Lucerne Park
Community Development District

Meeting Agenda

June 18, 2026

AGENDA

Lucerne Park

Community Development District

Agenda

Thursday
June 18, 2026
9:30 AM

Prime HOA Offices
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 April 16, 2026 Board of Supervisors Meeting
4. Public Hearing on Fiscal Year 2027 Budget Adoption
    A. Consideration of Resolution 2026-06 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations
    B. Consideration of Resolution 2026-07 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2026-08 Adopting the Fiscal Year 2027 Meeting Schedule
6. Ratification of Towing Services Agreement with Bolton's
7. Discussion Regarding Request from Pool Contractor Regarding Fuel Surcharge and Consideration of Amended Pool Service Agreement
8. **Consideration of Temporary Fuel Surcharge from Prince & Sons - ADDED**
9. Consideration of Easement Variance Applications
    A. 880 Cambridge Dr
    B. 908 Cambridge Dr
10. Discussion Regarding Speeding Concerns and Potential Traffic Calming Measures – *Requested by Supervisor Lopez*
11. Staff Reports
    A. Attorney
        i. Reminder of Form 1 Filing Requirement Deadline
    B. Engineer
    C. Field Manager's Report
        i. Consideration of Chair Lift Replacement Proposals
            1. Resort Pools
            2. Arinton
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
        iii. Presentation of Number of Registered Voters: 441
        iv. Goals and Objectives
            1. Presentation of Fiscal Year 2026 Goals & Objectives and Authorizing Chair to Execute
            2. Adoption of Fiscal Year 2027 Goals & Objectives
12. Other Business
13. Supervisors Requests
14. 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, **April 16, 2026,** at 9:31 a.m. at the Office of Prime HOA, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Joan Griffin	Vice Chairperson
Lindsey Roden	Assistant Secretary
Catherine Gonzalez	Assistant Secretary
Rolando Lopez	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock *by Zoom*	District Counsel, Kilinski Van Wyk
Chace Arrington *by Zoom*	District Engineer, Dewberry
Cole Landau *by Zoom*	District Engineer, Dewberry
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS **Roll Call**

Ms. O'Rourke called the meeting to order. Five 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 March 19, 2026 Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the March 19, 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 March 19, 2026 Board of Supervisors Meeting were approved.

FOURTH ORDER OF BUSINESS **Presentation of Fiscal Year 2025 Audit Report**

Ms. O'Rourke presented the Fiscal Year 2025 audit report, noting that it starts on page 13 of the agenda package. She explained that every CDD must undergo an annual independent audit, this year the audit was performed by Grau & Associates. She highlighted that the management letter, located on page 42, details the auditor's findings, and confirmed that the auditor found no instances of non-compliance or recommendations for corrective action. She emphasized that this means a clean audit was received. Once approved, the report can be submitted by the June 30th deadline, and since it is an independent report required by statute, they requested a motion from the Board to accept it.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Accepting Fiscal Year 2025 Audit Report, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Easement Variance Applications**

A. 868 Cambridge Dr
B. 904 Cambridge Dr

Ms. O'Rourke reviewed the easement variance applications for 868 Cambridge Drive and 904 Cambridge Drive. She noted both applications were reinspected by Mr. Bailey and are ready for approval. She suggested that, unless Ms. Hancock had any concerns, a motion could be made to approve both applications together.

Ms. Hancock noted that the access and maintenance easement for 868 Cambridge Drive has already been drafted by the District engineer and those documents are prepared. However, an additional easement document will be required for 904 Cambridge Drive. To proceed, she needs to know which side of the lot the fence gate is located on for 904 Cambridge Drive. This information is necessary to draft the access easement for 904 Cambridge Drive.

Ms. O'Rourke provided an update regarding the property at 880, where a shed had previously been located. The new homeowner contacted her after receiving a letter from Ms. Hancock. The shed has been removed, which is considered good news, but the homeowner was unaware that he also needed to address the fence. She informed him that this misunderstanding was understandable since he had just purchased the property. The homeowner plans to work on lifting the fence, and she indicated there will be a further update on this matter soon.

A Board member noted that when property ownership changes, it's helpful for new residents or owners to contact the CDD to ask if there is anything they need to know. She had discussed this with the property manager and recommended that anyone moving in or out should reach out to the CDD to avoid misunderstandings or issues. The suggestion was made because sometimes new owners encounter unexpected problems after moving in, which could be prevented with better communication.

Ms. Hancock noted that the deadline was in May. She stated that as long as residents reach out, communicate their intentions, and have a clear plan to address any issues, they are willing to work with them. She emphasized that continued effort and communication are key, and they will keep cooperating with residents until that effort stops.

Ms. O'Rourke noted that the 904 Cambridge the gate is on the left side if you are looking at the houses.

> On MOTION by Mr. Lopez, seconded by Ms. Griffin, with all in favor, the Easement Variance Applications 868 Cambridge Dr and 904 Cambridge Dr, were approved.

SEVENTH ORDER OF BUSINESS Staff Reports

A. Attorney

Ms. Hancock noted that significant progress is being made in signing and recording the easement variances. She mentioned that these updates will be reflected in upcoming bills and expressed willingness to answer any questions from the group.

B. Engineer

Mr. Arrington stated there was nothing to report.

C. Field Manager's Report

Mr. Bailey provided updates on several ongoing matters. He reported continued efforts to resolve the paint spill issue in Cambridge, noting difficulties in finding vendors willing to address the problem due to concerns about storm drain risks. A few vendors were found, and the homeowner was given options and is expected to choose a solution soon.

He mentioned ongoing compliance checks for homes with fences and inspections of storm water systems in the District, stating no major erosion was detected. They are proactively monitoring these systems as the rainy season approaches.

Landscaping is maintained effectively, but there is a delay in replacing plants due to nursery supply issues. Replacement remains scheduled. Pool maintenance is up to standard, and as summer approaches, staff will ensure facilities are clean and meet expectations despite increased usage. Mulch and plant replacements are planned once materials arrive.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register found on page 57 of the agenda package, which summarized all checks written between March 6, 2026 through April 2, 2026 totaling $27,164.38. A detailed breakdown of these checks is also included. She confirmed that everything has been checked for accuracy and requested a motion to approve the register.

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

ii. Balance Sheet and Income Statement

Ms. O'Rourke stated that they had reviewed the unaudited financials which were provided for informational purposes, and no questions were raised.

iii. Termination of Towing Service Agreement with Downtown Tow & Hold LLC – ADDED

Ms. O'Rourke announced a new addition to the agenda, the termination of the towing services agreement with Downtown Tow & Hold, as the company is dissolving and will no longer provide towing services. Ms. Hancock prepared the termination agreement, which is included at the end of the agenda package. She suggested that the Board could approve this termination agreement and potentially delegate authority to the Board Chair for future approvals. The Board has reached out to several vendors, including Bolton, to explore replacement options, but has not yet received responses. She recommended delegating authority to the Chair to sign with a new vendor, as action may be required before the next Board meeting.

Ms. Hancock explained that staff needed to send the termination notice for the towing services agreement promptly because the company was no longer in existence. The Board is being asked to ratify this action. Additionally, she requested that authority be granted to the Board Chair to sign an agreement with a new vendor between meetings, as timely action might be necessary. She highlighted statutory requirements for vendors, such as proximity to the community and specific insurance needs due to the organization's governmental status. The sudden dissolution of the vendor took everyone by surprise, which is why the termination notice was issued quickly. Staff will continue working to find a suitable replacement vendor.

Ms. O'Rourke explained that the existing property signs will remain in place, but the new towing vendor is likely required to put up their own signs. She confirmed that any old signs would be removed. She will send an email to everyone informing them about the new vendor and clarified that, since authority has been delegated, an agreement will be signed and all relevant parties will be kept informed.

> On MOTION by Ms. Griffin, seconded by Ms. Roden, with all in favor, Terminating the Agreement with Downtown Tow & Hold and Authorizing the Chair to Execute the New Towing Agreement, was approved.

EIGHTH ORDER OF BUSINESS **Other Business**

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

NINTH ORDER OF BUSINESS Supervisors Requests

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

TENTH ORDER OF BUSINESS Closed Security Session

Ms. O'Rourke closed the meeting for the security session at this time.

On MOTION by Ms. Roden, seconded by Mr. Lopez, with all in favor, for some Daily and Weekends Service with Nation Security, was approved.

ELEVENTH ORDER OF BUSINESS Adjournment

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

Secretary / Assistant Secretary

Chairman / Vice Chairman

SECTION 4

SECTION A

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to June 15, 2026, 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**"), along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing Fiscal Year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit A,** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lucerne Park Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2027, the sum of $________________ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

GENERAL FUND	$__________________
DEBT SERVICE FUND (SERIES 2019)	$__________________
CAPITAL RESERVE FUND	$__________________
TOTAL ALL FUNDS	$__________________

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2027 or within sixty (60) days following the end of the Fiscal Year 2027 may amend its Adopted Budget for that fiscal year as follows:

a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of $15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 18th DAY OF JUNE 2026.

ATTEST:

LUCERNE PARK
COMMUNITY DEVELOPMENT
DISTRICT

____
Secretary/Assistant Secretary

By:___________________________________

Its:___________________________________

Exhibit A: Adopted Budget for Fiscal Year 2027

Exhibit A

Lucerne Park

Community Development District

Proposed Budget

FY 2027

Table of Contents

Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 446,207	$ 441,148	$ 5,059	$ 446,207	$ 446,207
Interest	$ 1,667	$ 9,939	$ 8,000	$ 17,939	$ 1,500
Other Income	$ 116	$ 165	$ 45	$ 210	$ 105
Total Revenues	**$ 447,990**	**$ 451,252**	**$ 13,104**	**$ 464,356**	**$ 447,812**
Expenditures					
Administrative					
Supervisor Fees	$ 12,000	$ 5,800	$ 4,800	$ 10,600	$ 12,000
FICA Expense	$ 918	$ 444	$ 367	$ 811	$ 918
Engineering	$ 10,000	$ 17,346	$ 5,500	$ 22,846	$ 12,000
Attorney	$ 25,000	$ 14,393	$ 10,607	$ 25,000	$ 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	$ 3,155	$ 2,253	$ 5,408	$ 5,678
Trustee Fees	$ 4,771	$ 2,478	$ 2,292	$ 4,771	$ 4,771
Management Fees	$ 46,350	$ 27,038	$ 19,313	$ 46,350	$ 48,668
Information Technology	$ 1,947	$ 1,136	$ 811	$ 1,947	$ 2,044
Website Administration	$ 1,298	$ 757	$ 541	$ 1,298	$ 1,363
Postage & Delivery	$ 900	$ 277	$ 300	$ 577	$ 900
Insurance	$ 8,810	$ 7,029	$ -	$ 7,029	$ 8,083
Copies	$ 500	$ 51	$ 35	$ 86	$ 500
Legal Advertising	$ 3,000	$ 1,776	$ 1,224	$ 3,000	$ 3,000
Contingency	$ 1,000	$ 597	$ 325	$ 922	$ 1,000
Office Supplies	$ 350	$ 4	$ 55	$ 59	$ 350
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 132,283**	**$ 91,863**	**$ 48,873**	**$ 140,736**	**$ 136,678**
Operations & Maintenance					
Field Services					
Property Insurance	$ 13,224	$ 11,034	$ -	$ 11,034	$ 13,524
Field Management	$ 16,377	$ 9,553	$ 6,824	$ 16,377	$ 17,195
Landscape Maintenance	$ 47,655	$ 23,803	$ 17,002	$ 40,805	$ 47,655
Landscape Contingency	$ 6,500	$ 160	$ 3,250	$ 3,410	$ 15,000
Streetlights	$ 39,172	$ 20,649	$ 14,898	$ 35,547	$ 39,172
Electric	$ 2,000	$ 748	$ 425	$ 1,173	$ 2,000
Water & Sewer	$ 3,500	$ 1,133	$ 1,100	$ 2,233	$ 3,500
Irrigation Repairs	$ 6,000	$ 1,201	$ 4,799	$ 6,000	$ 6,000
General Repairs & Maintenance	$ 12,000	$ 1,980	$ 5,000	$ 6,980	$ 12,000
Contingency	$ 10,000	$ 5	$ 4,167	$ 4,172	$ 10,000
Subtotal Field Expenditures	**$ 156,428**	**$ 70,265**	**$ 57,465**	**$ 127,730**	**$ 166,046**

