

*Lucerne Park
Community Development District*

Meeting Agenda

October 15, 2026

AGENDA

Lucerne Park

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

October 8, 2026

Board of Supervisors Lucerne Park Community Development District

Dear Board Members:

The regular meeting of the Board of Supervisors of **Lucerne Park Community Development District** will be held **Thursday, October 15, 2026 at 9:30 AM** at the **Offices of Prime HOA – 375 Avenue A SE, Winter Haven, FL.**

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/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 September 17, 2026 Board of Supervisors Meeting
4. Consideration of Proposals for Reserve Study
 - A. Reserve Advisors
 - B. Capital Reserve Advisors
5. Consideration of Agreement with PayGov.US for Electronic Payment Processing
6. Discussion of Changing Meeting Time to 10:00 am
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Presentation of Fiscal Year 2026 Annual Goals & Inspections Results
 - C. Field Manager's Report
 - i. Presentation of Map for Proposed Speed Bump Locations
 1. Consideration of GMS Proposal for 10ft Speed Hump Installation
 2. Consideration of GMS Proposal for 6ft Speed Hump Installation
 - ii. Consideration of Prince & Sons Increase & Fee Schedule
 - iii. Consideration of Prince & Sons Proposal to Continue Fuel Surcharge
 - iv. Consideration of Resort Pools Service Rate Increase
 - D. District Manager's Report
 - i. Approval of Check Register

- ii. Balance Sheet & Income Statement
 - iii. Discussion of Resident Fence Repair
- 8. Other Business
- 9. Supervisors Requests
- 10. CLOSED SECURITY SESSION
- 11. Adjournment

MINUTES

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

The regular meeting of the Board of Supervisors of the Lucerne Park Community Development District was held on Thursday, **September 17, 2026**, at 9:30 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 <i>by Zoom</i>	Assistant Secretary
Rolando Lopez	Assistant Secretary

Also present were:

Katie O'Rourke	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Allen Bailey	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

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

Resident (Hector Vasquez) stated that the traffic light at Old Lucerne Road and Highway 544 appears fully installed but is not yet operational. He requested the committee's assistance in urging the city to activate it because several accidents and near misses have occurred at the intersection. Mr. Bailey clarified that the light is on a city roadway and outside the District's authority, but staff agreed to contact the city for an update on when it will be activated.

Resident (Alexis Rimpel) stated that, as HOA president, she had reviewed possible funding and asked how the HOA and District could work together to install approximately four or five speed bumps in the community. The Board acknowledged her comment and indicated that the matter would be addressed later in the meeting under Supervisor requests and audience comments.

THIRD ORDER OF BUSINESS**Approval of Minutes of the August 20, 2026
Board of Supervisors Meeting**

Ms. O'Rourke presented the minutes from the August 20, 2026 Board of Supervisors meeting. The Board had no changes to the minutes.

On MOTION by Ms. Roden, seconded by Ms. Griffin, with all in favor, the Minutes of the August 20, 2026 Board of Supervisors Meeting, were approved.

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

Ms. Hancock had nothing to report but offered to answer any questions.

B. Engineer**i. Consideration of Fiscal Year 2027 Work Authorization**

Ms. O' Rourke directed the Board to page 13 of the agenda package, which contained Dewberry's Fiscal Year 2027 work authorization. She explained that the authorization would continue Dewberry's service as the District Engineer for the upcoming fiscal year and included the firm's billing-rate schedule.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Fiscal Year 2027 Work Authorization, was approved.

C. Field Manager's Report

Mr. Bailey reported that several burned-out lights at the entrance monuments had been replaced. The pool's hydraulic accessibility lift was installed, tested, and appeared to be operating properly, although no resident feedback had yet been received. The amenity center and pool furniture were pressure washed to remove buildup before pool use declines during the winter.

Landscaping crews continued monitoring new plantings, while routine pool servicing and maintenance of the amenity center restrooms and dog-waste stations remained ongoing.

i. Consideration of GMS Proposal for Ceiling Fan Replacements at Amenity Center

Mr. Bailey presented a proposal to replace all three ceiling fans beneath the covered area at the amenity center. One fan was scraping, and the integrated LED lights were difficult to repair or replace individually. The fans were described as approximately 52 inches, and replacing all three with similar models, including installation, was quoted at \$1,682. Ms. O'Rourke confirmed that the expense could be charged to the amenity repairs and maintenance budget, which had sufficient funds.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, GMS Proposal for Ceiling Fan Replacements at Amenity Center, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. O'Rourke reviewed the check register on page 22 for August 8th through September 4th totaling \$47,192.81. She stated that the register had been reviewed for accuracy

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

ii. Balance Sheet & Income Statement

Ms. O'Rourke directed the Board to the balance sheet and income statement on page 27 of the agenda package. She explained that the documents contained the District's unaudited financial statements through July 31, 2026. The materials were presented for informational purposes only, and no Board action or approval was required.

iii. Discussion of August 22nd Pool Incident

Ms. O'Rourke reported that a significant fight involving teenagers occurred at the pool on August 22, 2026. Law enforcement responded and made several juvenile arrests, while the possible involvement of adults remained under investigation. The District cooperated fully with

investigators and provided available surveillance footage. The Board discussed concerns regarding the on-duty security guard's delayed response and inadequate monitoring of the entrance as the incident developed. The security vendor agreed to retrain the guard, who was not expected to be reassigned to Lucerne Park in the immediate future. Staff advised that subsequent monitoring and spot checks indicated improved security performance.

Board members also discussed unauthorized guests entering when residents held the door open, difficulties determining whether those involved were residents or guests, unsupervised young people using the pool, and the need for guards to monitor access cards and enforce guest limits. The Board considered reinstating a written check-in process previously used by a former guard and establishing formal post orders and procedures for security personnel. Counsel noted that bag checks for prohibited items could be considered, although visitors could not necessarily be required to provide identification. The Board agreed to discuss detailed security procedures at a future closed security session.

iv. Ratification of ASO for Nation Security

Ms. O'Rourke stated two additional weekends of pool security had already been added at a cost of approximately \$962, and the Board discussed extending weekend security through the October 15 meeting, potentially including the following weekend. The Board ratified the previously authorized Nation Security proposal.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, ASO for Nation Security, was ratified.

FIFTH ORDER OF BUSINESS

Other Business

A Board member stated that the new sign had been installed near the mailboxes and initially questioned whether it should prohibit parking, stopping, and idling. Ms. O'Rourke asked whether the sign instead allowed five-minute parking so residents could briefly stop at the mailboxes. Mr. Bailey confirmed that the sign included a five-minute parking limit, and Ms. O'Rourke confirmed that this wording was appropriate.

Ms. O'Rourke then returned to HOA President Alexia Rimpel's request regarding speed bumps and asked the Board for direction. Ms. Hancock stated that the matter could not previously move forward because the HOA's contribution amount and other project details had not been

established. Ms. Roden agreed that the HOA should provide a firm contribution amount before the District proceeded.

Ms. Griffin reported that a radar speed sign installed near the second Cambridge Drive entrance appeared to have reduced speeding in that area, although conditions at the front entrance were uncertain. Mr. Lopez stated that prior requests from former and current HOA members had led to the installation of speed-monitoring equipment. He stated speeding had decreased on Cambridge Drive but remained a concern near the pool entrance and on Meadowbrook. He supported considering speed bumps while also seeking additional city assistance with radar signs or traffic-calming measures.

Mr. Lopez asked how the District and HOA could formally work together. Ms. Hancock explained that the HOA should first confirm the amount it was willing to contribute. The District could then obtain firm engineering and construction proposals, after which she could prepare a contribution agreement with the HOA and an agreement with the contractor, all subject to formal Board approval.

Ms. Gonzalez advised that a traffic study had already been completed on Cambridge Drive and suggested confirming whether the study or radar equipment could be redirected to Meadowbrook. Ms. O'Rourke noted that Ms. Rimpel had already submitted a request for a radar speed sign on Meadowbrook.

The Board decided to reopen public comment, and Ms. Rimpel HOA President, stated that the HOA had authorized funding for four speed bumps at an estimated cost of approximately \$5,000 each, for a total contribution of up to \$20,000. Ms. O'Rourke stated that staff would consult with the engineer, obtain a more detailed proposal, evaluate possible locations, and bring the information back to the Board.

SIXTH ORDER OF BUSINESS

Supervisors Requests

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

SEVENTH 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

Property Wellness Reserve Study Program Proposal Level I Reserve Study

Kejsi Shuaipi, Account Manager
(954) 620-0908

kejsi.shuaipi@reserveadvisors.com

Lucerne Park Community Development District
Winter Haven, FL



Reserve Advisors

Your Property Wellness Consultants



Our Property Wellness Reserve Study Program

Your home is the most expensive personal property you will ever own. The responsibility for preserving its value reaches beyond your home to include the spaces you share with your neighbors. Structures, systems, streets and amenities must be maintained to protect the value of your investment. But the required responsibility often stretches beyond individual knowledge and expertise. That's why associations turn to Reserve Advisors. As your property wellness consultants, our reserve study helps associations understand their assets, expected lifespans, and both the budgets and maintenance needed to keep them in great working order.



A Proactive Property Wellness Program

Our engineers provide a thorough evaluation of your property and shared assets, and create a strong, informed plan to maximize your community's physical and financial wellness for the long haul. Because proactive care ensures that your shared property is cared for the way you would care for your home. We have been helping communities thrive for over 30 years. But the job we are obsessed with is making sure you and your neighbors have what you need to protect your property today and prevent costly and avoidable repairs tomorrow. It is the best way to care for the place that makes you feel welcome, safe, secure and proud.



Threshold Funding Strategy

The most stable and equitable approach to funding reserves, this strategy aggregates all future expenditures and calculates annual reserve contributions such that the reserve balance never falls below a minimum threshold.

