04/26	00017	2/24/26	2576-02. 5500 OLD LUCERNE-FEB.26	202602	320-53800-43100			TECO	*	2,950.45	2,950.45	080061
TOTAL FOR BANK Z										3,678.84		
TOTAL FOR REGISTER										26,837.93		

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# SECTION ii

***Lucerne Park***  
***Community Development District***

***Unaudited Financial Reporting***  
***January 31, 2026***



# Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2-3	<hr/>	<u>General Fund</u>
4	<hr/>	<u>Debt Service Fund Series 2019</u>
5	<hr/>	<u>Capital Reserve Fund</u>
6-7	<hr/>	<u>Month to Month</u>
8	<hr/>	<u>Long Term Debt Report</u>
9	<hr/>	<u>Assessment Receipt Schedule</u>

**Lucerne Park**  
**Community Development District**  
**Combined Balance Sheet**  
**January 31, 2026**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<b>Cash:</b>				
Operating Account	\$ 391,335	\$ -	\$ -	\$ 391,335
Money Market Account	\$ -	\$ -	\$ 87,526	\$ 87,526
State Board of Administration	\$ 319,684	\$ -	\$ -	\$ 319,684
<b>Investments:</b>				
<b>Series 2019</b>				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 514,221	\$ -	\$ 514,221
Prepayment	\$ -	\$ 2,206	\$ -	\$ 2,206
Due from General Fund	\$ -	\$ 750	\$ -	\$ 750
Prepaid Expenses	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Total Assets</b>	<b>\$ 712,644</b>	<b>\$ 727,199</b>	<b>\$ 87,526</b>	<b>\$ 1,527,370</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 9,681	\$ -	\$ -	\$ 9,681
Due to Debt Service	\$ 750	\$ -	\$ -	\$ 750
Employee FICA	\$ 184	\$ -	\$ -	\$ 184
<b>Total Liabilities</b>	<b>\$ 10,615</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 10,615</b>
<b>Fund Balance:</b>				
<b>Nonspendable:</b>				
Deposits and Prepaid Items	\$ 1,626	\$ -	\$ -	\$ 1,626
<b>Restricted for:</b>				
Debt Service 2019	\$ -	\$ 727,199	\$ -	\$ 727,199
Unassigned	\$ 700,404	\$ -	\$ 87,526	\$ 787,930
<b>Total Fund Balances</b>	<b>\$ 702,030</b>	<b>\$ 727,199</b>	<b>\$ 87,526</b>	<b>\$ 1,516,755</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 712,644</b>	<b>\$ 727,199</b>	<b>\$ 87,526</b>	<b>\$ 1,527,370</b>

**Lucerne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 446,207	\$ 435,063	\$ 435,063	\$ -
Interest	\$ 1,667	\$ 1,667	\$ 5,199	\$ 3,532
Other Income	\$ 116	\$ 105	\$ 105	\$ -
<b>Total Revenues</b>	<b>\$ 447,990</b>	<b>\$ 436,835</b>	<b>\$ 440,367</b>	<b>\$ 3,532</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,800	\$ 1,200
Employer FICA	\$ 918	\$ 306	\$ 214	\$ 92
Engineering	\$ 10,000	\$ 3,333	\$ 6,949	\$ (3,615)
Attorney	\$ 25,000	\$ 8,333	\$ 4,439	\$ 3,895
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,408	\$ 1,803	\$ 1,803	\$ -
Trustee Fees	\$ 4,771	\$ 2,478	\$ 2,478	\$ -
Management Fees	\$ 46,350	\$ 15,450	\$ 15,450	\$ -
Information Technology	\$ 1,947	\$ 649	\$ 649	\$ (0)
Website Administration	\$ 1,298	\$ 433	\$ 433	\$ (0)
Postage & Delivery	\$ 900	\$ 300	\$ 204	\$ 96
Insurance	\$ 8,810	\$ 8,810	\$ 7,029	\$ 1,781
Copies	\$ 500	\$ 167	\$ 44	\$ 123
Legal Advertising	\$ 3,000	\$ 1,000	\$ 976	\$ 24
Other Current Charges	\$ 1,000	\$ 333	\$ 269	\$ 64
Office Supplies	\$ 350	\$ 117	\$ 2	\$ 115
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative</b>	<b>\$ 132,283</b>	<b>\$ 53,095</b>	<b>\$ 49,322</b>	<b>\$ 3,773</b>