Lucerne Park

Community Development District

General Fund

Description	Adopted Budget FY2026	Actuals Thru 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Amenity Expenditures					
Amenity - Electric	$ 10,100	$ 2,149	$ 2,000	$ 4,149	$ 10,100
Amenity - Water	$ 10,000	$ 5,478	$ 4,167	$ 9,645	$ 12,500
Playground Lease	$ 13,008	$ 11,382	$ 6,504	$ 17,886	$ -
Internet	$ 2,053	$ 1,353	$ 954	$ 2,307	$ 2,292
Pest Control	$ 1,136	$ 560	$ 400	$ 960	$ 1,136
Janitorial Service	$ 16,780	$ 9,240	$ 6,992	$ 16,232	$ 16,780
Security Services	$ 35,000	$ 18,055	$ 22,569	$ 40,624	$ 35,000
Pool Maintenance	$ 24,408	$ 14,179	$ 10,170	$ 24,349	$ 25,080
Amenity Repairs & Maintenance	$ 10,000	$ 2,770	$ 4,167	$ 6,937	$ 12,500
Amenity Access Management	$ 5,408	$ 3,155	$ 2,253	$ 5,408	$ 10,000
Chair Lift Replacement	$ 12,000	$ -	$ -	$ -	$ -
Contingency	$ 12,000	$ 1,000	$ 5,000	$ 6,000	$ 12,000
Reserve Study	$ -	$ -	$ -	$ -	$ 6,000
Subtotal Amenity Expenditures	**$ 151,893**	**$ 69,321**	**$ 65,175**	**$ 134,497**	**$ 143,388**
Total Operations & Maintenance	**$ 308,321**	**$ 139,587**	**$ 122,640**	**$ 262,227**	**$ 309,434**
Other Expenditures					
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**	**$ 231,450**	**$ 178,899**	**$ 410,349**	**$ 447,812**
Excess Revenues/(Expenditures)	$ -	$ 219,802	$ (165,795)	$ 54,007	$ -

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

<u>REVENUES:</u>

<u>Assessments</u>

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.

<u>Interest Income</u>

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

<u>Other Income</u>

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

<u>EXPENDITURES:</u>

<u>Administrative:</u>

<u>Supervisor Fees</u>

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.

<u>FICA Expense</u>

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

<u>Engineering</u>

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.

<u>Attorney</u>

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.

<u>Annual Audit</u>

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

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

Arbitrage

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

Dissemination

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

Trustee Fees

The District will incur trustee related costs with the issuance of its' Series 2019 bonds.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, etc. Governmental Management Services-Central Florida, LLC provides this service.

Website Maintenance

Represents costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC provides this service.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

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

Legal Advertising

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

Contingency

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

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Commerce for $175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Services

Property Insurance

The District's property insurance coverages.

Field Management

The District has contracted with Governmental Management Services – Central Florida, LLC to provide onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

The District has a contract with Prince & Sons, Inc. to maintain the landscaping located within the District. These services include monthly landscape maintenance such as mowing of turf areas, pruning and trimming, plant bed weed control, fertilization and irrigation inspections.

Landscape Contingency

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

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

Electric

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

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..

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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Assessments	$ 419,524	$ 414,765	$ 4,758	$ 419,524	$ 419,524
Interest Income	$ 10,185	$ 9,857	$ 7,000	$ 16,857	$ 8,428
Carry Forward Surplus *	$ 242,915	$ 245,611	$ -	$ 245,611	$ 262,598
Total Revenues	**$ 672,624**	**$ 670,233**	**$ 11,758**	**$ 681,992**	**$ 690,550**
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	$ 528,036	$ (265,438)	$ 262,598	$ 271,556

* 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	Prinicpal	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 4/30/26	Projected Next 5 Months	Projected Thru 9/30/26	Proposed Budget FY2027
Revenues					
Interest Income	$ 1,531	$ 1,679	$ 840	$ 2,519	$ 1,259
Carry Forward Surplus	$ 86,479	$ 86,543	$ -	$ 86,543	$ 96,447
Total Revenues	**$ 88,010**	**$ 88,222**	**$ 840**	**$ 89,062**	**$ 97,707**
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	$ 88,222	$ 8,225	$ 96,447	$ 99,406

SECTION B

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2027; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lucerne Park Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Polk County, Florida ("**County**"); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors ("**Board**") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**") for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached hereto as **Exhibit A** and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2027; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("**Uniform Method**"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Lucerne Park Community Development District ("**Assessment Roll**") attached to this Resolution as **Exhibit B** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits A** and **B**, is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits A** and **B**. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION. The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits A** and **B**. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit B**, is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

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

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 18TH DAY OF JUNE 2026.