Helping Communities Thrive for Over 30 Years

With a team of 60+ engineers whose engineering backgrounds include civil, structural, mechanical, and more, we have over 350 years of combined experience conducting reserve studies for common interest realty associations nationwide. Our service area is one of the largest in the industry, and we pride ourselves on delivering unbiased recommendations that give communities the plans they need to ensure the future well-being of the property.

37,000+

RESERVE STUDIES CONDUCTED

19,000+

ASSOCIATIONS SERVED

3,950,000+

RESIDENTS SERVED

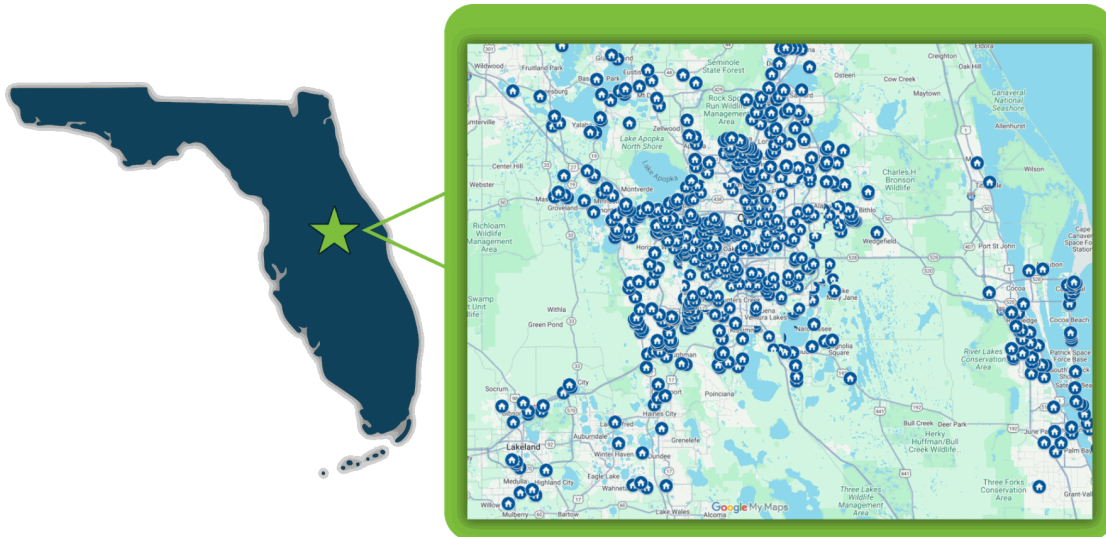
Industry Leadership

We were instrumental in pioneering the Community Association Institute's (CAI) Reserve Study Standards, and were influential in revising these standards in 2023 through our participation in an industry task force. This diverse group included reserve specialists, professional managers, community board members, attorneys, and accountants. Additionally, we continue to shape best practices in the field through active involvement with the Foundation for Community Association Research (FCAR), including chairing the Reserve Study Best Practices Report.

As a national member of CAI, we are actively involved in over 30 chapters nationwide, regularly supporting the organization's members through structured education, speaking engagements, and publications for managers and board members. Our leadership team members, Michelle Baldry and Matt Kuisle, are board members of FCAR and CAI, respectively. In addition to complying with legislative requirements specific to reserve studies, we are compliant with and/or accredited by:

- Association of Professional Reserve Analysts (APRA)
- Community Associations Institute (CAI)
- American Institute of Certified Public Accountants (AICPA)

Your Trusted Neighborhood Partner



Hear What Our Clients Say



"I had the pleasure of working with KC and JJ on updating a reserve study for an HOA I manage, and the experience was excellent from start to finish. Their communication was professional, knowledgeable, and consistently prompt throughout the process. They stayed on schedule, kept everything on track, and even delivered the updated study ahead of deadline. I highly recommend their services to anyone looking for reliable and efficient professionals."

Lisette Negron, Community Association Manager
Highlands Reserve Homeowners Association, Inc.
Davenport, Florida



"Having worked with Roy from Reserve Advisors for many years, I've always been able to rely on his expertise, professionalism, and consistency in delivering accurate reserve study reports. His attention to detail and deep understanding of association needs give our board's confidence in the recommendations provided. Roy has also always been available to help break down report findings and explain key details to board members when needed, making complex financial planning discussions much easier to navigate. His knowledge and responsiveness have made Reserve Advisors a trusted resource for our communities."

Sandy Etheredge, Director of Licensed Community Association Management
Empire Management Group
Kissimmee, Florida

Level I Full Reserve Study



	LEVEL I	LEVEL II	LEVEL III
	FULL RESERVE STUDY	RESERVE STUDY UPDATE WITH SITE-VISIT	RESERVE STUDY WITHOUT SITE-VISIT
		RESERVE STUDY PROCESS	
ONSITE VISUAL INSPECTION	✓	✓	
PRE-INSPECTION MEETING	✓	✓	
COMPONENT INVENTORY PLUS COMPONENT QUANTITIES & MEASUREMENTS	Established	Re-Assessed/Evaluated	Reflects prior study
CONDITION ASSESSMENTS	Based on visual observation	Based on visual observation	As reported by association
USEFUL LIFE ESTIMATES	Based on engineer's condition assessment	Based on engineer's condition assessment	Based on client's reported condition
VALUATION/COST ESTIMATES VIA PROPRIETARY BID DATABASE	Established for each reserve component	Re-evaluated for each reserve component	Re-evaluated for each reserve component
		KEY DELIVERABLES	
MEETS AND EXCEEDS CAI'S NATIONAL RESERVE STUDY STANDARDS	✓	✓	✓
PRIORITIZED LIST OF CAPITAL EXPENDITURES	✓	✓	✓
CUSTOMIZED RECOMMENDED FUNDING PLAN(S)	✓	✓	✓
RECOMMENDED PREVENTATIVE MAINTENANCE ACTIVITIES	✓	✓	
INCLUSION OF LONG-LIVED ASSETS	✓	✓	✓
ELECTRONIC REPORT	Comprehensive report with component detail	Comprehensive report with component detail	Executive summary overview
EXCEL SPREADSHEETS	✓	✓	✓
SUPPORT WITH IMPLEMENTATION OF REPORT	✓	✓	✓
COMPLIMENTARY REPORT REVISION	✓	✓	
UNCONDITIONAL POST-STUDY SUPPORT AT NO ADDITIONAL COST INCLUDING REPORT PRESENTATION	✓	✓	✓
	★ RECOMMENDED SERVICE LEVEL		

We are proposing a Level I Full Reserve Study. This service involves developing a component list and quantification of each item - a crucial aspect often overlooked by unqualified providers. This service is suitable for communities that have never undergone a reserve study, as well as those contemplating a change in reserve study providers. Conducting a Level I Reserve Study allows us to not only verify the accuracy of the component inventory and related quantities/measurements with certainty - the foundation of any reserve study - but to also present capital planning recommendations with unwavering confidence.

Property Wellness Reserve Study Program

Reserve Advisors will perform a Level I Reserve Study in accordance with Community Associations Institute (CAI) National Reserve Study Standards. Your reserve study is comprised of the following:

Physical Analysis: The reserve study consultant will develop a detailed list of reserve components, also known as a component inventory, and related quantities for each. We will complete a condition assessment or physical evaluation for each reserve component and the current condition of each will be documented with photographs. Life and cost estimates will be performed to determine estimated useful lives, remaining useful lives and current cost of repair or replacement.

Financial Analysis: The reserve study consultant will identify the current reserve fund status in terms of cash value and prepare a customized funding plan. The funding plan outlines recommended annual reserve contributions to offset the future cost of capital projects over the next 30 years.

Property Description

Lucerne Park Community Development District comprises 346 homes. We've identified and will include the following reserve components:

Streets and Curbs, Access Drives, Parking Areas, and/or Driveways, Fences, Irrigation System, Monuments, Mailboxes, Signage, Perimeter Walls/Fences, Retaining Walls, Sidewalks, Pond(s), Playground(s), Pool House(s), Pool(s) including Fence, Deck, Mechanicals, etc., Gates, and other property specifically identified that you'd like us to include.

Scope of work includes all property owned-in-common as defined in your association's declaration and other property specifically identified that you'd like us to include.

Key Elements of Your Property Wellness Reserve Study Program

Reserve Advisors' Exclusive Tools

Reserve Advisors' exclusive tools allow you to make informed decisions to maintain your association's long-term physical and financial health.



Reserve Expenditures

View your community's entire schedule of prioritized expenditures for the next 30 years on one easy-to-read spreadsheet.

[View Example](#)

Funding Plan

Establishes the most stable and equitable recommended annual reserve contributions necessary to meet your future project needs.

[View Example](#)

Reserve Funding Graph

Highlights your community's current financial health and provides visibility to your projected cash flow over the next 30 years.

[View Example](#)

Component Specific Details

Including photographic documentation of conditions, project specific best practices outlining the scope of future projects, and preventative maintenance activities to maximize component useful lives.

[View Example](#)

Excel Spreadsheets

Empowering you to make more informed decisions by adjusting project schedules, future costs, and annual contributions in real time.

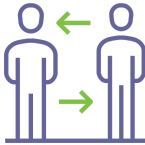
For Confidence in All Decisions



Personalized Experience Guarantee

As your trusted advisor, we are committed to providing clarity on the true cost of property ownership through a comprehensive capital planning solution and unmatched advisory services. If the experience we provide fails to live up to your expectations, contact us at any time for a refund.

Your property is your biggest investment. **Here's why we're the right partner to protect it.**



Full Engagement

It's our job to understand your specific concerns and to discuss your priorities in order to ensure your experience exceeds expectations.