**Lucerne Park**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Services</b>				
Property Insurance	\$ 13,224	\$ 13,224	\$ 11,034	\$ 2,190
Field Management	\$ 16,377	\$ 5,459	\$ 5,459	\$ -
Landscape Maintenance	\$ 47,655	\$ 15,885	\$ 13,602	\$ 2,283
Landscape Replacement	\$ 6,500	\$ 2,167	\$ -	\$ 2,167
Streetlights	\$ 39,172	\$ 13,057	\$ 11,797	\$ 1,260
Electric	\$ 2,000	\$ 667	\$ 558	\$ 108
Water & Sewer	\$ 3,500	\$ 1,167	\$ 807	\$ 360
Irrigation Repairs	\$ 6,000	\$ 2,000	\$ 589	\$ 1,411
General Repairs & Maintenance	\$ 12,000	\$ 4,000	\$ 1,100	\$ 2,900
Contingency	\$ 10,000	\$ 3,333	\$ 5	\$ 3,328
<b>Subtotal Field Expenditures</b>	<b>\$ 156,428</b>	<b>\$ 60,959</b>	<b>\$ 44,950</b>	<b>\$ 16,009</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 10,100	\$ 3,367	\$ 1,024	\$ 2,343
Amenity - Water	\$ 10,000	\$ 3,333	\$ 4,625	\$ (1,291)
Playground Lease	\$ 13,008	\$ 4,336	\$ 6,504	\$ (2,168)
Internet	\$ 2,053	\$ 684	\$ 763	\$ (79)
Pest Control	\$ 1,136	\$ 379	\$ 320	\$ 59
Janitorial Service	\$ 16,780	\$ 5,593	\$ 5,300	\$ 293
Security Services	\$ 35,000	\$ 11,667	\$ 10,276	\$ 1,391
Pool Maintenance	\$ 24,408	\$ 8,136	\$ 8,077	\$ 59
Amenity Repairs & Maintenance	\$ 10,000	\$ 3,333	\$ 1,220	\$ 2,113
Amenity Access Management	\$ 5,408	\$ 1,803	\$ 1,803	\$ (0)
Chair Lift Replacement	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
Contingency	\$ 12,000	\$ 4,000	\$ -	\$ 4,000
<b>Subtotal Amenity Expenditures</b>	<b>\$ 151,893</b>	<b>\$ 50,631</b>	<b>\$ 39,910</b>	<b>\$ 10,720</b>
<b>Total Expenditures</b>	<b>\$ 440,604</b>	<b>\$ 164,684</b>	<b>\$ 134,182</b>	<b>\$ 30,502</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,386</b>		<b>\$ 306,185</b>	
<b><i>Other Financing Sources/(Uses):</i></b>				
Transfer In/(Out) - Capital Reserves	\$ (7,386)	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ (7,386)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 306,185</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 395,845</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 702,030</b>	

**Lucerne Park**  
**Community Development District**  
**Debt Service Fund Series 2019**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues:</b>				
Assessments	\$ 419,524	\$ 409,045	\$ 409,045	\$ -
Interest	\$ 10,185	\$ 4,718	\$ 4,718	\$ -
<b>Total Revenues</b>	<b>\$ 429,709</b>	<b>\$ 413,763</b>	<b>\$ 413,763</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 142,197	\$ 142,197	\$ 142,197	\$ -
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 142,197	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 419,394</b>	<b>\$ 142,197</b>	<b>\$ 142,197</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 10,315</b>		<b>\$ 271,566</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 242,915</b>		<b>\$ 455,633</b>	
<b>Fund Balance - Ending</b>	<b>\$ 253,230</b>		<b>\$ 727,199</b>	

**Lucerne Park**  
**Community Development District**  
**Capital Reserve Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending January 31, 2026**

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
<b>Revenues</b>				
Interest	\$ 1,531	\$ 984	\$ 984	\$ -
<b>Total Revenues</b>	<b>\$ 1,531</b>	<b>\$ 984</b>	<b>\$ 984</b>	<b>\$ -</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 1,531</b>		<b>\$ 984</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ 7,386	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 7,386</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 8,917</b>		<b>\$ 984</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 86,479</b>		<b>\$ 86,543</b>	
<b>Fund Balance - Ending</b>	<b>\$ 95,396</b>		<b>\$ 87,526</b>	

**Lucerne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Revenues:</b>													
Assessments	\$ -	\$ 6,643	\$ 424,985	\$ 3,434	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,063
Other Income	\$ 75	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105
Interest	\$ 1,300	\$ 1,119	\$ 1,077	\$ 1,702	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,199
<b>Total Revenues</b>	<b>\$ 1,375</b>	<b>\$ 7,793</b>	<b>\$ 426,062</b>	<b>\$ 5,137</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 440,367</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ 1,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Employer FICA	\$ -	\$ 61	\$ 61	\$ 92	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214
Engineering	\$ 2,610	\$ 1,348	\$ 2,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,949
Attorney	\$ 1,702	\$ 2,389	\$ 348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,439
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803
Trustee Fees	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,478
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,450
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649
Website Administration	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 433
Postage & Delivery	\$ 11	\$ 22	\$ 7	\$ 163	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Copies	\$ -	\$ 44	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44
Legal Advertising	\$ -	\$ -	\$ 976	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 976
Other Current Charges	\$ 65	\$ 86	\$ 70	\$ 48	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative</b>	<b>\$ 24,062</b>	<b>\$ 9,335</b>	<b>\$ 9,838</b>	<b>\$ 6,087</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 49,322</b>