ATTEST:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

By: ___________________________

Its: ___________________________

Exhibit A: Adopted Budget for Fiscal Year 2027
Exhibit B: Assessment Roll

Exhibit B

Lucerne Park CDD

FY 27 Assessment Roll

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
262802522103000010	1	$1,386.69	$1,303.76	$2,690.45
262802522103000020	1	$1,386.69	$1,303.76	$2,690.45
262802522103000030	1	$1,386.69	$1,303.76	$2,690.45
262802522103000040	1	$1,386.69	$1,303.76	$2,690.45
262802522103000050	1	$1,386.69	$1,303.76	$2,690.45
262802522103000060	1	$1,386.69	$1,303.76	$2,690.45
262802522103000070	1	$1,386.69	$1,303.76	$2,690.45
262802522103000080	1	$1,386.69	$1,303.76	$2,690.45
262802522103000090	1	$1,386.69	$1,303.76	$2,690.45
262802522103000100	1	$1,386.69	$1,303.76	$2,690.45
262802522103000110	1	$1,386.69	$1,303.76	$2,690.45
262802522103000120	1	$1,386.69	$1,303.76	$2,690.45
262802522103000130	1	$1,386.69	$1,303.76	$2,690.45
262802522103000140	1	$1,386.69	$1,303.76	$2,690.45
262802522103000150	1	$1,386.69	$1,303.76	$2,690.45
262802522103000160	1	$1,386.69	$1,303.76	$2,690.45
262802522103000170	1	$1,386.69	$1,303.76	$2,690.45
262802522103000180	1	$1,386.69	$1,303.76	$2,690.45
262802522103000190	1	$1,386.69	$1,303.76	$2,690.45
262802522103000200	1	$1,386.69	$1,303.76	$2,690.45
262802522103000210	1	$1,386.69	$1,303.76	$2,690.45
262802522103000220	1	$1,386.69	$1,303.76	$2,690.45
262802522103000230	1	$1,386.69	$1,303.76	$2,690.45
262802522103000240	1	$1,386.69	$1,303.76	$2,690.45
262802522103000250	1	$1,386.69	$1,303.76	$2,690.45
262802522103000260	1	$1,386.69	$1,303.76	$2,690.45
262802522103000270	1	$1,386.69	$1,303.76	$2,690.45
262802522103000280	1	$1,386.69	$1,303.76	$2,690.45
262802522103000290	1	$1,386.69	$1,303.76	$2,690.45
262802522103000300	1	$1,386.69	$1,303.76	$2,690.45
262802522103000310	1	$1,386.69	$1,303.76	$2,690.45
262802522103000320	1	$1,386.69	$1,303.76	$2,690.45
262802522103000330	1	$1,386.69	$1,303.76	$2,690.45
262802522103000340	1	$1,386.69	$1,303.76	$2,690.45
262802522103000350	1	$1,386.69	$1,303.76	$2,690.45
262802522103000360	1	$1,386.69	$1,303.76	$2,690.45
262802522103000370	1	$1,386.69	$1,303.76	$2,690.45
262802522103000380	1	$1,386.69	$1,303.76	$2,690.45
262802522103000390	1	$1,386.69	$1,303.76	$2,690.45
262802522103000400	1	$1,386.69	$1,303.76	$2,690.45
262802522103000410	1	$1,386.69	$1,303.76	$2,690.45
262802522103000420	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
26280252210300043O	1	$1,386.69	$1,303.76	$2,690.45
262802522103000440	1	$1,386.69	$1,303.76	$2,690.45
262802522103000450	1	$1,386.69	$1,303.76	$2,690.45
262802522103000460	1	$1,386.69	$1,303.76	$2,690.45
262802522103000470	1	$1,386.69	$1,303.76	$2,690.45
262802522103000480	1	$1,386.69	$1,303.76	$2,690.45
262802522103000490	1	$1,386.69	$1,303.76	$2,690.45
262802522103000500	1	$1,386.69	$1,303.76	$2,690.45
262802522103000510	1	$1,386.69	$1,303.76	$2,690.45
262802522103000520	1	$1,386.69	$1,303.76	$2,690.45
262802522103000530	1	$1,386.69	$1,303.76	$2,690.45
262802522103000540	1	$1,386.69	$1,303.76	$2,690.45
262802522103000550	1	$1,386.69	$1,303.76	$2,690.45
262802522103000560	1	$1,386.69	$1,303.76	$2,690.45
262802522103000570	1	$1,386.69	$1,303.76	$2,690.45
262802522103000580	1	$1,386.69	$1,303.76	$2,690.45
262802522103000590	1	$1,386.69	$1,303.76	$2,690.45
262802522103000600	1	$1,386.69	$1,303.76	$2,690.45
262802522103000610	1	$1,386.69	$1,303.76	$2,690.45
262802522103000620	1	$1,386.69	$1,303.76	$2,690.45
262802522103000630	1	$1,386.69	$1,303.76	$2,690.45
262802522103000640	1	$1,386.69	$1,303.76	$2,690.45
262802522103000650	1	$1,386.69	$1,303.76	$2,690.45
262802522103000660	1	$1,386.69	$1,303.76	$2,690.45
262802522103000670	1	$1,386.69	$1,303.76	$2,690.45
262802522103000680	1	$1,386.69	$1,303.76	$2,690.45
262802522103000690	1	$1,386.69	$1,303.76	$2,690.45
262802522103000700	1	$1,386.69	$1,303.76	$2,690.45
262802522103000710	1	$1,386.69	$1,303.76	$2,690.45
262802522103000720	1	$1,386.69	$1,303.76	$2,690.45
262802522103000730	1	$1,386.69	$1,303.76	$2,690.45
262802522103000740	1	$1,386.69	$1,303.76	$2,690.45
262802522103000750	1	$1,386.69	$1,303.76	$2,690.45
262802522103000760	1	$1,386.69	$1,303.76	$2,690.45
262802522103000770	1	$1,386.69	$1,303.76	$2,690.45
262802522103000780	1	$1,386.69	$1,303.76	$2,690.45
262802522103000790	1	$1,386.69	$1,303.76	$2,690.45
262802522103000800	1	$1,386.69	$1,303.76	$2,690.45
262802522103000810	1	$1,386.69	$1,303.76	$2,690.45
262802522103000820	1	$1,386.69	$1,303.76	$2,690.45
262802522103000830	1	$1,386.69	$1,303.76	$2,690.45
262802522103000840	1	$1,386.69	$1,303.76	$2,690.45
262802522103000850	1	$1,386.69	$1,303.76	$2,690.45
262802522103000860	1	$1,386.69	$1,303.76	$2,690.45
262802522103000870	1	$1,386.69	$1,303.76	$2,690.45
262802522103000880	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
262802522103000890	1	$1,386.69	$1,303.76	$2,690.45
262802522103000900	1	$1,386.69	$1,303.76	$2,690.45
262802522103000910	1	$1,386.69	$1,303.76	$2,690.45
262802522103000920	1	$1,386.69	$1,303.76	$2,690.45
262802522103000930	1	$1,386.69	$1,303.76	$2,690.45
262802522103000940	1	$1,386.69	$1,303.76	$2,690.45
262802522103000950	1	$1,386.69	$1,303.76	$2,690.45
262802522103000960	1	$1,386.69	$1,303.76	$2,690.45
262802522103000970	1	$1,386.69	$1,303.76	$2,690.45
262802522103000980	1	$1,386.69	$1,303.76	$2,690.45
262802522103000990	1	$1,386.69	$1,303.76	$2,690.45
262802522103001000	1	$1,386.69	$1,303.76	$2,690.45
262802522103001010	1	$1,386.69	$1,303.76	$2,690.45
262802522103001020	1	$1,386.69	$1,303.76	$2,690.45
262802522103001030	1	$1,386.69	$1,303.76	$2,690.45
262802522103001040	1	$1,386.69	$1,303.76	$2,690.45
262802522103001050	1	$1,386.69	$1,303.76	$2,690.45
262802522103001060	1	$1,386.69	$1,303.76	$2,690.45
262802522103001070	1	$1,386.69	$1,303.76	$2,690.45
262802522103001080	1	$1,386.69	$1,303.76	$2,690.45
262802522103001090	1	$1,386.69	$1,303.76	$2,690.45
262802522103001100	1	$1,386.69	$1,303.76	$2,690.45
262802522103001110	1	$1,386.69	$1,303.76	$2,690.45
262802522103001120	1	$1,386.69	$1,303.76	$2,690.45
262802522103001130	1	$1,386.69	$1,303.76	$2,690.45
262802522103001140	1	$1,386.69	$1,303.76	$2,690.45
262802522103001150	1	$1,386.69	$1,303.76	$2,690.45
262802522103001160	1	$1,386.69	$1,303.76	$2,690.45
262802522103001170	1	$1,386.69	$1,303.76	$2,690.45
262802522103001180	1	$1,386.69	$1,303.76	$2,690.45
262802522103001190	1	$1,386.69	$1,303.76	$2,690.45
262802522103001200	1	$1,386.69	$1,303.76	$2,690.45
262802522103001210	1	$1,386.69	$1,303.76	$2,690.45
262802522103001220	1	$1,386.69	$1,303.76	$2,690.45
262802522103001230	1	$1,386.69	$1,303.76	$2,690.45
262802522103001240	1	$1,386.69	$1,303.76	$2,690.45
262802522103001250	1	$1,386.69	$1,303.76	$2,690.45
262802522103001260	1	$1,386.69	$1,303.76	$2,690.45
262802522103001270	1	$1,386.69	$1,303.76	$2,690.45
262802522103001280	1	$1,386.69	$1,303.76	$2,690.45
262802522103001290	1	$1,386.69	$1,303.76	$2,690.45
262802522103001300	1	$1,386.69	$1,303.76	$2,690.45
262802522103001310	1	$1,386.69	$1,303.76	$2,690.45
262802522103001320	1	$1,386.69	$1,303.76	$2,690.45
262802522103001330	1	$1,386.69	$1,303.76	$2,690.45
262802522103001340	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
262802522103001350	1	$1,386.69	$1,303.76	$2,690.45
262802522103001360	1	$1,386.69	$1,303.76	$2,690.45
262802522103001370	1	$1,386.69	$1,303.76	$2,690.45
262802522103001380	1	$1,386.69	$1,303.76	$2,690.45
262802522103001390	1	$1,386.69	$1,303.76	$2,690.45
262802522103001400	1	$1,386.69	$1,303.76	$2,690.45
262802522103001410	1	$1,386.69	$1,303.76	$2,690.45
262802522103001420	1	$1,386.69	$1,303.76	$2,690.45
262802522103001430	1	$1,386.69	$1,303.76	$2,690.45
262802522103001440	1	$1,386.69	$1,303.76	$2,690.45
262802522103001450	1	$1,386.69	$1,303.76	$2,690.45
262802522103001460	1	$1,386.69	$1,303.76	$2,690.45
262802522103001470	1	$1,386.69	$1,303.76	$2,690.45
262802522103001480	1	$1,386.69	$1,303.76	$2,690.45
262802522103001490	1	$1,386.69	$1,303.76	$2,690.45
262802522103001500	1	$1,386.69	$1,303.76	$2,690.45
262802522103001510	1	$1,386.69	$1,303.76	$2,690.45
262802522103001520	1	$1,386.69	$1,303.76	$2,690.45
262802522103001530	1	$1,386.69	$1,303.76	$2,690.45
262802522103001540	1	$1,386.69	$1,303.76	$2,690.45
262802522103001550	1	$1,386.69	$1,303.76	$2,690.45
262802522103001560	1	$1,386.69	$1,303.76	$2,690.45
262802522103001570	1	$1,386.69	$1,303.76	$2,690.45
262802522103001580	1	$1,386.69	$1,303.76	$2,690.45
262802522103001590	1	$1,386.69	$1,303.76	$2,690.45
262802522103001600	1	$1,386.69	$1,303.76	$2,690.45
262802522103001610	1	$1,386.69	$1,303.76	$2,690.45
262802522103001620	1	$1,386.69	$1,303.76	$2,690.45
262802522103001630	1	$1,386.69	$1,303.76	$2,690.45
262802522103001640	1	$1,386.69	$1,303.76	$2,690.45
262802522103001650	1	$1,386.69	$1,303.76	$2,690.45
262802522103001660	1	$1,386.69	$1,303.76	$2,690.45
262802522103001670	1	$1,386.69	$1,303.76	$2,690.45
262802522103001680	1	$1,386.69	$1,303.76	$2,690.45
262802522103001690	1	$1,386.69	$1,303.76	$2,690.45
262802522103001700	1	$1,386.69	$1,303.76	$2,690.45
262802522103001710	1	$1,386.69	$1,303.76	$2,690.45
262802522103001720	1	$1,386.69	$1,303.76	$2,690.45
262802522103001730	1	$1,386.69	$1,303.76	$2,690.45
262802522103001740	1	$1,386.69	$1,303.76	$2,690.45
262802522103001750	1	$1,386.69	$1,303.76	$2,690.45
262802522103001760	1	$1,386.69	$1,303.76	$2,690.45
262802522103001770	1	$1,386.69	$1,303.76	$2,690.45
262802522103001780	1	$1,386.69	$1,303.76	$2,690.45
262802522103001790	1	$1,386.69	$1,303.76	$2,690.45
262802522103001800	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
262802522103001810	1	$1,386.69	$1,303.76	$2,690.45
262802522103001820	1	$1,386.69	$1,303.76	$2,690.45
262802522103001830	1	$1,386.69	$1,303.76	$2,690.45
262802522103001840	1	$1,386.69	$1,303.76	$2,690.45
262802522103001850	1	$1,386.69	$1,303.76	$2,690.45
262802522103001860	1	$1,386.69	$1,303.76	$2,690.45
262802522103001870	1	$1,386.69	$1,303.76	$2,690.45
262802522103001880	1	$1,386.69	$1,303.76	$2,690.45
262802522103001890	1	$1,386.69	$1,303.76	$2,690.45
262802522103001900	1	$1,386.69	$1,303.76	$2,690.45
262802522103001910	1	$1,386.69	$1,303.76	$2,690.45
262802522103001920	1	$1,386.69	$1,303.76	$2,690.45
262802522103001930	1	$1,386.69	$1,303.76	$2,690.45
262802522103001940	1	$1,386.69	$1,303.76	$2,690.45
262802522103001950	1	$1,386.69	$1,303.76	$2,690.45
262802522103001960	1	$1,386.69	$1,303.76	$2,690.45
262802522103001970	1	$1,386.69	$1,303.76	$2,690.45
262802522103001980	1	$1,386.69	$1,303.76	$2,690.45
262802522103001990	1	$1,386.69	$1,303.76	$2,690.45
262802522103002000	1	$1,386.69	$1,303.76	$2,690.45
262802522103002010	1	$1,386.69	$1,303.76	$2,690.45
262802522103002020	1	$1,386.69	$1,303.76	$2,690.45
262802522103002030	1	$1,386.69	$1,303.76	$2,690.45
262802522103002040	1	$1,386.69	$1,303.76	$2,690.45
262802522103002050	1	$1,386.69	$1,303.76	$2,690.45
262802522103002060	1	$1,386.69	$1,303.76	$2,690.45
262802522103002070	1	$1,386.69	$1,303.76	$2,690.45
262802522103002080	1	$1,386.69	$1,303.76	$2,690.45
262802522103002090	1	$1,386.69	$1,303.76	$2,690.45
262802522103002100	1	$1,386.69	$1,303.76	$2,690.45
262802522103002110	1	$1,386.69	$1,303.76	$2,690.45
262802522103002120	1	$1,386.69	$1,303.76	$2,690.45
262802522103002130	1	$1,386.69	$1,303.76	$2,690.45
262802522103002140	1	$1,386.69	$1,303.76	$2,690.45
262802522103002150	1	$1,386.69	$1,303.76	$2,690.45
262802522103002160	1	$1,386.69	$1,303.76	$2,690.45
262802522103002170	1	$1,386.69	$1,303.76	$2,690.45
262802522103002180	1	$1,386.69	$1,303.76	$2,690.45
262802522103002190	1	$1,386.69	$1,303.76	$2,690.45
262802522103002200	1	$1,386.69	$1,303.76	$2,690.45
262802522103002210	1	$1,386.69	$1,303.76	$2,690.45
262802522103002220	1	$1,386.69	$1,303.76	$2,690.45
262802522103002230	1	$1,386.69	$1,303.76	$2,690.45
262802522103002240	1	$1,386.69	$1,303.76	$2,690.45
262802522103002250	1	$1,386.69	$1,303.76	$2,690.45
262802522103002260	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
26280252210300227 0	1	$1,386.69	$1,303.76	$2,690.45
262802522103002280	1	$1,386.69	$1,303.76	$2,690.45
262802522103002290	1	$1,386.69	$1,303.76	$2,690.45
262802522103002300	1	$1,386.69	$1,303.76	$2,690.45
262802522103002310	1	$1,386.69	$1,303.76	$2,690.45
262802522103002320	1	$1,386.69	$1,303.76	$2,690.45
262802522103002330	1	$1,386.69	$1,303.76	$2,690.45
262802522103002340	1	$1,386.69	$1,303.76	$2,690.45
262802522103002350	1	$1,386.69	$1,303.76	$2,690.45
262802522103002360	1	$1,386.69	$1,303.76	$2,690.45
262802522103002370	1	$1,386.69	$1,303.76	$2,690.45
262802522103002380	1	$1,386.69	$1,303.76	$2,690.45
262802522103002390	1	$1,386.69	$1,303.76	$2,690.45
262802522103002400	1	$1,386.69	$1,303.76	$2,690.45
262802522103002410	1	$1,386.69	$1,303.76	$2,690.45
262802522103002420	1	$1,386.69	$1,303.76	$2,690.45
262802522103002430	1	$1,386.69	$1,303.76	$2,690.45
262802522103002440	1	$1,386.69	$1,303.76	$2,690.45
262802522103002450	1	$1,386.69	$1,303.76	$2,690.45
262802522103002460	1	$1,386.69	$1,303.76	$2,690.45
262802522103002470	1	$1,386.69	$1,303.76	$2,690.45
262802522103002480	1	$1,386.69	$1,303.76	$2,690.45
262802522103002490	1	$1,386.69	$1,303.76	$2,690.45
262802522103002500	1	$1,386.69	$1,303.76	$2,690.45
262802522103002510	1	$1,386.69	$1,303.76	$2,690.45
262802522103002520	1	$1,386.69	$1,303.76	$2,690.45
262802522103002530	1	$1,386.69	$1,303.76	$2,690.45
262802522103002540	1	$1,386.69	$1,303.76	$2,690.45
262802522103002550	1	$1,386.69	$1,303.76	$2,690.45
262802522103002560	1	$1,386.69	$1,303.76	$2,690.45
262802522103002570	1	$1,386.69	$1,303.76	$2,690.45
262802522103002580	1	$1,386.69	$1,303.76	$2,690.45
262802522103002590	1	$1,386.69	$1,303.76	$2,690.45
262802522103002600	1	$1,386.69	$1,303.76	$2,690.45
262802522103002610	1	$1,386.69	$1,303.76	$2,690.45
262802522103002620	1	$1,386.69	$1,303.76	$2,690.45
262802522103002630	1	$1,386.69	$1,303.76	$2,690.45
262802522103002640	1	$1,386.69	$1,303.76	$2,690.45
262802522103002650	1	$1,386.69	$1,303.76	$2,690.45
262802522103002660	1	$1,386.69	$1,303.76	$2,690.45
262802522103002670	1	$1,386.69	$1,303.76	$2,690.45
262802522103002680	1	$1,386.69	$1,303.76	$2,690.45
262802522103002690	1	$1,386.69	$1,303.76	$2,690.45
262802522103002700	1	$1,386.69	$1,303.76	$2,690.45
262802522103002710	1	$1,386.69	$1,303.76	$2,690.45
262802522103002720	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
26280252210300273O	1	$1,386.69	$1,303.76	$2,690.45
262802522103002740	1	$1,386.69	$1,303.76	$2,690.45
262802522103002750	1	$1,386.69	$1,303.76	$2,690.45
262802522103002760	1	$1,386.69	$1,303.76	$2,690.45
262802522103002770	1	$1,386.69	$1,303.76	$2,690.45
262802522103002780	1	$1,386.69	$1,303.76	$2,690.45
262802522103002790	1	$1,386.69	$1,303.76	$2,690.45
262802522103002800	1	$1,386.69	$1,303.76	$2,690.45
262802522103002810	1	$1,386.69	$1,303.76	$2,690.45
262802522103002820	1	$1,386.69	$1,303.76	$2,690.45
262802522103002830	1	$1,386.69	$1,303.76	$2,690.45
262802522103002840	1	$1,386.69	$1,303.76	$2,690.45
262802522103002850	1	$1,386.69	$1,303.76	$2,690.45
262802522103002860	1	$1,386.69	$1,303.76	$2,690.45
262802522103002870	1	$1,386.69	$1,303.76	$2,690.45
262802522103002880	1	$1,386.69	$1,303.76	$2,690.45
262802522103002890	1	$1,386.69	$1,303.76	$2,690.45
262802522103002900	1	$1,386.69	$1,303.76	$2,690.45
262802522103002910	1	$1,386.69	$1,303.76	$2,690.45
262802522103002920	1	$1,386.69	$1,303.76	$2,690.45
262802522103002930	1	$1,386.69	$1,303.76	$2,690.45
262802522103002940	1	$1,386.69	$1,303.76	$2,690.45
262802522103002950	1	$1,386.69	$1,303.76	$2,690.45
262802522103002960	1	$1,386.69	$1,303.76	$2,690.45
262802522103002970	1	$1,386.69	$1,303.76	$2,690.45
262802522103002980	1	$1,386.69	$1,303.76	$2,690.45
262802522103002990	1	$1,386.69	$1,303.76	$2,690.45
262802522103003000	1	$1,386.69	$1,303.76	$2,690.45
262802522103003010	1	$1,386.69	$1,303.76	$2,690.45
262802522103003020	1	$1,386.69	$1,303.76	$2,690.45
262802522103003030	1	$1,386.69	$1,303.76	$2,690.45
262802522103003040	1	$1,386.69	$1,303.76	$2,690.45
262802522103003050	1	$1,386.69	$1,303.76	$2,690.45
262802522103003060	1	$1,386.69	$1,303.76	$2,690.45
262802522103003070	1	$1,386.69	$1,303.76	$2,690.45
262802522103003080	1	$1,386.69	$1,303.76	$2,690.45
262802522103003090	1	$1,386.69	$1,303.76	$2,690.45
262802522103003100	1	$1,386.69	$1,303.76	$2,690.45
262802522103003110	1	$1,386.69	$1,303.76	$2,690.45
262802522103003120	1	$1,386.69	$1,303.76	$2,690.45
262802522103003130	1	$1,386.69	$1,303.76	$2,690.45
262802522103003140	1	$1,386.69	$1,303.76	$2,690.45
262802522103003150	1	$1,386.69	$1,303.76	$2,690.45
262802522103003160	1	$1,386.69	$1,303.76	$2,690.45
262802522103003170	1	$1,386.69	$1,303.76	$2,690.45
262802522103003180	1	$1,386.69	$1,303.76	$2,690.45