Detailed Understanding

We will do whatever it takes to ensure you have complete confidence in interpreting and putting into practice our findings and recommendations.



Ongoing Support

Unlike other firms, we provide current and future boards with additional insight, availability to answer questions and guidance well beyond report delivery.



RA is comprised of a highly professional team with the depth of knowledge, access to extensive research resources, and sensitive interpersonal skills needed to collaborate with our community group comprised of board members and ad-hoc committee members to produce a detailed and relevant reserve study vital to keeping our community in a strong fiscal position as we plan for the future. Our engineer did an excellent job preparing the community for the site visit, listening to and incorporating information shared by our stakeholders, and leading them through a virtual meeting review of the completed study, answering questions and noting tweaks needed to finalize the reserve study for the community.

Ellen C. | Treasurer



The Time to Protect Your Property's Long-Term Health is Now

To Start Your Property Wellness Reserve Study Program Today:

1. Select the service options below to confirm scope of engagement

Service	Price
Reserve Study (Level I)	\$4,150.00
Your Reserve Study Includes: • Pre-project Collaboration: Meeting with management and the board on community priorities and goals. • Unlimited Virtual Support: Free Study Presentation after report delivery. Available for the lifetime of your community. • Excel Financial Management Tool: Fully editable spreadsheet to run scenarios & track actual expenditures. • Preventative Maintenance Guidance: Clear maintenance schedules and practical steps you can implement right away. • Revision Period: One complimentary update within 6 months of report delivery (or 1 month if Level III). • Dedicated Expertise: Your community is supported by a full-time Reserve Advisors engineer, backed by our quality assurance team to ensure accuracy and peace of mind.	
Scheduling Flexibility Discount Option	
☐ ~15% Discount for project kickoff in Q1 of 2027 Contingent upon contract being approved by 10/31/2026. The kickoff and inspection must be scheduled in Q1 of 2027 for this discount to be applied.	-\$650.00
We provide ongoing, tailored support - at no additional cost. We'll meet with you to walk through your study, explain key recommendations, and answer any questions, ensuring you have the knowledge and confidence to make informed decisions for your community's long-term success.	

2. Sign below

Signature: _____

Title: _____

Name: _____

Date: _____

For: Lucerne Park Community Development
District

Ref: 263923

3. Pay 50% retainer. An invoice will be emailed to you upon project authorization.

Mailing Address
Reserve Advisors, LLC
PO Box 88955
Milwaukee, WI 53288-8926

ACH
Send Remittances to 'accounting@reserveadvisors.com' at time of payment
Checking Account Number: 151391168
Routing Number: 075905787
Financial Institution: First Business Bank
17335 Golf Parkway, Suite 150 | Brookfield, WI 53045

You will receive your electronic report approximately four (4) weeks after our inspection, based on timely receipt of all necessary information from you. Authorization to inspection time varies depending on demand for our services. This proposal, dated 9/30/2026, is valid for 90 days, and may be executed and delivered by facsimile, portable document format (.pdf) or other electronic signature pages, and in any number of counterparts, which taken together shall be deemed one and the same instrument. One complimentary hard copy report is available upon request.

Professional Service Conditions

Our Services - Reserve Advisors, LLC ("RA" or "us" or "we") performs its services as an independent contractor in accordance with our professional practice standards and its compensation is not contingent upon our conclusions. The purpose of our reserve study is to provide a budget planning tool that identifies the current status of the reserve fund, and an opinion recommending an annual funding plan, to create reserves for anticipated future replacement expenditures of the subject property. The purpose of our energy benchmarking services is to track, collect and summarize the subject property's energy consumption over time for your use in comparison with other buildings of similar size and establishing a performance baseline for your planning of long-term energy efficiency goals.

Our inspection and analysis of the subject property is limited to visual observations, is noninvasive and is not meant to nor does it include investigation into statutory, regulatory or code compliance. RA inspects sloped roofs from the ground and inspects flat roofs where safe access (stairs or ladder permanently attached to the structure) is available. Our energy benchmarking services with respect to the subject property is limited to collecting energy and utility data and summarizing such data in the form of an Energy Star Portfolio Manager Report or any other similar report, and hereby expressly excludes any recommendations with respect to the results of such energy benchmarking services or the accuracy of the energy information obtained from utility companies and other third-party sources with respect to the subject property. The reserve report and any energy benchmarking report (i.e., any Energy Star Portfolio Manager Report) (including any subsequent revisions thereto pursuant to the terms hereof, collectively, the "Report") are based upon a "snapshot in time" at the moment of inspection. RA may note visible physical defects in the Report. The inspection is made by employees generally familiar with real estate and building construction. Except to the extent readily apparent to RA, RA cannot and shall not opine on the structural integrity of or other physical defects in the property under any circumstances. Without limitation to the foregoing, RA cannot and shall not opine on, nor is RA responsible for, the property's conformity to specific governmental code requirements for fire, building, earthquake, occupancy or otherwise.

RA is not responsible for conditions that have changed between the time of inspection and the issuance of the Report. RA does not provide invasive testing on any mechanical systems that provide energy to the property, nor can RA opine on any system components that are not easily accessible during the inspection. RA does not investigate, nor assume any responsibility for any existence or impact of any hazardous materials, such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, environmental mold or other potentially hazardous materials or structural defects that are latent or hidden defects which may or may not be present on or within the property. RA does not make any soil analysis or geological study as part of its services, nor does RA investigate vapor, water, oil, gas, coal, or other subsurface mineral and use rights or such hidden conditions, and RA assumes no responsibility for any such conditions. The Report contains opinions of estimated replacement costs or deferred maintenance expenses and remaining useful lives, which are neither a guarantee of the actual costs or expenses of replacement or deferred maintenance nor a guarantee of remaining useful lives of any property element.

RA assumes, without independent verification, the accuracy of all data provided to it. Except to the extent resulting from RA's willful misconduct in connection with the performance of its obligations under this agreement, you agree to indemnify, defend, and hold RA and its affiliates, officers, managers, employees, agents, successors and assigns (each, an "RA Party") harmless from and against (and promptly reimburse each RA Party for) any and all losses, claims, actions, demands, judgments, orders, damages, expenses or liabilities, including, without limitation, reasonable attorneys' fees, asserted against or to which any RA Party may become subject in connection with this engagement, including, without limitation, as a result of any false, misleading or incomplete information which RA relied upon that was supplied by you or others under your direction, or which may result from any improper use or reliance on the Report by you or third parties under your control or direction or to whom you provided the Report. NOTWITHSTANDING ANY OTHER PROVISION HEREIN TO THE CONTRARY, THE AGGREGATE LIABILITY (IF ANY) OF RA WITH RESPECT TO THIS AGREEMENT AND RA'S OBLIGATIONS HEREUNDER IS LIMITED TO THE AMOUNT OF THE FEES ACTUALLY RECEIVED BY RA FROM YOU FOR THE SERVICES AND REPORT PERFORMED BY RA UNDER THIS AGREEMENT, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), STRICT LIABILITY OR OTHERWISE. YOUR REMEDIES SET FORTH HEREIN ARE EXCLUSIVE AND ARE YOUR SOLE REMEDIES FOR ANY FAILURE OF RA TO COMPLY WITH ITS OBLIGATIONS HEREUNDER OR OTHERWISE. RA SHALL NOT BE LIABLE FOR ANY SPECIAL, INDIRECT, INCIDENTAL, CONSEQUENTIAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING, BUT NOT LIMITED TO, ANY LOST PROFITS AND LOST SAVINGS, LOSS OF USE OR INTERRUPTION OF BUSINESS, HOWEVER CAUSED, WHETHER ARISING IN CONTRACT, TORT (INCLUDING NEGLIGENCE), BREACH OF WARRANTY, STRICT LIABILITY OR OTHERWISE, EVEN IF RA HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. IN NO EVENT WILL RA BE LIABLE FOR THE COST OF PROCUREMENT OF SUBSTITUTE GOODS OR SERVICES. RA DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES WHATSOEVER, EXPRESS OR IMPLIED OR OF ANY NATURE, WITH REGARD TO THE SERVICES AND THE REPORT, INCLUDING, WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.

Professional Service Conditions - Continued

Report - RA will complete the services in accordance with the Proposal. The Report represents a valid opinion of RA's findings and recommendations with respect to the reserve study and is deemed complete. RA will consider any additional information made available to RA within 6 months of issuing the Report and issue a revised Report based on such additional information if a timely request for a revised Report is made by you. RA retains the right to withhold a revised Report if payment for services was not tendered in a timely manner. All information received by RA and all files, work papers or documents developed by RA during the course of the engagement shall remain the property of RA and may be used for whatever purpose it sees fit. RA reserves the right to, and you acknowledge and agree that RA may, use any data provided by you in connection with the services, or gathered as a result of providing such services, including in connection with creating and issuing any Report, in a de-identified and aggregated form for RA's business purposes.

Your Obligations - You agree to provide us access to the subject property for an on-site visual inspection. You agree to provide RA all available, historical and budgetary information, the governing documents, and other information that we request and deem necessary to complete the Report. Additionally, you agree to provide historical replacement schedules, utility bills and historical energy usage files that RA requests and deems necessary to complete the energy benchmarking services, and you agree to provide any utility release(s) reasonably requested by RA permitting RA to obtain any such data and/or information from any utility representative or other third party. You agree to pay actual attorneys' fees and any other costs incurred to collect on any unpaid balance for RA's services.