**Lucerne Park**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<b>Operations &amp; Maintenance</b>													
<b>Field Services</b>													
Property Insurance	\$ 11,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,034
Field Management	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,459
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,602
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 2,949	\$ 2,949	\$ 2,949	\$ 2,950	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11,797
Electric	\$ 359	\$ 66	\$ 60	\$ 74	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 558
Water & Sewer	\$ 282	\$ 207	\$ 214	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807
Irrigation Repairs	\$ 85	\$ 77	\$ -	\$ 427	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589
General Repairs & Maintenance	\$ 669	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5
<b>Subtotal Field Expenditures</b>	<b>\$ 20,143</b>	<b>\$ 8,069</b>	<b>\$ 8,418</b>	<b>\$ 8,320</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 44,950</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ -	\$ 338	\$ 306	\$ 380	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,024
Amenity - Water	\$ 682	\$ 3,232	\$ 481	\$ 229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,625
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,504
Internet	\$ 191	\$ 191	\$ 191	\$ 191	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 763
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 320
Janitorial Service	\$ 1,330	\$ 1,290	\$ 1,290	\$ 1,390	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Security Services	\$ 2,185	\$ 2,925	\$ 2,469	\$ 2,697	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,276
Pool Maintenance	\$ 1,975	\$ 2,034	\$ 2,034	\$ 2,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,077
Amenity Repairs & Maintenance	\$ 220	\$ 330	\$ 670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,220
Amenity Access Management	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,803
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Subtotal Amenity Expenditures</b>	<b>\$ 8,739</b>	<b>\$ 12,496</b>	<b>\$ 9,598</b>	<b>\$ 9,077</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 39,910</b>
<b>Total Expenditures</b>	<b>\$ 52,944</b>	<b>\$ 29,900</b>	<b>\$ 27,854</b>	<b>\$ 23,484</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,182</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (51,569)</b>	<b>\$ (22,107)</b>	<b>\$ 398,208</b>	<b>\$ (18,348)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306,185</b>
<b>Other Financing Sources/Uses:</b>													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ (51,569)</b>	<b>\$ (22,107)</b>	<b>\$ 398,208</b>	<b>\$ (18,348)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 306,185</b>

**Lucerne Park**  
**Community Development District**  
**Long Term Debt Summary**

<b>SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS</b>	
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)
<b>CURRENT BONDS OUTSTANDING</b>	<b>\$6,130,000</b>

**Lucerne Park**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**  
**Fiscal Year 2026**

ON ROLL ASSESSMENTS

Gross Assessments	\$ 479,794.74	\$ 451,100.96	\$ 930,895.70
Net Assessments	\$ 446,209.11	\$ 419,523.89	\$ 865,733.00

52%                      48%                      100%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2019 Debt Service	Total
11/10/25	ACH	\$ 2,104.48	\$ (115.73)	\$ (39.78)	\$ -	\$ 1,948.97	\$ 1,004.52	\$ 944.45	\$ 1,948.97
11/14/25	ACH	\$ 2,690.45	\$ (107.62)	\$ (51.66)	\$ -	\$ 2,531.17	\$ 1,304.60	\$ 1,226.57	\$ 2,531.17
11/21/25	ACH	\$ 8,071.35	\$ (322.85)	\$ (154.97)	\$ -	\$ 7,593.53	\$ 3,913.80	\$ 3,679.73	\$ 7,593.53
11/26/25	ACH	\$ 10,761.80	\$ (430.48)	\$ (206.63)	\$ -	\$ 10,124.69	\$ 5,218.39	\$ 4,906.30	\$ 10,124.69
11/26/25	1% Fee Adj	\$ (9,308.96)	\$ -	\$ -	\$ -	\$ (9,308.96)	\$ (4,797.95)	\$ (4,511.01)	\$ (9,308.96)
12/8/25	ACH	\$ 10,761.80	\$ (430.49)	\$ (2,737.79)	\$ -	\$ 7,593.52	\$ 3,913.79	\$ 3,679.73	\$ 7,593.52
12/19/25	ACH	\$ 859,585.31	\$ (34,350.17)	\$ (16,504.70)	\$ -	\$ 808,730.44	\$ 416,829.31	\$ 391,901.13	\$ 808,730.44
12/31/25	ACH	\$ 8,714.11	\$ (315.24)	\$ (167.98)	\$ -	\$ 8,230.89	\$ 4,242.30	\$ 3,988.59	\$ 8,230.89
1/9/26	ACH	\$ 5,380.90	\$ (161.42)	\$ (104.39)	\$ -	\$ 5,115.09	\$ 2,636.38	\$ 2,478.71	\$ 5,115.09
1/29/26	ACH	\$ -	\$ -	\$ -	\$ 1,548.49	\$ 1,548.49	\$ 798.11	\$ 750.38	\$ 1,548.49
<b>Total</b>		\$ 898,761.24	\$ (36,234.00)	\$ (19,967.90)	\$ 1,548.49	\$ 844,107.83	\$ 435,063.25	\$ 409,044.58	\$ 844,107.83

98%	Net Percent Collected
\$ 21,625.17	Balance Remaining to Collect