PARCEL ID	UNITS	FY 26 O&M	2019 DEBT	TOTAL
262802522103003190	1	$1,386.69	$1,303.76	$2,690.45
262802522103003200	1	$1,386.69	$1,303.76	$2,690.45
262802522103003210	1	$1,386.69	$1,303.76	$2,690.45
262802522103003220	1	$1,386.69	$1,303.76	$2,690.45
262802522103003230	1	$1,386.69	$1,303.76	$2,690.45
262802522103003240	1	$1,386.69	$1,303.76	$2,690.45
262802522103003250	1	$1,386.69	$1,303.76	$2,690.45
262802522103003260	1	$1,386.69	$1,303.76	$2,690.45
262802522103003270	1	$1,386.69	$1,303.76	$2,690.45
262802522103003280	1	$1,386.69	$1,303.76	$2,690.45
262802522103003290	1	$1,386.69	$1,303.76	$2,690.45
262802522103003300	1	$1,386.69	$1,303.76	$2,690.45
262802522103003310	1	$1,386.69	$1,303.76	$2,690.45
262802522103003320	1	$1,386.69	$1,303.76	$2,690.45
262802522103003330	1	$1,386.69	$1,303.76	$2,690.45
262802522103003340	1	$1,386.69	$1,303.76	$2,690.45
262802522103003350	1	$1,386.69	$1,303.76	$2,690.45
262802522103003360	1	$1,386.69	$1,303.76	$2,690.45
262802522103003370	1	$1,386.69	$1,303.76	$2,690.45
262802522103003380	1	$1,386.69	$1,303.76	$2,690.45
262802522103003390	1	$1,386.69	$1,303.76	$2,690.45
262802522103003400	1	$1,386.69	$1,303.76	$2,690.45
262802522103003410	1	$1,386.69	$1,303.76	$2,690.45
262802522103003420	1	$1,386.69	$1,303.76	$2,690.45
262802522103003430	1	$1,386.69	$1,303.76	$2,690.45
262802522103003440	1	$1,386.69	$1,303.76	$2,690.45
262802522103003450	1	$1,386.69	$1,303.76	$2,690.45
262802522103003460	1	$1,386.69	$1,303.76	$2,690.45
Total Gross Assessments	346	$479,794.74	$451,100.96	$930,895.70

Total Net Assessments		$446,209.11	$419,523.89	$865,733.00

SECTION 5

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT SETTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2027; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board of Supervisors desires to adopt an annual meeting schedule for the fiscal year beginning October 1, 2026, and ending September 30, 2027 ("**Fiscal Year 2027**"), attached as **Exhibit A**.

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

SECTION 1. The Fiscal Year 2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 18th day of June 2026.

ATTEST:	**LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2027 Annual Meeting Schedule

EXHIBIT A:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETINGS FOR FISCAL YEAR 2027

The Board of Supervisors ("Board") of the Lucerne Park Community Development District ("District") will hold their regular meetings for Fiscal Year 2027 at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida 33880, at 9:30 a.m. on the following dates, unless otherwise indicated as follows:

Thursday, October 15, 2026
Thursday, November 19, 2026
Thursday, December 17 , 2026
Thursday, January 21, 2027
Thursday, February 18, 2027
Thursday, March 18, 2027
Thursday, April 15, 2027
Thursday, May 20, 2027
Thursday, June 17, 2027
Thursday, July 15, 2027
Thursday, August 19, 2027
Thursday, September 16, 2027

The meetings will be conducted in accordance with the provisions of Florida law for community development districts and, other than the closed session described above, will be open to the public. The meetings may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained by contacting the office of the District Manager c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801; Phone: (407) 841-5524 ("District Manager's Office").

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at any meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION 6

TOWING SERVICES AGREEMENT

THIS AGREEMENT ("**Agreement**") is made and entered into this 29 day of April 2026 by and between:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("**District**"); and

BOLTON'S TOWING SERVICES, INC., a Florida corporation with a principal address of 2690 Avenue E, SW, Winter Haven, Florida 33880 ("**Contractor**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Rules Relating to Parking and Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors ("**Board**") of the District ("**Parking Rules**"); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules ("**Services**"); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

SECTION 1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District's designated representatives, who shall be the District Manager (Katie O'Rourke of Government Management Services – Central Florida, LLC), or her designee ("**District Representatives**"). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.

B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.

C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents ($1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents ($2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:

1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.

iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents ($1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

A. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.

B. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

C. Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (each a "**Notice**") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: **Lucerne Park Community Development District**
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: **Kilinski | Van Wyk PLLC**
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Lucerne Park Road CDD, District Counsel

B. If to Contractor: **Bolton's Towing Services, Inc.**
2690 Avenue E, SW
Winter Haven, Florida 33880
Attn: Tyler Bolton

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

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

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies and Other Entities that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies and Other Entities that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 17. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 20. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(14), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 23. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[Signature page follows]

[Signature page to Agreement for Towing Services]

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

LUCERNE PARK
COMMUNITY DEVELOPMENT DISTRICT

Signed by:
Bobbie Shockley
B4BFE8F149CE478...
____
Chairperson, Board of Supervisors

BOLTON'S TOWING SERVICES, INC.,
a Florida corporation

DocuSigned by:
Tyler Bolton
45C07A2F26AE4DB...
____
By: Tyler Bolton
Its: Owner

Exhibit A: Parking Rules

<u>EXHIBIT A</u>
Parking Rules

[See following pages]

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes,* and on May 18, 2023, at a duly noticed public meeting, the Board of Supervisors of the Lucerne Park Community Development District ("District") adopted the following policy to govern parking and parking enforcement on certain District property (the "Policy"). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District's residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from District designated Tow-Away Zones consistent with this Policy and as indicated on **Exhibit A** attached hereto.

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle*. Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.

B. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not.

C. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

D. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

E. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

F. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action.

G. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted in designated parking areas, as indicated by asphalt markings for parking spaces. On-street parking is only authorized on the Odd-numbered side of the street (as indicated by address numbers). On-street parking is expressly prohibited on the even-numbered side of the street (as indicated by address numbers). **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. The even-numbered side of the street (as indicated by address numbers) and those areas within the District's boundaries depicted in **Exhibit A**, which is incorporated herein by reference, are hereby established as "Tow-Away Zones" for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein ("**Tow-Away Zone**").

SECTION 5. EXCEPTIONS.

A. **ON-STREET PARKING EXCEPTIONS**. Abandoned and/or broken down Vehicles are not permitted to be parked on-street at any time and are subject to towing at the Owner's expense. Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense.

B. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.

C. **MAILBOX PARKING**. Parking at the mailboxes is limited to 5 (five) minutes only for the purpose of retrieving mail.

D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.

E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

F. **Culs De Sac.** The culs de sac throughout the community are designed as turnarounds for utility and delivery vehicles. Parking is prohibited on all culs de sac at all times.

SECTION 6. TOWING/REMOVAL PROCEDURES.

A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

B. **TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in the Tow-Away Zone.

C. **AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones as the District acquires additional common areas. Such designations of new Tow-Away Zones are subject to proper signage and notice prior to enforcement of these rules on such new Tow-Away Zones.

EXHIBIT A: ***Tow-Away Zones (highlighted areas)***

Effective date: May 18, 2023

EXHIBIT A

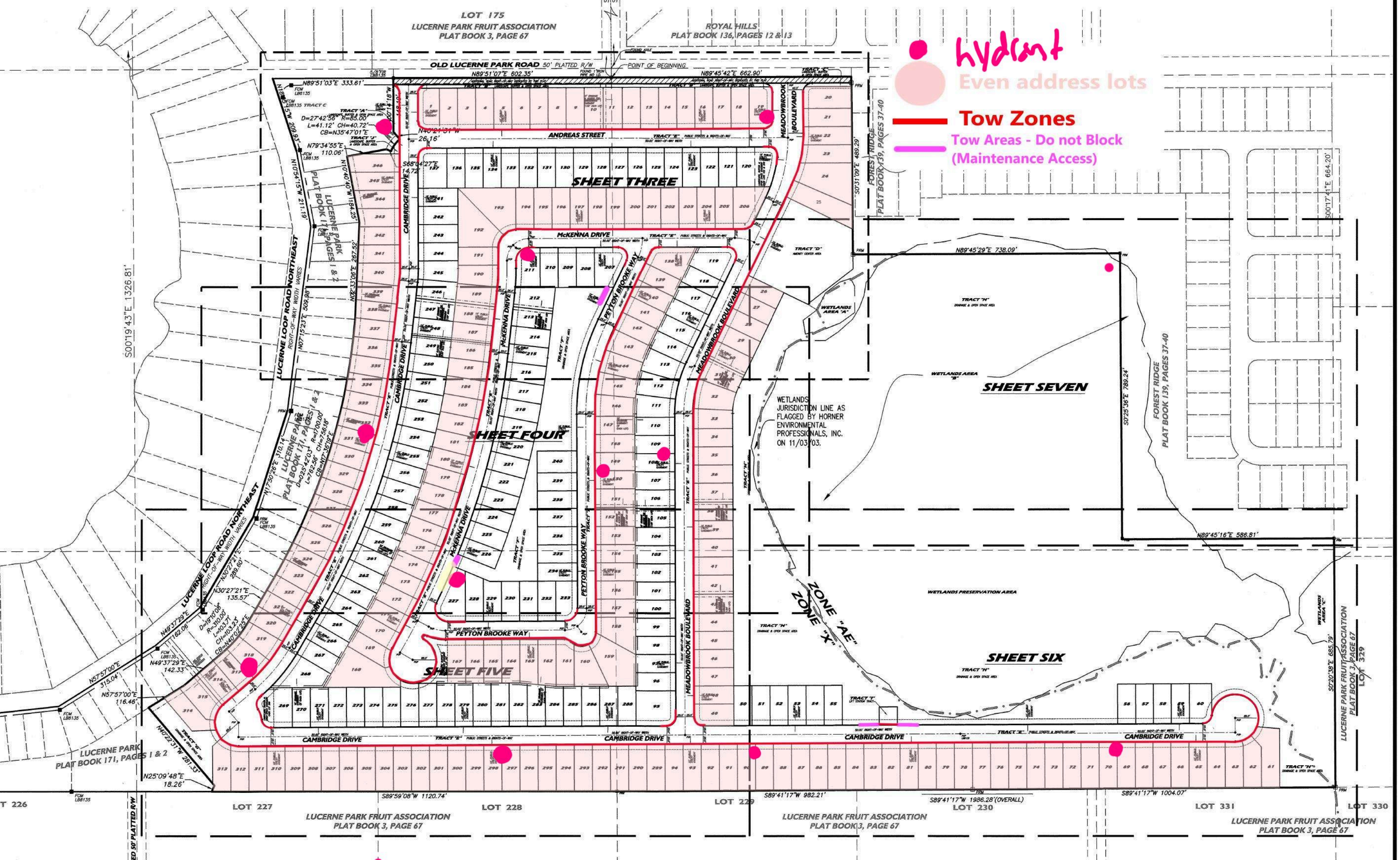
Tow Away Zones

POINT OF COMMENCEMENT
NORTHWEST CORNER SECTION
1, TOWNSHIP 28 SOUTH,
RANGE 26 EAST, FCM, NO I.D.

OVERALL BOUNDARY AND KEY MAP

MAINTENANCE RESPONSIBILITY NOTE:

LAKE LUCERNE COMMUNITY DEVELOPMENT DISTRICT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE AND UPKEEP OF TRACTS A, B, C, D, E, F, G, H, AND J. IN THE EVENT OF TERMINATION OF THE LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT, THE DISTRICT SHALL BE RESPONSIBLE FOR ENSURING THE TRANSFER OF ALL MAINTENANCE AND UPKEEP RESPONSIBILITIES TO AN APPROPRIATE ENTITY OTHER THAN THE CITY OF WINTER HAVEN, FLORIDA AS AUTHORIZED BY LAW.



SECTION 7

ADDENDUM TO POOL MAINTENANCE SERVICES AGREEMENT

(Temporary Fuel Surcharge)

THIS ADDENDUM ("Addendum") is made effective this 1st day of June 2026 ("Effective Date"), by and between:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, whose mailing address is c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 ("District"); and

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES, whose mailing address is 14525 Johns Lake Road, Clermont, Florida 34711 ("Contractor" and, with the District, "Parties").

RECITALS

WHEREAS, the District and Contractor previously entered into that certain *Agreement for Pool Maintenance Services*, dated as of October 1, 2025 ("Agreement"), incorporated herein by this reference; and

WHEREAS, the District and Contractor desire to modify the Agreement to account for additional compensation for a temporary fuel surcharge, as set forth in **Exhibit A**, attached hereto and incorporated herein by reference; and

WHEREAS, pursuant to Section 19 of the Agreement, the Agreement may be amended by an instrument in writing executed by both Parties; and

WHEREAS, the District and Contractor now desire to amend the Agreement as described herein.

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

1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated herein and form a material part of this Addendum.

2. TEMPORARY FUEL SURCHARGE.

A. Services, as that term is defined in the Agreement, rendered on or after the Effective Date of this Addendum shall be subject to a temporary fuel surcharge, as outlined in **Exhibit A** to this Addendum ("Surcharge"). The Surcharge will be in effect from the Effective Date through September 30, 2026.

B. The Surcharge must be shown as a separate line item on the invoices showing the compensation owed under the Agreement, plus the Surcharge, and a total amount for each month. Contractor shall provide a screenshot of the AAA Florida Average Gas Prices as of the first day of each month, which will be compared to the rates set forth in **Exhibit A** to evidence the Surcharge.

3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Addendum, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All remaining provisions, including, but not limited to, the engagement of services, fees, costs, indemnification, and sovereign immunity provisions, remain in full effect and are fully enforceable.

4. AUTHORIZATION. The execution of this Addendum has been duly authorized by the appropriate body or official of the District and Contractor, both the District and Contractor have complied with all requirements of law, and both the District and Contractor have full power and authority to comply with the terms and provisions of this Addendum.

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

6. EFFECTIVE DATE. This Addendum shall have an effective date as of the date first written above.

IN WITNESS WHEREOF, the Parties execute this Addendum the day and year first written above.

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

____
Chairperson, Board of Supervisors

ROGER JAMES MCDONNELL D/B/A RESORT POOL SERVICES

____
By: ________________________________
Its: ________________________________

Exhibit A: Fuel Surcharge Proposal

Exhibit A
Fuel Charge

Monthly Fuel Surcharge Request

To whom it may concern

We appreciate your continued trust and support. We are writing to inform you of a temporary change to our billing structure due to the ongoing increase in fuel costs.

As you may be aware, gas prices have risen significantly and continue to impact transportation and operational expenses across our industry. In order to continue providing the reliable service and quality you expect, we will be implementing a temporary fuel surcharge of $50 per month, effective June 1st 2026.

This surcharge will remain in place only until gas prices have remained under $3.95 at which time the fee will be removed.

We understand that any increase in costs can be difficult, and this decision was not made lightly. Our goal is to remain transparent while continuing to serve you without compromising the quality and dependability of our services.

We sincerely appreciate your understanding and continued business. If you have any questions, please feel free to contact us directly.

Thank you again for your support.

Simon McDonnell

VP of Operations

Resort Pool Services

321-689-6210

SECTION 8

PRINCE & SONS

Headquarters
200 South F Street
Haines City, Florida 33844
(863) 422-5207
www.princeandsonsinc.com

Tampa
9513 US 92 East
Tampa, Florida 33610

Orlando
14645 Boggy Creek Rd
Orlando, Florida 32824

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

- **BASED ON STATE AVERAGE**
- **ONLY APPLIES TO CONTRACTED "ESSENTIAL SERVICES"**
- **FUEL SERVICE CHARGE APPLIES THROUGH SEPTEMBER IF PRICES WARRANT**
- **FY 2027 CHARGES WOULD NEED TO BE APPROVED FOR BUDGET**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,

Lucas Martin

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office
PRINCE & SONS INC.

SECTION 9

SECTION A

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT
Easement Variance Request

Name of Owner: 880 Cambridge Drive Trust

Address: 880 Cambridge Dr, Winter Haven, FL, 33881

Telephone: 732-691-3290 Email: jakemeehanftw@gmail.com

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): Height of the back 15 feet of fence in backyard was raised 4" to allow water to pass through.

Proposed installation commencement date: 4/27/2026

Acknowledgements (please initial by each):

JM I acknowledge that any approval is only for the improvement(s) as specified in this request, and that if my plans change, I must file a new variance request.

JM I acknowledge that approval of this variance request is approval from the Lucerne Park Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.

JM I acknowledge that if this variance request is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.

JM I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.

Jake Meehan
Owner's Signature

Jake Meehan, Trustee
Print Name

04/27/2026
Date

Please submit this completed form to the District Manager by email at korourke@gmscfl.com, or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.

PRIVACY NOTICE: Under Florida's Public Records Law, Chapter 119, Florida Statutes, the information you submit on this form may become part of a public record. This means that, if a citizen makes a public records request, we may be required to disclose the information you submit to us. Under certain circumstances, we may only be required to disclose part of the information submitted to us. If you believe that your records may qualify for an exemption under Chapter 119, *Florida Statutes*, please notify the District Manager.