Use of Our Report - Use of the Report is limited to only the purpose stated herein. You acknowledge that RA is the exclusive owner of all intellectual property rights in and relating to the Report. You hereby acknowledge that any use or reliance by you on the Report for any unauthorized purpose is at your own risk and that you will be liable for the consequences of any unauthorized use or distribution of the Report. Use or possession of the Report by any unauthorized third party is prohibited. The Report in whole or in part is not and cannot be used as a design specification for design engineering purposes or as an appraisal. You may show the Report in its entirety to the following third parties: members of your organization (including your directors, officers, tenants and prospective purchasers), your accountants, attorneys, financial institutions and property managers who need to review the information contained herein, and any other third party who has a right to inspect the Report under applicable law including, but not limited, to any government entity or agency, or any utility companies. Without the written consent of RA, you shall not disclose the Report to any other third party. By engaging our services, you agree that the Report contains intellectual property developed (and owned solely) by RA and agree that you will not reproduce or distribute the Report to any party that conducts reserve studies or energy benchmarking services without the written consent of RA.

RA will include (and you hereby agree that RA may include) your name in our client lists. RA reserves the right to use (and you hereby agree that RA may use) property information to obtain estimates of replacement costs, useful life of property elements or otherwise as RA, in its sole discretion, deems appropriate.

Payment Terms, Due Dates and Interest Charges - If reserve study and energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and prior to the inspection by RA, and any balance is due net 30 days from the Report shipment date. If only energy benchmarking services are performed by RA, then the retainer payment is due upon execution of this agreement and any balance is due net 30 days from the Report shipment date. In any case, any balance remaining 30 days after delivery of the Report shall accrue an interest charge of 1.5% per month. Unless this agreement is earlier terminated by RA in the event you breach or otherwise fail to comply with your obligations under this agreement, RA's obligations under this agreement shall commence on the date you execute and deliver this agreement and terminate on the date that is 6 months from the date of delivery of the Report by RA. Notwithstanding anything herein to the contrary, each provision that by its context and nature should survive the expiration or early termination of this agreement shall so survive, including, without limitation, any provisions with respect to payment, intellectual property rights, limitations of liability and governing law.

Miscellaneous - Neither party shall be liable for any failures or delays in performance due to fire, flood, strike or other labor difficulty, act of God, act of any governmental authority, riot, embargo, fuel or energy shortage, pandemic, wrecks or delays in transportation, or due to any other cause beyond such party's reasonable control; provided, however, that you shall not be relieved from your obligations to make any payment(s) to RA as and when due hereunder. In the event of a delay in performance due to any such cause, the time for completion or date of delivery will be extended by a period of time reasonably necessary to overcome the effect of such delay. You may not assign or otherwise transfer this agreement, in whole or in part, without the prior written consent of RA. RA may freely assign or otherwise transfer this agreement, in whole or in part, without your prior consent. This agreement shall be governed by the laws of the State of Wisconsin without regard to any principles of conflicts of law that would apply the laws of another jurisdiction. Any dispute with respect to this agreement shall be exclusively venued in Milwaukee County Circuit Court or in the United States District Court for the Eastern District of Wisconsin. Each party hereto agrees and hereby waives the right to a trial by jury in any action, proceeding or claim brought by or on behalf of the parties hereto with respect to any matter related to this agreement.

RA may have a financial interest in, or business relationships with, management companies, service providers, or other third parties that have or in the future may have a business relationship with you. Further, RA may from time to time receive and/or provide compensation, referral fees, discounts, or other remuneration from or to management companies or other third parties in connection with client referrals or other business arrangements, including this engagement. The foregoing is intended to satisfy any disclosure requirements under applicable certifications, standards, or codes of ethics.

29247750.6

SECTION B



Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
pierre@capitalreserveadvisors.com
www.capitalreserveadvisors.com
(813)444-8022

Katie O'Rourke

Lucerne Park CDD

C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

September 28, 2026

Proposal for Reserve Study with On-Site Analysis

As you requested, we are submitting this proposal for reserve study services for **Lucerne Park CDD**. The site analysis will be scheduled as soon as we receive the signed agreement (attached) to proceed. Our report is issued as a Reserve Management Plan engagement and is intended to match your budget year and will be a 30-year projection for the 30-year period beginning **October 1, 2026**.

Since maintenance expenditures are often the most significant costs of an association, properly preparing a Reserve Study is one of the most important responsibilities for common interest organizations. An accurate and detailed analysis will minimize reserve assessments and reduce the risk of insufficient funds, while still maintaining the common areas. Some consider the reserve study simply as a budget tool. Others want a dynamic long-term replacement management tool. Either way, we can help.

Capital Reserve Advisors:

- **Local:** Located in Tampa, FL for your convenience and unrivaled customer service.
- **Experts:** Lynn Sallee, RS, CMM, PRA, and CPSI designations with 48 years of construction experience and 11 years of Reserve Study deliveries.
- Pierre del Rosario has provided financial services to condominium and homeowners associations clients since 2000.
- **Vetted:** Capital Reserve Advisors uses software specifically designed to prepare reserve studies that has been fully tested by a team of independent financial experts for calculation accuracy and certified to meet the strict ICBI software standards and is used by more than 3,000 satisfied clients worldwide.
- **Easy:** Reserve Study Reports that are usually less than 30 pages makes it easy for boards of directors and management professionals to read, digest and distribute. Our report provides actionable management information that is detailed enough to understand, but not so detailed that it overwhelms the reader. This report is supplemented by separately issued detail financial schedules to provide a complete reserve activity management system.
- **Affordable:** We believe in using the latest technology to our advantage. Because we have continued to evolve our business practices by staying ahead of the curve with our software, we are able to pass on the savings to our clients.
- **Full Service:** Each of our on-site analyses includes everything you have come to expect from reserve study providers. Full component detail lists with site or element photos, current and future replacement cost estimates, and anecdotal evidence and/or commentary where necessary.
- **Full Service +:** At no extra charge, we also prepare the report with the understanding that every association is unique. Our reports are prepared for the association but also, **by the association**. This includes open communication, *unlimited revisions, and *client-use software.

Fee Quotation

The fee for preparing the reserve study with on-site analysis for the fiscal period starting **October 1, 2026** is **\$ 3,250**.

If you would like us to proceed with your reserve study, please indicate your acceptance by signing the attached Reserve Study Services Agreement and returning it to us. The terms of this proposal will remain in effect for sixty days from the date of this proposal.

Pierre del Rosario, President

Attachment

*See attached agreement for terms of service
See attached brochure for complete information about our company



Capital Reserve Advisors

14502 N Dale Mabry Hwy. Suite 200. Tampa, FL 33618
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Lucerne Park CDD

C/O Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801

September 28, 2026

Reserve Study Services Agreement Reserve Study with On-Site Analysis

This Agreement is made between Capital Reserve Advisors ("CRA") and **Lucerne Park CDD**, (the "Association"). The Association has engaged Capital Reserve Advisors to perform and prepare an analysis and projection of the Association's replacement funding program ("Reserve Study") pursuant to the terms and conditions as set forth herein.

IT IS AGREED:

1. **Analysis Date and Period:** The Reserve Study will be a projection for the 30-year period commencing **October 1, 2026**.
2. **Date of Delivery of Requested Information:** A draft report will be available for review by the Association within two weeks from the date of CRA's receipt of the applicable documents, information, and materials requested, and completion of the site analysis by CRA. The Reserve Study will assume the most probable course of events in consideration of information supplied by the Association, CRA's research, and industry standards and guidelines. However, the Association acknowledges that actual replacement costs may vary from those set forth in the Reserve Study and such variations may be material. Accordingly, CRA does not, and shall not, guarantee that actual replacement costs and/or remaining lives will approximate those contained in the Reserve Study.

CRA hereby requests the information and documents described on Schedule A attached to this Agreement.

The Association covenants and agrees to provide CRA with all the information and documents set forth on Schedule A, and to cooperate with all reasonable requests of CRA in connection with this Agreement. Without limiting the foregoing, the Association shall ensure that its personnel are reasonably available to consult with CRA regarding replacement funding expenditures and the condition of the physical components of the common areas and shall allow CRA reasonable access to conduct periodic physical inspections of the Association's facilities and common areas.

3. **Date of Delivery of Final Report:** The final report will be issued within seven working days of receiving approval from the Association for issuance of such report. The Reserve Study shall be dated as of the date of delivery to the Association (the "Report Date"). If the Association does not inform CRA of any changes within 30 days of delivery of the draft report, then the draft report is considered to be approved as is, and CRA will issue the final report.

4. **Report Format:** The format of the Reserve Study will be similar to the sample report available on our web site at <http://www.capitalreserveadvisors.com>. The purpose of the Reserve Study is to assist the Association in properly managing replacement funds and common area property, so that future funds will be sufficient when expenditures are necessary and common area property can be maintained efficiently for the life of the project. The Reserve Study is intended only for the Association's internal use, and only for the purposes, and subject to the limitations described in this Agreement.
5. **Reserve Study Update:** CRA has no responsibility to update the final Reserve Study for events and circumstances occurring after the Report Date. CRA recommends that interim updates be performed at least annually and at more frequent intervals if there are material fluctuations in the rates of inflation and investment or when material changes in costs or in estimated lives of replacement fund items occur.
6. **Reserve Study Fee & Terms:** CRA's fee for preparing the Reserve Study, with site analysis, for the period beginning **October 1, 2026** is **\$ 3,250**. 50% of this fee will be billed upon authorization to proceed and is due and payable at that time. The remaining 50% will be billed upon delivery of the draft report and is due and payable within 30 days. If a draft report is not issued at the request of the Association, the remaining 50% is due and payable within 30 days of importing data into Facilities 7 software and providing access to the Association.
7. **No Warranties:** The Association acknowledges and agrees that neither CRA, nor any officer, director, owner, employee, agent or affiliate of CRA, has made any representations, warranties, guarantees, or promises of any kind regarding CRA's services or deliverables except as expressly provided in this Agreement. CRA disclaims all warranties, including without limitation any warranty as to fitness of the Reserve Study for a particular purpose, whether express, implied or arising by operation of law. CRA shall not be liable to the Association for any incidental, consequential, or special damages whatsoever, including without limitation any lost revenues or lost profits, arising from or related to this Agreement and the services provided hereunder.

8. **Miscellaneous:**

- (a) Entire Agreement. This Agreement embodies the entire agreement and understanding between the parties with respect to its subject matter, and supersedes all prior agreements, whether written or oral, pertaining to such subject matter.
- (b) Governing Law. Disputes arising under this agreement (including the scope, nature and quality of services to be performed by us, our fees and other terms of the engagement) shall be submitted to mediation. A competent and impartial third-party, acceptable to both parties, shall be appointed to mediate, and each disputing party shall pay an equal percentage of the mediator's fees and expenses. No suit or arbitration proceedings shall be commenced under this agreement until at least 60 days after the mediator's first meeting with the involved parties. If the dispute requires litigation, the court shall be authorized to impose all defense costs against any non-prevailing party found not to have participated in the mediation process in good faith. This Agreement is governed by, and shall be construed in accordance with, the laws of the State of Florida. Venue for all legal or equitable actions relating to or arising from this Agreement shall be Hillsborough County, Florida.
- (c) Force Majeure. Notwithstanding anything to the contrary provided in this Agreement, CRA shall not be liable for any delay or failure to perform any of its obligations under this Agreement if such delay or failure is caused by an act of god, government requirements, fire, or any other cause or circumstance beyond its reasonable control. CRA shall use reasonable efforts to avoid, remove, or cure all such circumstances as soon as is reasonably feasible.
- (d) Third Party Actions. If there are any member or third party actions involving the Association which cause CRA to incur time charges or expenses other than for the initial preparation of the reserve study report, CRA is to be reimbursed by the Association for any costs or time charges incurred in connection therewith.

9. **Limitations of Reserve Study** Association understands and agrees that:

- (a) The Reserve Study is intended for the sole use of the Association and is not to be construed as a guarantee, warranty or an opinion on the advisability of purchase.
- (b) The information provided by the Reserve Study is effective for one year from the completion date of the report. An annual review and update of this Reserve Study is required to adjust known cost changes and to maintain accuracy.
- (c) CRA 's financial liability for errors and omissions is limited to the fees charged to Association to perform the Reserve Study.
- (d) The scope of the Reserve Study is expressly limited to the components included.
- (e) The remaining useful life estimates of the Reserve Study assumes normal weather conditions and does not factor in damage by flood, wind, storm, earthquake or other insurable events. The useful life estimates assume proper construction, installation, design plus adequate preventive maintenance. Improper construction, installation, design or failure to maintain will lead to shortened useful lives.
- (f) The cost estimates of the Reserve Study are based in current pricing for similar installations and materials and/or based in actual costs paid by Association. Future costs are subject to change according to supply and demand, material costs, effects of inflation and other forces which are not under CRA 's control.
- (g) The conclusions of the Reserve Study do not involve forensic or destructive testing of the components and were arrived at by either visual inspection and/or information provided by Association.
- (h) The Reserve Study is not intended to address or discover construction defects, asbestos, mold, water intrusion or lead paint. Association agrees to indemnify, defend and hold CRA harmless from all related claims.
- (i) Association warrants that the components, equipment and materials are constructed or assembled by qualified and licensed contractors according to manufacturer specifications and that the finished construction complies with all applicable building codes at the time of construction.

Approval of Agreement

Lucerne Park CDD:

By: _____

Date: _____

For Capital Reserve Advisors :

By:



Pierre del Rosario, President

September 28, 2026

Lucerne Park CDD- Schedule A Documents, Information, and Materials Requested

The table below provides a fairly comprehensive list of the documents and information we require in order to perform a comprehensive analysis for you and helps to improve the accuracy of the report. Our normal work process is:

- Phone call or email notification to schedule date for on-site analysis
- Summarize and evaluate data in my office, and research and estimate pricing of reserve activities
- Prepare a draft of the report and information for your edits and our discussion
- Conference call (if necessary) to discuss the data and report. This is your board's report and I want to walk you through it and make necessary adjustments so that you have the best information and a workable plan going forward.
- Edits based on our conference call and second draft (or final) report issued

#	Documents requested	Reason needed	Required	Done
1	A copy of the most recent prior reserve study, if available	This helps ensure that we will identify all components and may provide measurement information. It is also a good check for us on costing information.	No	
2	A copy of the most current financial statements of the Association that shows the current total of reserve funds, and the current budgeted amount to be transferred monthly to reserves	Necessary for us to know how much you are presently contributing to reserves, and to anticipate the following year's reserve contribution.	Yes	
3	A copy of the Association's budget for the most recent year	This is required UNLESS it is shown on the financial statements listed above (# 2)		
4	A copy of the Association's governing documents (CC&R's, etc.)	Only necessary if it discusses maintenance responsibility of Association		
5	Copies of prior paid invoices for repair and/or replacement of common area components	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
6	Copies of bids solicited for repair and/or replacement of common area components, whether awarded or not	Very helpful information to help us make sure that cost data we reflect in the study represents actual, rather than estimated costs.		
7	A copy of your reserve policies	Required if you have specific reserve policies. If not, we will be happy to help you establish policies for your Association.		
8	A list of addresses and phone numbers for pertinent service contractors (landscape, pool, elevator, roof, paint, deck, etc.)	Very helpful information to help us make sure that we have accurate cost data and an understating of your maintenance plan.		
9	A copy of the plot map of the project or community showing phasing details and building shapes or styles	This is necessary for us to identify all components.	Yes	
10	Temporary use of keys, access devices or gate codes to enter upon the common areas, pool or recreation areas and equipment or storage areas	Necessary for us to gain access to restricted areas.	Yes	

Additional information may be requested once we have started our work.

SECTION 5

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this “**Agreement**”) is made and entered into effective _____, 20__ (the “**Effective Date**”), by and between **PayGOV.US, LLC**, a [STATE] limited liability company (“**PGV**”), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Lucerne Park Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the “**District**”), with its principal address at c/o Governmental Management Services – Central Florida, 219 E Livingston St. Orlando, FL 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the “**Services**”), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District’s request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV’s property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV’s expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of \$1.00 will apply to any such transaction under \$33.00. E-Check (ACH) transactions will be charged a flat fee of \$1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV’s sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District’s Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within **two (2)** business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those

transactions, including returns and chargeback transactions, but this exclusion does not limit PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("PCI DSS"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in [REDACTED] County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than \$[1,000,000] per occurrence and \$[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than \$1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than \$1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial

Services, Inc. (“iStream”) as described in Section 14 and the card processors PGV identifies to the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV’s own.

11. District Required Provisions; Order of Precedence. Exhibit A (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV’s website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party’s address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District’s district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys’ fees and costs, including those incurred on appeal. The District’s failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District’s fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days’ written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days’ written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District’s E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District’s district manager a copy of each application and other document PGV signs on the District’s behalf before submitting it, and written notice of any procedural change

within five business days after making it. PGV may not, without the District's prior written approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:

LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT

By: _____

Name: _____

Title: Chairperson / Vice Chairperson, Board of Supervisors

Date: _____

ATTEST:

Secretary / Assistant Secretary

PGV:

PAYGOV.US, LLC, a [STATE] limited liability company

By: _____

Name: _____

Title: _____

Date: _____

Exhibit A: District Required Provisions

EXHIBIT A DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135, *Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), *Florida Statutes*, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of ☐ physical presence or ☐ online notarization, personally appeared _____ (“Affiant”), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC (“PGV”), is an officer or representative of PGV, and is authorized to make this affidavit on PGV’s behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the “District”).

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV’s E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 20__, by _____, who is ☐ personally known to me or ☐ has produced _____ as identification.

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION 7

SECTION B

SECTION i



MEMORANDUM

DATE: SEPTEMBER 18, 2026
TO: LUCERNE PARK COMMUNITY DEVELOPMENT DISTRICT (CDD)
FROM: REY MALAVE PE, ASSOCIATE VICE PRESIDENT, DEWBERRY
SUBJECT: LUCERNE PARK CDD ANNUAL INSPECTION

Introduction

This memorandum provides the findings of an annual inspection of the structures and areas owned by Lucerne Park CDD, conducted on August 12, 2026.

The following summarizes the findings of the inspection and includes recommendations for action items. The report also contains an Inspection Photo Log (Attachment 2) and corresponding Inspection Map (Attachment 1) depicting areas and structures that were inspected and require attention.

Inspection Results

The areas and structures owned by the CDD were found to be in generally good condition. Stormwater structure maintenance is recommended as carryover from last year's report and repair of erosion. Roadway sealcoating and restriping is recommended within next 2 years due to matrix loss resulting in aggregates dislodging. The CDD is currently working to obtain proposals for speed control devices.

Infrastructure Condition Rating System

1. Critical (emergency condition) - Indicates a system that is malfunctioning or has failed and requires immediate repair or replacement. The condition poses a direct threat to environmental integrity and/or the public health, safety, and welfare.
2. Poor (deficient condition) - Indicates a system exhibiting deficiencies where maintenance, rehabilitation, or corrective construction is required. Improvements should be completed within the next five (5) years to prevent further deterioration to a critical condition (Rating 1).
3. Satisfactory (acceptable condition) - Indicates the system is functioning as intended with no observable deficiencies. No corrective action is required at this time.