SECTION B

Lucerne Park
Community Development District
219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

Easement Variance Request

Name of Owner: Jason and Melissa Sigman

Address: 908 Cambridge Drive, Winter Haven, FL 33881

Telephone: 407-636-0945/407-247-2888 Email: jsig3247@gmail.com/msigman12@gmail.com

Description of proposed improvement (please attach a detailed survey sketch showing the proposed location of the improvement): ____________________

____

Proposed installation commencement date: ____________________

Acknowledgements (please initial by each):

______ I acknowledge that any approval is only for the improvement(s) as specified in this request, and that if my plans change, I must file a new variance request.

______ I acknowledge that approval of this variance request is approval from the Lucerne Park Community Development District only, and that I am responsible for obtaining any other necessary approvals, including but not limited to approvals from any HOA, County, or any other entity having an interest in the property, as applicable.

______ I acknowledge that if this variance request is approved, I will be required to execute a Variance Agreement, which will be recorded in the official records of Polk County, Florida. No improvements may be installed until the Variance Agreement is executed and recorded.

______ I acknowledge that this variance request must be made by the legal owner of the property. I certify that I am the legal owner of the property.

____________________ Owner's Signature

Jason Sigman and Melissa Sigman
Print Name

____________________ Date

Please submit this completed form to the District Manager by email at tadams@gmscfl.com, or by mail at c/o Governmental Management Services, 219 E. Livingston St., Orlando, FL 32801.

SECTION 11

SECTION C

Lucerne Park CDD

Field Management Report

Completed Items

- The replacement landscaping has been installed throughout the district. The newly planted materials will be monitored by the landscaping contractor during the establishment period to help ensure healthy growth and proper development. Any issues identified during this period will be addressed as needed.
- • The security camera was repaired after it was discovered hanging from its mounting bracket. The camera was securely reattached and inspected to help ensure it is functioning properly and continues to provide coverage of the area.
- Additional mulch has been installed in the smaller playground areas, particularly near the slide exit zones. This was done to help maintain proper ground cover, improve safety, and provide additional cushioning for children as they exit the playground equipment.

Contracted Services

- The landscaping team continues to maintain the community grounds while operating under current water restrictions. Efforts remain focused on preserving the overall appearance and health of the landscape within the permitted watering guidelines.
- The pool is being routinely serviced and monitored to ensure it remains clean and operational.
- The amenity restrooms and dog stations are being consistently serviced and maintained by the janitorial vendor. Regular cleaning and replenishment efforts are focused on maintaining a high standard of cleanliness.

SECTION i

SECTION 1

ESTIMATE

Resort Pool Services DBA
14711 Henson Rd
Orlando, FL 32832-6535

resortinvoice@gmail.com
+1 (321) 689-6210

Bill to
Lucerne Park

Estimate details
Estimate no.: 1320
Estimate date: 02/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Lift Install**	Supply and install water activated lift at property	1	$14,750.00	$14,750.00

Total **$14,750.00**

Accepted date **Accepted by**

SECTION 2

PROPOSAL FOR WATER-ACTIVATED LIFT SYSTEM
Total: $15,975

Property:
Prepared by: Kaley Holguin
Date: 4/27/2026

❖ Scope of Work
The project includes the following components and services:

- Delivery of a fully integrated water-activated lift system
- Professional installation and system setup
- Calibration and testing to ensure optimal performance
- Safety inspection and compliance verification
- Basic operational training for end users
- Cleanup and removal of installation debris

Sincerely,

Alex Holguin

ARINTON

407-409-4437

SECTION D

SECTION i

Lucerne Park
Community Development District

Summary of Check Register

April 3, 2026 to June 3, 2026

Fund	Date	Check No.'s	Amount	
General Fund				
	4/7/26	878-883	$	10,944.56
	4/14/26	884-885	$	4,100.62
	4/21/26	886-889	$	8,611.97
	5/5/26	890-893	$	10,312.65
	5/14/26	894-897	$	15,599.68
	5/19/26	898-899	$	4,938.86
	5/29/26	900-901	$	1,040.00
			$	55,548.34
General Fund - Autopay				
	46/26 - 6/3/26	80073 - 80096	$	8,504.16
			$	8,504.16
Payroll	April 3, 2026 to June 3, 2026			
	Catherine Gonzalez	50048	$	184.70
	Joan Griffin	50049	$	184.70
	Lindsey Roden	50050	$	150.00
	Rolando Lopez	50051	$	184.70
	Bobbie Shockley	50052	$	150.00
			$	854.10
		Total Amount	**$**	**64,906.60**

*** CHECK DATES 04/03/2026 - 06/03/2026 *** LUCERNE PARK - GENERAL
BANK A LUCERNE PARK CDD

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/07/26	00030	3/24/26	17539	202603	330-57200-46700	CLEANING SVCS-MAR26		*	1,290.00		
							CLEAN STAR SERVICES OF CENTRAL FL			1,290.00	000878
4/07/26	00066	2/23/26	5769	202602	330-57200-49000	PRIVATE LOCATE FEE		*	1,000.00		
							PLAYWORX PLAYSETS LLC			1,000.00	000879
4/07/26	00019	2/23/26	22617	202602	320-53800-46100	RPR MAINLINE LEAK		*	164.79		
		2/26/26	22654	202602	320-53800-46100	RPLCD SPRAY/NOZZLES		*	97.67		
		4/01/26	23206	202604	320-53800-46200	LANDSCAPE MAINT-APR26		*	3,400.42		
							PRINCE & SONS INC			3,662.88	000880
4/07/26	00046	3/31/26	12518037	202603	330-57200-34500	SECURITY SVCS-MAR26		*	2,841.37		
							SECURITAS SECURITY			2,841.37	000881
4/07/26	00059	4/07/26	04072026	202604	300-21700-10000	Q1 2026 IRS TAX PAYMENT		*	489.60		
		4/07/26	04072026	202604	300-21800-10000	Q1 2026 IRS TAX PAYMENT		*	34.70		
							UNITED STATES TREASURY			524.30	000882
4/07/26	00032	4/07/26	04072026	202604	300-15500-10000	EQUIPMENT LEASE-LAST PYMT		*	1,626.01		
							WHFS LLC			1,626.01	000883
4/14/26	00034	4/12/26	14759	202603	310-51300-31500	ATTORNEY SVCS-MAR26		*	4,004.56		
							KILINSKI VAN WYK PLLC			4,004.56	000884
4/14/26	00019	3/30/26	23017	202603	320-53800-46100	RPLCD SPRAY W/NOZZLE		*	96.06		
							PRINCE & SONS INC			96.06	000885
4/21/26	00042	4/16/26	22485810	202603	310-51300-31100	ENGINEERING SVCS-MAR26		*	1,727.50		
							DEWBERRY ENGINEERS INC.			1,727.50	000886
4/21/26	00053	3/31/26	00076440	202603	310-51300-48000	NOT OF BOS MTG 03/09/26		*	383.20		
							GANNETT MEDIA CORP DBA GANNETT			383.20	000887

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/21/26	00007	4/01/26	285	202604 320-53800-12000		*	1,364.75		
				FIELD MANAGEMENT-APR26					
		4/01/26	286	202604 310-51300-34000		*	3,862.50		
				MANAGEMENT FEES-APR26					
		4/01/26	286	202604 310-51300-35200		*	108.17		
				WEBSITE MANAGEMENT-APR26					
		4/01/26	286	202604 310-51300-35100		*	162.25		
				INFORMATION TECH-APR26					
		4/01/26	286	202604 310-51300-31300		*	450.67		
				DISSEMINATION SVCS-APR26					
		4/01/26	286	202604 330-57200-12000		*	450.67		
				AMENITY ACCESS-APR26					
		4/01/26	286	202604 310-51300-51000		*	.66		
				OFFICE SUPPLIES					
		4/01/26	286	202604 310-51300-42000		*	16.35		
				POSTAGE					
		4/01/26	286	202604 310-51300-42500		*	5.25		
				COPIES					
					GOVERNMENTAL MANAGEMENT SERVICES-CF			6,421.27	000888
4/21/26	00040	4/02/26	70352018	202604 330-57200-48100		*	30.00		
				PLAYGRND PEST CNTR-APR26					
		4/02/26	70354097	202604 330-57200-48100		*	50.00		
				POOL PEST CONTROL-APR26					
					MASSEY SERVICES INC.			80.00	000889
5/05/26	00065	4/29/26	QO17769	202604 330-57200-46000		*	375.00		
				RPLCD BATTERIES RESTROOM					
					CENTFLO PLUMBING INC.			375.00	000890
5/05/26	00027	4/01/26	31237	202604 330-57200-46300		*	2,034.00		
				POOL MAINTENANCE-APR26					
		5/01/26	31647	202605 330-57200-46300		*	2,034.00		
				POOL MAINTENANCE-MAY26					
					MCDONNELL CORPORATION DBA RESORT			4,068.00	000891
5/05/26	00019	5/01/26	23784	202605 320-53800-46200		*	3,400.42		
				LANDSCAPE MAINT-MAY26					
					PRINCE & SONS INC			3,400.42	000892
5/05/26	00046	4/30/26	12549997	202604 330-57200-34500		*	2,469.23		
				SECURITY SVCS-APR26					
					SECURITAS SECURITY			2,469.23	000893
5/14/26	00030	4/28/26	17804	202604 330-57200-46700		*	1,350.00		
				CLEANING SVCS-APR26					
					CLEAN STAR SERVICES OF CENTRAL FL			1,350.00	000894

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/14/26	00007	5/01/26	287	202605	320-53800-12000		*	1,364.75		
			FIELD MANAGEMENT-MAY26							
		5/01/26	288	202605	310-51300-34000		*	3,862.50		
			MANAGEMENT FEES-MAY26							
		5/01/26	288	202605	310-51300-35200		*	108.17		
			WEBSITE MANAGEMENT-MAY26							
		5/01/26	288	202605	310-51300-35100		*	162.25		
			INFORMATION TECH-MAY26							
		5/01/26	288	202605	310-51300-31300		*	450.67		
			DISSEMINATION SVCS-MAY26							
		5/01/26	288	202605	330-57200-12000		*	450.67		
			AMENITY ACCESS MGMT-MAY26							
		5/01/26	288	202605	310-51300-51000		*	.75		
			OFFICE SUPPLIES							
		5/01/26	288	202605	310-51300-42000		*	27.58		
			POSTAGE							
		5/01/26	288	202605	310-51300-42500		*	22.65		
			COPIES							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,449.99	000895
5/14/26	00052	5/11/26	05112026	202605	300-58100-10000		*	7,386.00		
			FY26 CAP TRANSFER							
						LUCERNE PARK CDD CO BANK UNITED			7,386.00	000896
5/14/26	00019	4/21/26	23535	202604	320-53800-46100		*	253.69		
			RPR LATERAL LINE/NOZZLES							
		4/30/26	23855	202604	320-53800-46201		*	160.00		
			BLACK RUBBER MULCH							
						PRINCE & SONS INC			413.69	000897
5/19/26	00042	5/18/26	22490355	202604	310-51300-31100		*	2,590.00		
			ENGINEERING SVCS-APR26							
						DEWBERRY ENGINEERS INC.			2,590.00	000898
5/19/26	00034	5/15/26	14942	202604	310-51300-31500		*	2,348.86		
			ATTORNEY SVCS-APR26							
						KILINSKI VAN WYK PLLC			2,348.86	000899
5/29/26	00044	5/18/26	1157	202605	330-57200-34500		*	160.00		
			REMOTE MONITORING/VIDEO							
						CURRENT DEMANDS ELECTRICAL &			160.00	000900
5/29/26	00007	4/30/26	289	202604	320-53800-47000		*	880.00		
			POND TRASH CLEANING							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			880.00	000901
						TOTAL FOR BANK A		55,548.34		