Attachments

Attachment 1. 2026 Annual Goals Inspection Results Map
Attachment 2. 2026 Annual Goals Inspection Photo Log

Attachment 1: Inspection Results Map Lucerne Park CDD

Legend

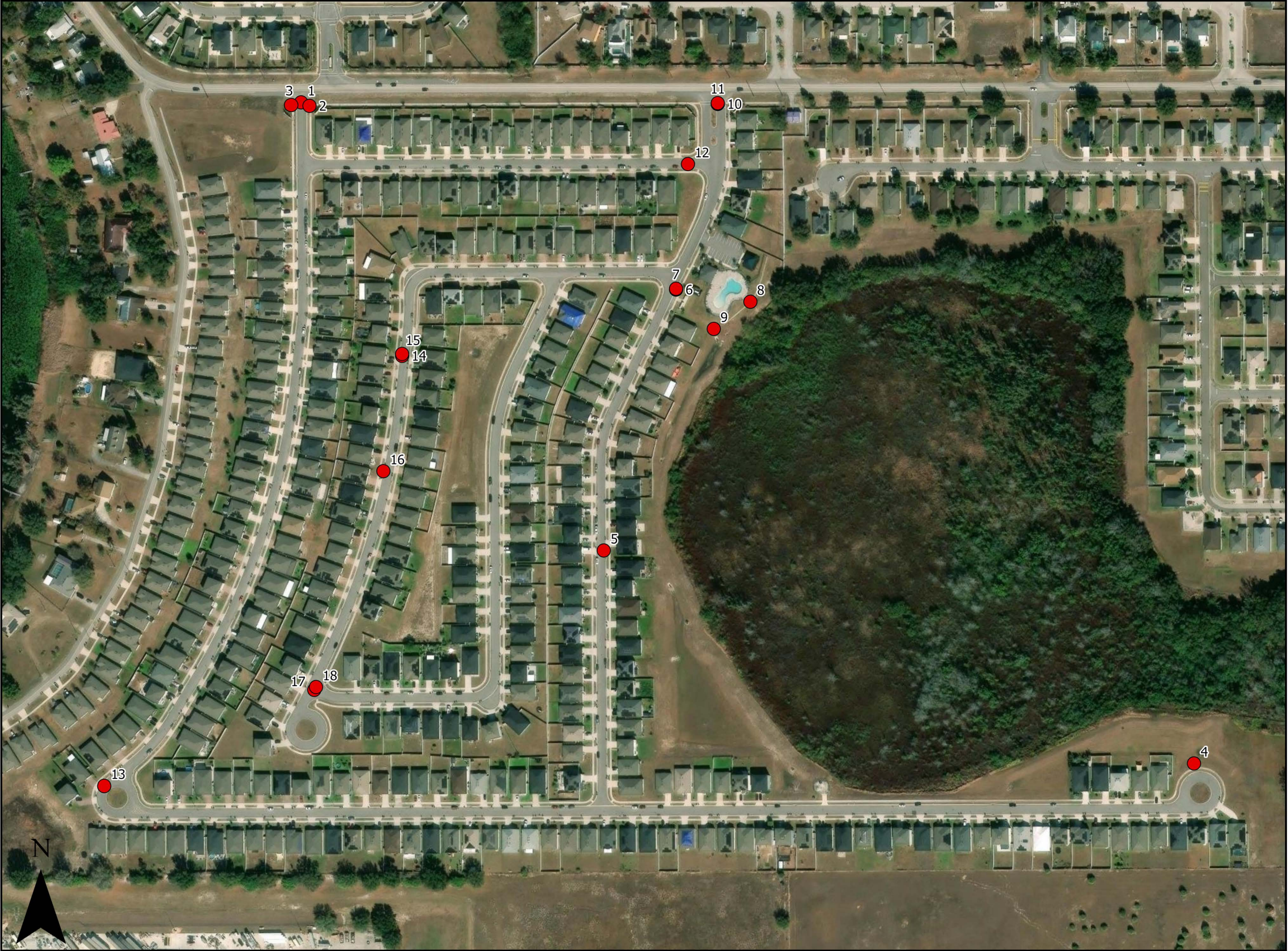


FIGURE 1
Annual Inspection
Photo Log Locations
08-12-2026
Polk Co, FL

- 1- Project No.:
- 2- Data Source -
- 3- This map is intended to be used for planning purposes only. It is not a survey.

Attachment 2: Inspection Photo Log

Photo 1

Structure: Roadway

Condition: 2 - Poor

Comments: Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 2

Structure: Entrance

Condition: 3 - Satisfactory

Comments: Maintenance and operations satisfactory.

Recommendations: None.



Photo 3

Structure: Entrance

Condition: 3 - Satisfactory

Comments: Maintenance and operations satisfactory.

Recommendations: None.



Photo 4

Structure: Stormwater pond

Condition: 3 - Satisfactory

Comments: Maintenance and operations satisfactory.

Recommendations: None.



Photo 5

Structure: Roadway

Condition: 2 – Poor

Comments: Maintenance required.

Recommendations: Likely fuel spill deteriorated asphalt binder. Spot repair is recommended with district wide asphalt maintenance.



Photo 6

Structure: Roadway

Condition: 2 – Poor

Comments: Maintenance required.

Recommendations: Pave this exposed area due to vehicular traffic impact.



Photo 7

Structure: Mail kiosk

Condition: 3 - Satisfactory

Comments: Maintenance and operations satisfactory.

Recommendations: None.



Photo 8

Structure: Miter end outfall

Rating: 2 – Poor

Comments: Bare of vegetation and eroding

Recommendations: Reseed to stabilize.



Photo 9

Structure: Pool

Rating: 1 – Critical

Comments: Bare of vegetation and eroding

Recommendations: Repair pipe, compact soil repair, and reseed to stabilize. Potential for Water Management District complaint.



Photo 10

Structure: Roadway

Condition: 2 - Poor

Comments: Maintenance recommended in future.

Recommendations: Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 11

Structure: Entrance

Condition: 3 - Satisfactory

Comments: Maintenance and operations satisfactory.

Recommendations: None.



Photo 12

Structure: Roadway

Condition: 2 - Poor

Comments: Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 13

Structure: Roadway

Condition: 2 - Poor

Comments: Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 14

Structure: Roadway

Condition: 2 - Poor

Comments: Fuel spill likely occurred. Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 15

Structure: Roadway

Condition: 2 - Poor

Comments: Fuel spill likely occurred. Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 16

Structure: Roadway curb

Condition: 2 - Poor

Comments: Maintenance recommended in future.

Recommendations:
Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide. Curb should be removed and replaced during that maintenance.



Photo 17

Structure: Roadway

Condition: 2 - Poor

Comments: Roadway maintenance recommended in future.

Recommendations: Roadway maintenance will be needed in the next two years to sealcoat and re-stripe districtwide.



Photo 18

Structure: Utility

Rating: 2 – Poor

Comments: Multiple sewer risers are present in this area.

Recommendations: These should be removed and replaced with valve covers.



SECTION C

Lucerne Park CDD

Field Management Report

Completed Items

- The amenity fans have been replaced and are now operating properly. The lighting throughout the amenity area has also been inspected and is functioning as intended. These updates have addressed the previously identified issues and restored the amenity area to proper working condition.
- A time-limit sign has been installed near the mailboxes to help manage parking and reduce potential issues with vehicles remaining in the area for extended periods. This improvement should help promote better traffic flow and accessibility for residents using the mailboxes.

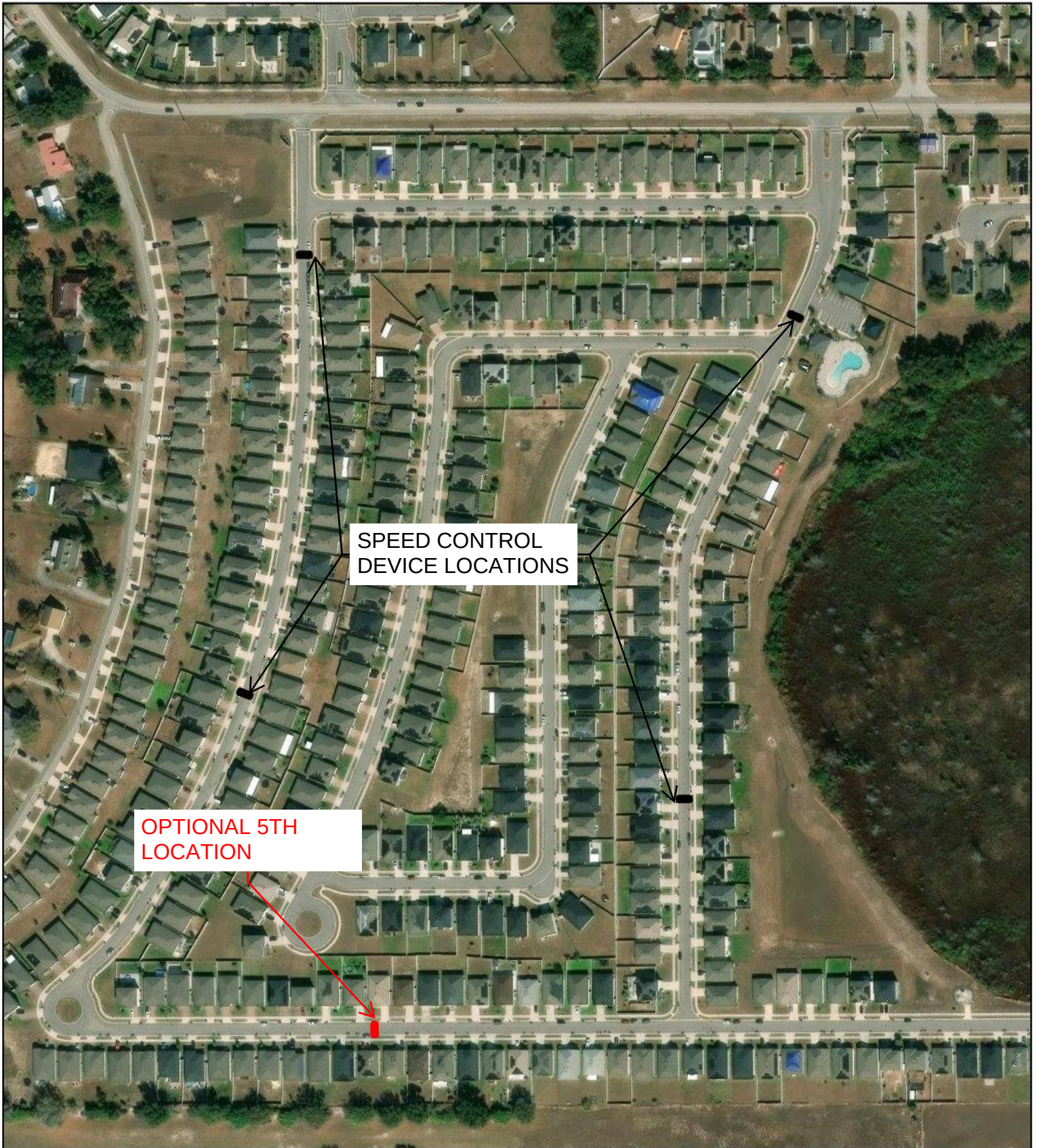


Contracted Services

- The landscaping team continues to maintain the community grounds while operating under the current water restrictions. The recently installed plants appear to be establishing well, and the team will continue to monitor their growth and overall health to ensure they remain properly maintained.
- The pool continues to be routinely serviced and monitored to ensure it remains clean, safe, and fully operational. Regular maintenance helps maintain proper pool conditions and supports a clean and well-maintained amenity for residents and guests.
- The amenity restrooms and dog stations are being consistently serviced and maintained by the janitorial vendor.



SECTION i



Legend

-  Speed Control Device Location
-  Optional 5th Location

Speed Control Devices Map
Lucerne Park CDD
Winter Haven
Polk, FL

SECTION 1

Proposal # : 574



Governmental
Management Services -
CF

Maintenance Services
Phone: 407-201-1514
Email: Abailey@gmscfl.com

Bill To/District Lucerne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Speed Humps	
Install speed humps /signs as shown on the engineering map.	
10 Speed Bumps (roughly 3 ft long, 10 ft wide, and 2in high)	
10 Speed hump ahead signs (Sign and 8' U channel)	

Qty	Description	Unit Price	Line Total
48	Labor	\$55.00	\$2,640.00
3	Mobilization	\$65.00	\$195.00
3	Equipment	\$45.00	\$135.00
	Materials		\$5,184.00
Total Due:			\$9,660.00

This Proposal is Valid for 30 days.

Client Signature: _____



SPEED
LIMIT
25

Height:
2 in

3 ft
(width)

3 ft
(width)

10 ft
(length)

10 ft
(length)

24 ft
(road width)

SLOW

**SPEED
HUMP
AHEAD**

SECTION 2

Proposal # : 574



Governmental
Management Services -
CF

Maintenance Services
Phone: 407-201-1514
Email: Abailey@gmscfl.com

Bill To/District Lucerne Park CDD	Prepared By: Governmental Management Services- CF, LLC 219 E. Livingston Street Orlando, FL 32801
Speed Cushions	
Install speed humps /signs as shown on the engineering map.	
10 Speed Cushions (roughly 3 ft long, 6.5 ft wide, and 2in high)	
10 Speed hump ahead signs (Sign and 8' U channel)	

Qty	Description	Unit Price	Line Total
40	Labor	\$55.00	\$2,200.00
3	Mobilization	\$65.00	\$195.00
3	Equipment	\$45.00	\$135.00
	Materials		\$5,040.00
Total Due:			\$7,714.00

This Proposal is Valid for 30 days.

Client Signature: _____



SPEED
LIMIT
25

Height:
2 in

3 ft
(width)

6 ft
(length)

3 ft
(width)

6 ft
(length)

24 ft
(road width)

SLOW

**SPEED
CUSHION
AHEAD**



SECTION ii



Corporate (Orlando/ Polk County)
200 South F Street
Haines City, Florida 33844

Tampa
9513 US 92 East
Tampa, Florida 33610

(863) 422-5207
www.princeandsonsinc.com

February 17, 2026

GMS-Central Florida

We sincerely appreciate the opportunity for Prince and Sons to enhance the quality of your landscape. Due to economic conditions, the Lucerne Park CDD property will have a small increase for the 2026-2027 fiscal year beginning in October. The fee summary is included with this email.

Warmest regards,

Lucas Dean Martin
Vice President
Horticulturalist
Phone: 863-422-5207 Office
Mobile: 863-500-0312
lmartin@princeandsonsinc.com

[Lucerne Park CDD] Landscape Fee Summary

Contractor: Prince and Sons, Inc

Address: 200 S. F Street

Haines City, FL 33844

Phone: (863) 422-5207

Fax:

Contact: Lucas Martin

Email: lmartin@princeandsonsinc.com

Property: Lucerne Park CDD

Address: 219 E. Livingston St.

Orlando,

Florida, 32801

Phone: (407) 346 - 2453

Contact: Allen Bailey

Email: abailey@qmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
ESSENTIAL SERVICES A-D (Component A) - Mowing/Detailing	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	\$43,200
TURF CARE (Component B) Bahia/St Augustine/Zoysia	30	30	30	30	30	30	30	30	30	30	30	30	\$360
TREE/SHRUB CARE (Component C) Tree/Shrub Fert	100	100	100	100	100	100	100	100	100	100	100	100	\$1,200
IRRIGATION MAINT. (Component D)	90	90	90	90	90	90	90	90	90	90	90	90	\$1,080
ANNUAL CHANGES - None at this time (Component E.1) <i>Per Annual Pricing: Count:</i>				<i>Count:</i>			<i>Count:</i>			<i>Count:</i>			\$0
BED DRESSING - Estimate mulch yds (Component E.2) <i>Per Yard Pricing:</i>					<i>Mulch Yds</i>						<i>Mulch Yds</i>		\$0
PALM TRIMMING (Component E.3) <i>Per Palm Price:</i> <i>Palm counts:</i>													\$0
TOTAL FEE PER MONTH:	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$45,840

Flat Fee Schedule	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$3,820	\$45,840
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Essential Services Mowing/Detailing/Irrigation/Fert and Pest	\$45,840
---	----------

Extra Services Annual Changes, Palm Pruning, Mulch	\$0
---	-----

TOTAL	\$45,840.00
-------	-------------

SECTION iii



JAMES CITY, FLORIDA 33644
(863) 422-5207
www.princeandsonsinc.com

TAMPA, FLORIDA 33610

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 $\geq \$4$ /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**

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

Warmest Regards,

Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office



SECTION iv



SERVICE RATE INCREASE

LUCERNE PARK

Dear Valued Customer,

We hope this message finds you well. We would like to thank you for your continued trust in our pool cleaning services. It has been our pleasure to serve you, and we remain committed to providing reliable, high-quality care for your pool.

Due to rising operational costs, including supplies, equipment maintenance, and labor, we must implement a rate adjustment to continue delivering the level of service you expect and deserve. Effective **October 1, 2026**, our service rate will increase from **\$2034** to **\$2090**.

We understand that any price change is important, and this adjustment was made only after careful consideration. Our goal is to maintain consistent service standards while ensuring the long-term sustainability of our operations.

If you have any questions or would like to discuss this change, please do not hesitate to contact us at. We truly appreciate your understanding and ongoing business, and we look forward to continuing to serve you.

Sincerely,

Simon McDonnell

Resort Pool Services

321-689-6210

Resortpoolservice@gmail.com

SECTION D

SECTION i

Lucerne Park Community Development District

Summary of Check Register

September 5, 2026 to October 2, 2026

Fund	Date	Check No.'s	Amount
General Fund	9/9/26	950-951	\$ 6,642.82
	9/14/26	852-954	\$ 2,025.93
	9/23/26	955-964	\$ 31,845.88
	9/29/26	965-966	\$ 1,777.62
			<u>\$ 42,292.25</u>
General Fund - Autopay	9/9/26 - 9/28/26	80129 - 80139	\$ 3,896.91
			<u>\$ 3,896.91</u>
Payroll	<u>September 5, 2026 to October 2, 2026</u>		
	Catherine Gonzalez	50063	\$ 184.70
	Joan Griffin	50064	\$ 184.70
	Lindsey Roden	50065	\$ 150.00
	Rolando Lopez	50066	\$ 184.70
	Bobbie Shockley	50067	\$ 150.00
			<u>\$ 854.10</u>
Total Amount			\$ 47,043.26

DATE
VEND#

.....INVOICE.....
DATE INVOICE

...EXPENSED TO...
YRMO DPT ACCT# SUB SUBCLASS

VENDOR NAME

STATUS

AMOUNT

....CHECK....
AMOUNT #

LUCP LUC PARK CDD CWRIGHT

AP300R	YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER										RUN 10/06/26	PAGE 4	
*** CHECK DATES 09/05/2026 - 10/02/2026 ***	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 #
9/09/26	00061	8/18/26	3157-09. 202609 330-57200-43300 232 MEADOWBROOK-SEP.26						SPECTRUM BUSINESS	*	193.69	193.69	080129
9/14/26	00062	9/04/26	0000-08. 202608 320-53800-43200 MEADOW BLVD-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	23.47	23.47	080130
9/14/26	00062	9/04/26	7500-08. 202608 330-57200-43200 232 MEADOWBROOK-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	228.90	228.90	080131
9/14/26	00062	9/04/26	9500-08. 202608 320-53800-43200 ENT MEADOWBROOK-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	73.87	73.87	080132
9/14/26	00062	9/04/26	9600-08. 202608 320-53800-43200 PEYTON BROOK WAY-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080133
9/14/26	00062	9/04/26	9800-08. 202608 320-53800-43200 CAMBRIDGE DR W LOT-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	18.19	18.19	080134
9/14/26	00062	9/04/26	9900-08. 202608 320-53800-43200 CAMBRIDGE DR E LOT-AUG.26						WINTER HAVEN WATER DEPARTMENT	*	12.91	12.91	080135
9/28/26	00017	9/23/26	0785-09. 202609 320-53800-43000 202 MEADOWBROOK-SEP.26						TECO	*	30.74	30.74	080136
9/28/26	00017	9/23/26	1879-09. 202609 320-53800-43000 800 CAMBRIDGE DR-SEP.26						TECO	*	29.17	29.17	080137
9/28/26	00017	9/23/26	1893-09. 202609 330-57200-43000 232 MEADOWBROOK-SEP.26						TECO	*	342.19	342.19	080138
9/28/26	00017	9/23/26	2576-09. 202609 320-53800-43100 5500 OLD LUCERNE-SEP.26						TECO	*	2,930.87	2,930.87	080139
TOTAL FOR BANK Z											3,896.91		
LUCP LUC PARK CDD CWRIGHT													