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#

*** CHECK DATES 04/03/2026 - 06/03/2026 *** LUCERNE PARK - GENERAL
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/06/26	00061	3/18/26	3157-04.	202604	330-57200-43300		*	193.61		
			232 MEADOWBROOK-APR.26							
						SPECTRUM BUSINESS			193.61	080073
4/14/26	00062	4/03/26	0000-03.	202603	320-53800-43200		*	30.51		
			MEADOW BLVD-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			30.51	080074
4/14/26	00062	4/03/26	7500-03.	202603	330-57200-43200		*	380.60		
			232 MEADOWBROOK-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			380.60	080075
4/14/26	00062	4/03/26	9500-03.	202603	320-53800-43200		*	28.75		
			ENT MEADOWBROOK-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			28.75	080076
4/14/26	00062	4/03/26	9600-03.	202603	320-53800-43200		*	12.91		
			PEYTON BROOK WAY-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			12.91	080077
4/14/26	00062	4/03/26	9800-03.	202603	320-53800-43200		*	19.95		
			CAMBRIDGE DR W-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			19.95	080078
4/14/26	00062	4/03/26	9900-03.	202603	320-53800-43200		*	12.91		
			CAMBRIDGE DR LOT60-MAR.26							
						WINTER HAVEN WATER DEPARTMENT			12.91	080079
4/27/26	00017	4/24/26	0785-04.	202604	320-53800-43000		*	34.64		
			202 MEADOWBROOK-APR.26							
						TECO			34.64	080080
4/27/26	00017	4/24/26	1879-04.	202604	320-53800-43000		*	31.86		
			800 CAMBRIDGE DR-APR.26							
						TECO			31.86	080081
4/27/26	00017	4/24/26	1893-04.	202604	330-57200-43000		*	415.02		
			232 MEADOWBROOK-APR.26							
						TECO			415.02	080082
4/27/26	00017	4/24/26	2576-04.	202604	320-53800-43100		*	2,950.45		
			5500 OLD LUCERNE-APR.26							
						TECO			2,950.45	080083
5/04/26	00061	4/18/26	3157-05.	202605	330-57200-43300		*	193.56		
			232 MEADOWBROOK MAY.26							
						SPECTRUM BUSINESS			193.56	080084

*** CHECK DATES 04/03/2026 - 06/03/2026 *** LUCERNE PARK - GENERAL
BANK Z GENERAL FUND AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
5/04/26	00062	5/01/26	0000-04.	202604	320-53800-43200		*	25.23		
			MEADOW BLVD-APR.26							
						WINTER HAVEN WATER DEPARTMENT			25.23	080085
5/04/26	00062	5/01/26	7500-04.	202604	330-57200-43200		*	223.27		
			232 MEADOWBROOK-APR.26							
						WINTER HAVEN WATER DEPARTMENT			223.27	080086
5/04/26	00062	5/01/26	9500-04.	202604	320-53800-43200		*	50.99		
			ENT MEADOWBROOK-APR.26							
						WINTER HAVEN WATER DEPARTMENT			50.99	080087
5/04/26	00062	5/01/26	9600-04.	202604	320-53800-43200		*	12.91		
			PEYTON BROOK WAY-APR.26							
						WINTER HAVEN WATER DEPARTMENT			12.91	080088
5/04/26	00062	5/01/26	9800-04.	202604	320-53800-43200		*	19.95		
			CAMBRIDGE DR W-APR.26							
						WINTER HAVEN WATER DEPARTMENT			19.95	080089
5/04/26	00062	5/01/26	9900-04.	202604	320-53800-43200		*	12.91		
			CAMBRIDGE DR E-APR.26							
						WINTER HAVEN WATER DEPARTMENT			12.91	080090
5/26/26	00031	5/26/26	53-BID-8	202605	330-57200-54000		*	280.35		
			PERMIT #53-60-2055010							
						FLORIDA DEPARTMENT OF HEALTH			280.35	080091
6/03/26	00061	5/18/26	3157-06.	202606	330-57200-43300		*	193.56		
			232 MEADOWBROOK-JUN.26							
						SPECTRUM BUSINESS			193.56	080092
6/03/26	00017	5/26/26	0785-05.	202605	320-53800-43000		*	30.50		
			202 MEADOWBROOK-MAY.26							
						TECO			30.50	080093
6/03/26	00017	5/26/26	1879-05.	202605	320-53800-43000		*	28.68		
			800 CAMBRIDGE DR-MAY.26							
						TECO			28.68	080094
6/03/26	00017	5/26/26	1893-05.	202605	330-57200-43000		*	370.59		
			232 MEADOWBROOK-MAY.26							
						TECO			370.59	080095
6/03/26	00017	5/26/26	2576-05.	202605	320-53800-43100		*	2,950.45		
			5500 OLD LUCERNE-MAY.26							
						TECO			2,950.45	080096

TOTAL FOR BANK Z 8,504.16

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
							TOTAL FOR REGISTER		64,052.50		

SECTION ii

Lucerne Park

Community Development District

Unaudited Financial Reporting

April 30, 2026

Table of Contents

Lucerne Park

Community Development District

Combined Balance Sheet

April 30, 2026

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 311,257	$ -	$ -	$ 311,257
Money Market Account	$ -	$ -	$ 88,222	$ 88,222
State Board of Administration	$ 322,680	$ -	$ -	$ 322,680
Investments:				
Series 2019				
Reserve	$ -	$ 210,022	$ -	$ 210,022
Revenue	$ -	$ 519,341	$ -	$ 519,341
Prepayment	$ -	$ 2,224	$ -	$ 2,224
Due from General Fund	$ -	$ 6,471	$ -	$ 6,471
Prepaid Expenses	$ 1,626	$ -	$ -	$ 1,626
Total Assets	**$ 635,563**	**$ 738,058**	**$ 88,222**	**$ 1,461,844**
Liabilities:				
Accounts Payable	$ 13,223	$ -	$ -	$ 13,223
Due to Debt Service	$ 6,471	$ -	$ -	$ 6,471
Employee FICA	$ 222	$ -	$ -	$ 222
Total Liabilites	**$ 19,916**	**$ -**	**$ -**	**$ 19,916**
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	$ 1,626	$ -	$ -	$ 1,626
Restricted for:				
Debt Service 2019	$ -	$ 738,058	$ -	$ 738,058
Unassigned	$ 614,021	$ -	$ 88,222	$ 702,243
Total Fund Balances	**$ 615,647**	**$ 738,058**	**$ 88,222**	**$ 1,441,928**
Total Liabilities & Fund Balance	$ 635,563	$ 738,058	$ 88,222	$ 1,461,844

Lucerne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	$ 446,207	$ 446,207	$ 441,148	$ (5,059)
Interest	$ 1,667	$ 1,667	$ 9,939	$ 8,272
Other Income	$ 116	$ 116	$ 165	$ 49
Total Revenues	**$ 447,990**	**$ 447,990**	**$ 451,252**	**$ 3,262**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 5,800	$ 1,200
Employer FICA	$ 918	$ 536	$ 444	$ 92
Engineering	$ 10,000	$ 10,000	$ 17,346	$ (7,346)
Attorney	$ 25,000	$ 14,583	$ 14,393	$ 190
Annual Audit	$ 4,000	$ 4,000	$ 4,000	$ -
Assessment Administration	$ 5,408	$ 5,408	$ 5,408	$ -
Arbitrage	$ 450	$ -	$ -	$ -
Dissemination	$ 5,408	$ 3,154	$ 3,155	$ -
Trustee Fees	$ 4,771	$ 2,478	$ 2,478	$ -
Management Fees	$ 46,350	$ 27,038	$ 27,038	$ -
Information Technology	$ 1,947	$ 1,136	$ 1,136	$ (0)
Website Administration	$ 1,298	$ 757	$ 757	$ (0)
Postage & Delivery	$ 900	$ 525	$ 277	$ 248
Insurance	$ 8,810	$ 8,810	$ 7,029	$ 1,781
Copies	$ 500	$ 292	$ 51	$ 241
Legal Advertising	$ 3,000	$ 1,750	$ 1,776	$ (26)
Other Current Charges	$ 1,000	$ 583	$ 597	$ (14)
Office Supplies	$ 350	$ 204	$ 4	$ 200
Dues, Licenses & Subscriptions	$ 175	$ 175	$ 175	$ -
Subtotal General & Administrative	**$ 132,283**	**$ 88,429**	**$ 91,863**	**$ (3,434)**

Lucerne Park

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Operations & Maintenance				
Field Services				
Property Insurance	$ 13,224	$ 13,224	$ 11,034	$ 2,190
Field Management	$ 16,377	$ 9,553	$ 9,553	$ -
Landscape Maintenance	$ 47,655	$ 27,799	$ 23,803	$ 3,996
Landscape Replacement	$ 6,500	$ 3,792	$ 160	$ 3,632
Streetlights	$ 39,172	$ 22,850	$ 20,649	$ 2,202
Electric	$ 2,000	$ 1,167	$ 748	$ 419
Water & Sewer	$ 3,500	$ 2,042	$ 1,133	$ 908
Irrigation Repairs	$ 6,000	$ 3,500	$ 1,201	$ 2,299
General Repairs & Maintenance	$ 12,000	$ 7,000	$ 1,980	$ 5,020
Contingency	$ 10,000	$ 5,833	$ 5	$ 5,828
Subtotal Field Expenditures	**$ 156,428**	**$ 96,760**	**$ 70,265**	**$ 26,494**
Amenity Expenditures				
Amenity - Electric	$ 10,100	$ 5,892	$ 2,149	$ 3,743
Amenity - Water	$ 10,000	$ 5,833	$ 5,478	$ 355
Playground Lease	$ 13,008	$ 7,588	$ 11,382	$ (3,794)
Internet	$ 2,053	$ 1,198	$ 1,353	$ (156)
Pest Control	$ 1,136	$ 663	$ 560	$ 103
Janitorial Service	$ 16,780	$ 9,788	$ 9,240	$ 548
Security Services	$ 35,000	$ 20,417	$ 18,055	$ 2,361
Pool Maintenance	$ 24,408	$ 14,238	$ 14,179	$ 59
Amenity Repairs & Maintenance	$ 10,000	$ 5,833	$ 2,770	$ 3,063
Amenity Access Management	$ 5,408	$ 3,154	$ 3,155	$ (0)
Chair Lift Replacement	$ 12,000	$ 7,000	$ -	$ 7,000
Contingency	$ 12,000	$ 7,000	$ 1,000	$ 6,000
Subtotal Amenity Expenditures	**$ 151,893**	**$ 88,604**	**$ 69,321**	**$ 19,282**
Total Expenditures	**$ 440,604**	**$ 273,792**	**$ 231,450**	**$ 42,343**
Excess (Deficiency) of Revenues over Expenditures	$ 7,386		$ 219,802	
Other Financing Sources/(Uses):				
Transfer In/(Out) - Capital Reserves	$ (7,386)	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	**$ (7,386)**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ -**		**$ 219,802**	
Fund Balance - Beginning	$ -		$ 395,845	
Fund Balance - Ending	$ -		$ 615,647	

Lucerne Park

Community Development District

Debt Service Fund Series 2019

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues:				
Assessments	$ 419,524	$ 419,524	$ 414,765	$ (4,758)
Interest	$ 10,185	$ 9,857	$ 9,857	$ -
Total Revenues	**$ 429,709**	**$ 429,380**	**$ 424,622**	**$ (4,758)**
Expenditures:				
Interest - 11/1	$ 142,197	$ 142,197	$ 142,197	$ -
Principal - 5/1	$ 135,000	$ -	$ -	$ -
Interest - 5/1	$ 142,197	$ -	$ -	$ -
Total Expenditures	**$ 419,394**	**$ 142,197**	**$ 142,197**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 10,315		$ 282,425	
Fund Balance - Beginning	$ 242,915		$ 455,633	
Fund Balance - Ending	$ 253,230		$ 738,058	

Lucerne Park

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2026

	Adopted Budget	Prorated Budget Thru 04/30/26	Actual Thru 04/30/26	Variance
Revenues				
Interest	$ 1,531	$ 1,531	$ 1,679	$ 148
Total Revenues	**$ 1,531**	**$ 1,531**	**$ 1,679**	**$ 148**
Expenditures:				
Capital Outlay	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	**$ 1,531**		**$ 1,679**	
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 7,386	$ -	$ -	$ -
Total Other Financing Sources (Uses)	**$ 7,386**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ 8,917**		**$ 1,679**	
Fund Balance - Beginning	**$ 86,479**		**$ 86,543**	
Fund Balance - Ending	**$ 95,396**		**$ 88,222**	

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments	$ -	$ 6,643	$ 424,985	$ 3,434	$ -	$ 1,678	$ 4,406	$ -	$ -	$ -	$ -	$ -	$ 441,148
Other Income	$ 75	$ 30	$ -	$ -	$ -	$ -	$ 60	$ -	$ -	$ -	$ -	$ -	$ 165
Interest	$ 1,300	$ 1,119	$ 1,077	$ 1,702	$ 1,531	$ 1,649	$ 1,561	$ -	$ -	$ -	$ -	$ -	$ 9,939
Total Revenues	**$ 1,375**	**$ 7,793**	**$ 426,062**	**$ 5,137**	**$ 1,531**	**$ 3,327**	**$ 6,027**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 451,252**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ 800	$ 800	$ 1,200	$ -	$ 2,000	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ 5,800
Employer FICA	$ -	$ 61	$ 61	$ 92	$ -	$ 153	$ 77	$ -	$ -	$ -	$ -	$ -	$ 444
Engineering	$ 2,610	$ 1,348	$ 2,991	$ 3,480	$ 2,600	$ 1,728	$ 2,590	$ -	$ -	$ -	$ -	$ -	$ 17,346
Attorney	$ 1,702	$ 2,389	$ 348	$ 1,193	$ 2,409	$ 4,005	$ 2,349	$ -	$ -	$ -	$ -	$ -	$ 14,393
Annual Audit	$ -	$ -	$ -	$ -	$ 4,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,000
Assessment Administration	$ 5,408	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5,408
Arbitrage	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Dissemination	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ -	$ -	$ -	$ 3,155
Trustee Fees	$ 2,478	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,478
Management Fees	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ 3,863	$ -	$ -	$ -	$ -	$ -	$ 27,038
Information Technology	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ 162	$ -	$ -	$ -	$ -	$ -	$ 1,136
Website Administration	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ 108	$ -	$ -	$ -	$ -	$ -	$ 757
Postage & Delivery	$ 11	$ 22	$ 7	$ 163	$ 16	$ 40	$ 16	$ -	$ -	$ -	$ -	$ -	$ 277
Insurance	$ 7,029	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 7,029
Copies	$ -	$ 44	$ -	$ -	$ 2	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ 51
Legal Advertising	$ -	$ -	$ 976	$ -	$ -	$ 383	$ 417	$ -	$ -	$ -	$ -	$ -	$ 1,776
Other Current Charges	$ 65	$ 86	$ 70	$ 48	$ 43	$ 242	$ 43	$ -	$ -	$ -	$ -	$ -	$ 597
Office Supplies	$ 0	$ 1	$ 0	$ 1	$ 1	$ 0	$ 1	$ -	$ -	$ -	$ -	$ -	$ 4
Dues, Licenses & Subscriptions	$ 175	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 175
Subtotal General & Administrative	**$ 24,062**	**$ 9,335**	**$ 9,838**	**$ 10,760**	**$ 13,653**	**$ 13,135**	**$ 11,081**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 91,863**

Lucerne Park

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Services													
Property Insurance	$ 11,034	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 11,034
Field Management	$ 1,365	$ 1,365	$ 1,365	$ 1,365	$ 1,365	$ 1,365	$ 1,365	$ -	$ -	$ -	$ -	$ -	$ 9,553
Landscape Maintenance	$ 3,400	$ 3,400	$ 3,400	$ 3,400	$ 3,400	$ 3,400	$ 3,400	$ -	$ -	$ -	$ -	$ -	$ 23,803
Landscape Replacement	$ -	$ -	$ -	$ -	$ -	$ -	$ 160	$ -	$ -	$ -	$ -	$ -	$ 160
Streetlights	$ 2,949	$ 2,949	$ 2,949	$ 2,950	$ 2,950	$ 2,950	$ 2,950	$ -	$ -	$ -	$ -	$ -	$ 20,649
Electric	$ 359	$ 66	$ 60	$ 74	$ 62	$ 61	$ 67	$ -	$ -	$ -	$ -	$ -	$ 748
Water & Sewer	$ 282	$ 207	$ 214	$ 103	$ 100	$ 105	$ 122	$ -	$ -	$ -	$ -	$ -	$ 1,133
Irrigation Repairs	$ 85	$ 77	$ -	$ 427	$ 262	$ 96	$ 254	$ -	$ -	$ -	$ -	$ -	$ 1,201
General Repairs & Maintenance	$ 669	$ -	$ 430	$ -	$ -	$ -	$ 880	$ -	$ -	$ -	$ -	$ -	$ 1,980
Contingency	$ -	$ 5	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 5
Subtotal Field Expenditures	**$ 20,143**	**$ 8,069**	**$ 8,418**	**$ 8,320**	**$ 8,140**	**$ 7,978**	**$ 9,198**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 70,265**
Amenity Expenditures													
Amenity - Electric	$ -	$ 338	$ 306	$ 380	$ 334	$ 376	$ 415	$ -	$ -	$ -	$ -	$ -	$ 2,149
Amenity - Water	$ 682	$ 3,232	$ 481	$ 229	$ 250	$ 381	$ 223	$ -	$ -	$ -	$ -	$ -	$ 5,478
Playground Lease	$ 1,626	$ 1,626	$ 1,626	$ 1,626	$ 1,626	$ 1,626	$ 1,626	$ -	$ -	$ -	$ -	$ -	$ 11,382
Internet	$ 191	$ 191	$ 191	$ 191	$ 191	$ 206	$ 194	$ -	$ -	$ -	$ -	$ -	$ 1,353
Pest Control	$ 80	$ 80	$ 80	$ 80	$ 80	$ 80	$ 80	$ -	$ -	$ -	$ -	$ -	$ 560
Janitorial Service	$ 1,330	$ 1,290	$ 1,290	$ 1,390	$ 1,300	$ 1,290	$ 1,350	$ -	$ -	$ -	$ -	$ -	$ 9,240
Security Services	$ 2,185	$ 2,925	$ 2,469	$ 2,697	$ 2,469	$ 2,841	$ 2,469	$ -	$ -	$ -	$ -	$ -	$ 18,055
Pool Maintenance	$ 1,975	$ 2,034	$ 2,034	$ 2,034	$ 2,034	$ 2,034	$ 2,034	$ -	$ -	$ -	$ -	$ -	$ 14,179
Amenity Repairs & Maintenance	$ 220	$ 330	$ 670	$ -	$ 1,175	$ -	$ 375	$ -	$ -	$ -	$ -	$ -	$ 2,770
Amenity Access Management	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ 451	$ -	$ -	$ -	$ -	$ -	$ 3,155
Contingency	$ -	$ -	$ -	$ -	$ 1,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,000
Subtotal Amenity Expenditures	**$ 8,739**	**$ 12,496**	**$ 9,598**	**$ 9,077**	**$ 10,910**	**$ 9,285**	**$ 9,217**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 69,321**
Total Expenditures	**$ 52,944**	**$ 29,900**	**$ 27,854**	**$ 28,157**	**$ 32,703**	**$ 30,397**	**$ 29,495**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 231,450**
Excess Revenues (Expenditures)	$ (51,569)	$ (22,107)	$ 398,208	$ (23,020)	$ (31,172)	$ (27,070)	$ (23,468)	$ -	$ -	$ -	$ -	$ -	$ 219,802
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Other Financing Sources/Uses	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Net Change in Fund Balance	**$ (51,569)**	**$ (22,107)**	**$ 398,208**	**$ (23,020)**	**$ (31,172)**	**$ (27,070)**	**$ (23,468)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 219,802**

Lucerne Park

Community Development District

Long Term Debt Summary

SERIES 2019, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATES:	3.80%, 4.00%, 4.625%, 4.75%	
MATURITY DATE:	5/1/2050	
RESERVE FUND DEFINITION	50% of MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	$210,022	
RESERVE FUND BALANCE	$210,022	
BONDS OUTSTANDING - 05/16/2019		$7,025,000
LESS: SPECIAL CALL - 8/01/20		($250,000)
LESS: SPECIAL CALL - 11/01/20		($35,000)
LESS: SPECIAL CALL - 02/01/21		($10,000)
LESS: PRINCIPAL PAYMENT - 05/01/21		($110,000)
LESS: PRINCIPAL PAYMENT - 05/01/22		($115,000)
LESS: PRINCIPAL PAYMENT - 05/01/23		($120,000)
LESS: PRINCIPAL PAYMENT - 05/01/24		($125,000)
LESS: PRINCIPAL PAYMENT - 05/01/25		($130,000)
CURRENT BONDS OUTSTANDING		**$6,130,000**

Lucerne Park

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts

Fiscal Year 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
3/13/26	ACH	$ 3,322.70	$ -	$ (66.45)		$ 3,256.25	$ 1,678.31	$ 1,577.94	$ 3,256.25
4/17/26	ACH	$ 8,714.10	$ -	$ (174.29)	$ -	$ 8,539.81	$ 4,401.52	$ 4,138.29	$ 8,539.81
4/30/26	ACH	$ -	$ -	$ -	$ 9.58	$ 9.58	$ 4.94	$ 4.64	$ 9.58
	Total	$ 910,798.04	$ (36,234.00)	$ (20,208.64)	$ 1,558.07	$ 855,913.47	$ 441,148.02	$ 414,765.45	$ 855,913.47

99%	Net Percent Collected
$ 9,819.53	Balance Remaining to Collect

SECTION iii

Melony Bell
SUPERVISOR OF ELECTIONS
Polk County, Florida

May 4, 2026

Monica Virgen – Recording Secretary
Lucerne Park CDD
219 E. Livingston St.
Orlando, FL 32801

RE: **<u>Lucerne Park Community Development District Registered Voters</u>**

Dear Ms. Virgen,

In response to your request, there are currently **441** voters within the Lucerne Park Community Development District as of **April 15, 2026**.

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

Sincerely,

Melony M. Bell

Melony M. Bell
Supervisor of Elections
Polk County, Florida

SECTION iv

SECTION 1

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

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within district management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to district's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the Fiscal Year by the district's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.
Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD's website.
Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.
Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________

Print Name:_______________________________

Lucerne Park Community Development District

District Manager:___________________________ Date:_______________

Print Name:_______________________________

Lucerne Park Community Development District

SECTION 2

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

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least three regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.
Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of three board meetings were held during the Fiscal Year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.
Standard: 100% of meetings were advertised with 7 days notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

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

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

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

Achieved: Yes ☐ No ☐

Chair/Vice Chair:___________________________ Date:_______________

Print Name:_______________________________

Lucerne Park Community Development District

District Manager:___________________________ Date:_______________

Print Name:_______________________________

Lucerne Park Community Development District