DATE	VEND#	INVOICE	EXPENSED TO	VENDOR NAME	STATUS	AMOUNT	CHECK
	DATE	INVOICE	YRMO DPT ACCT# SUB SUBCLASS				AMOUNT #
TOTAL FOR REGISTER						46,189.16	

SECTION ii

Lucerne Park
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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

Lucerne Park
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Reserve Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 170,530	\$ -	\$ -	\$ 170,530
Money Market Account	\$ -	\$ -	\$ 96,639	\$ 96,639
State Board of Administration	\$ 326,867	\$ -	\$ -	\$ 326,867
<u>Investments:</u>				
<u>Series 2019</u>				
Reserve	\$ -	\$ 210,022	\$ -	\$ 210,022
Revenue	\$ -	\$ 260,997	\$ -	\$ 260,997
Prepayment	\$ -	\$ 2,248	\$ -	\$ 2,248
Prepaid Expenses	\$ 2,730	\$ -	\$ -	\$ 2,730
Liabilities:				
Accounts Payable	\$ 26,113	\$ -	\$ -	\$ 26,113
Employee FICA	\$ 222	\$ -	\$ -	\$ 222
Fund Balance:				
Restricted for:				
Debt Service 2019	\$ -	\$ 473,267	\$ -	\$ 473,267
Unassigned	\$ 471,062	\$ -	\$ 96,639	\$ 567,701
Total Liabilities & Fund Balance	\$ 500,127	\$ 473,267	\$ 96,639	\$ 1,070,033

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments	\$ 446,207	\$ 446,207	\$ 448,230	\$ 2,023
Interest	\$ 1,667	\$ 1,667	\$ 15,874	\$ 14,207
Other Income	\$ 116	\$ 116	\$ 165	\$ 49
Total Revenues	\$ 447,990	\$ 447,990	\$ 464,269	\$ 16,280
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ 7,800	\$ 3,200
Employer FICA	\$ 918	\$ 842	\$ 597	\$ 245
Engineering	\$ 10,000	\$ 10,000	\$ 28,715	\$ (18,715)
Attorney	\$ 25,000	\$ 22,917	\$ 20,733	\$ 2,183
Annual Audit	\$ 4,000	\$ 4,000	\$ 4,000	\$ -
Assessment Administration	\$ 5,408	\$ 5,408	\$ 5,408	\$ -
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,408	\$ 4,957	\$ 4,957	\$ -
Trustee Fees	\$ 4,771	\$ 3,843	\$ 3,843	\$ -
Management Fees	\$ 46,350	\$ 42,488	\$ 42,488	\$ -
Information Technology	\$ 1,947	\$ 1,784	\$ 1,785	\$ (0)
Website Administration	\$ 1,298	\$ 1,190	\$ 1,190	\$ (0)
Postage & Delivery	\$ 900	\$ 825	\$ 391	\$ 434
Insurance	\$ 8,810	\$ 8,810	\$ 7,029	\$ 1,781
Copies	\$ 500	\$ 458	\$ 105	\$ 354
Legal Advertising	\$ 3,000	\$ 3,000	\$ 3,059	\$ (59)
Other Current Charges	\$ 1,000	\$ 917	\$ 775	\$ 141
Office Supplies	\$ 350	\$ 321	\$ 6	\$ 315
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative	\$ 132,283	\$ 123,384	\$ 133,506	\$ (10,121)

Lucerne Park
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Operations & Maintenance

Field Services

Property Insurance	\$	13,224	\$	13,224	\$	11,034	\$	2,190
Field Management	\$	16,377	\$	15,012	\$	15,012	\$	-
Landscape Maintenance	\$	47,655	\$	43,684	\$	39,430	\$	4,254
Landscape Replacement	\$	6,500	\$	5,958	\$	3,000	\$	2,958
Streetlights	\$	39,172	\$	35,908	\$	32,431	\$	3,477
Electric	\$	2,000	\$	1,833	\$	1,399	\$	435
Water & Sewer	\$	3,500	\$	3,208	\$	1,814	\$	1,394
Irrigation Repairs	\$	6,000	\$	5,500	\$	1,474	\$	4,026
General Repairs & Maintenance	\$	12,000	\$	11,000	\$	2,323	\$	8,677
Contingency	\$	10,000	\$	9,167	\$	5	\$	9,162

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Amenity Expenditures

Amenity - Electric	\$	10,100	\$	9,258	\$	3,223	\$	6,035
Amenity - Water	\$	10,000	\$	9,167	\$	7,261	\$	1,906
Playground Lease	\$	13,008	\$	13,008	\$	13,008	\$	-
Internet	\$	2,053	\$	1,882	\$	2,128	\$	(246)
Pest Control	\$	1,136	\$	1,041	\$	880	\$	161
Janitorial Service	\$	16,780	\$	15,382	\$	15,120	\$	262
Security Services	\$	35,000	\$	35,000	\$	41,160	\$	(6,160)
Pool Maintenance	\$	24,408	\$	22,374	\$	22,315	\$	59
Amenity Repairs & Maintenance	\$	10,000	\$	9,167	\$	4,218	\$	4,949
Amenity Access Management	\$	5,408	\$	4,957	\$	4,971	\$	(14)
Chair Lift Replacement	\$	12,000	\$	12,000	\$	14,750	\$	(2,750)
Contingency	\$	12,000	\$	11,000	\$	8,476	\$	2,524

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Excess (Deficiency) of Revenues over Expenditures	\$	7,386	\$	85,332		
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Other Financing Sources/(Uses):

Transfer In/(Out) - Capital Reserves	\$	(7,386)	\$	(7,386)	\$	(7,386)	\$	-
Total Other Financing Sources/(Uses)	\$	(7,386)	\$	(7,386)	\$	(7,386)	\$	-

Net Change in Fund Balance	\$	-	\$	77,946		
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Fund Balance - Beginning	\$	-	\$	395,845		
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Fund Balance - Ending	\$	-	\$	473,791		
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Lucerne Park
Community Development District
Debt Service Fund Series 2019
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Revenues:

Assessments	\$	419,524	\$	419,524	\$	421,403	\$	1,879
Interest	\$	10,185	\$	10,185	\$	15,625	\$	5,440

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Expenditures:

Interest - 11/1	\$	142,197	\$	142,197	\$	142,197	\$	-
Principal - 5/1	\$	135,000	\$	135,000	\$	135,000	\$	-
Interest - 5/1	\$	142,197	\$	142,197	\$	142,197	\$	-

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Excess (Deficiency) of Revenues over Expenditures	\$	10,315			\$	17,634		
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Fund Balance - Beginning	\$	242,915			\$	455,633		
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Fund Balance - Ending	\$	253,230			\$	473,267		
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Lucerne Park
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

Revenues					
Interest	\$	1,531	\$	1,531	\$ 2,711 \$ 1,179
Expenditures:					
Capital Outlay	\$	-	\$	-	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$	1,531		\$	2,711
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$	7,386	\$	7,386	\$ 7,386 \$ -
Total Other Financing Sources (Uses)	\$	7,386	\$	7,386	\$ 7,386 \$ -
Net Change in Fund Balance	\$	8,917		\$	10,097
Fund Balance - Beginning	\$	86,479		\$	86,543
Fund Balance - Ending	\$	95,396		\$	96,639

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	\$ 1,400	\$ 5,660	\$ 22	\$ -	\$ -	\$ 448,230
Other Income	\$ 75	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 165
Interest	\$ 1,300	\$ 1,119	\$ 1,077	\$ 1,702	\$ 1,531	\$ 1,649	\$ 1,561	\$ 1,556	\$ 1,473	\$ 1,495	\$ 1,411	\$ -	\$ 15,874
Total Revenues	\$ 1,375	\$ 7,793	\$ 426,062	\$ 5,137	\$ 1,531	\$ 3,327	\$ 6,027	\$ 2,956	\$ 7,133	\$ 1,518	\$ 1,411	\$ -	\$ 464,269
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ 800	\$ 1,200	\$ -	\$ 2,000	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ 7,800
Employer FICA	\$ -	\$ 61	\$ 61	\$ 92	\$ -	\$ 153	\$ 77	\$ -	\$ 77	\$ -	\$ 77	\$ -	\$ 597
Engineering	\$ 2,610	\$ 1,348	\$ 2,991	\$ 3,480	\$ 2,600	\$ 2,168	\$ 2,590	\$ 968	\$ 4,173	\$ 1,056	\$ 4,733	\$ -	\$ 28,715
Attorney	\$ 1,702	\$ 2,389	\$ 348	\$ 1,193	\$ 2,409	\$ 4,005	\$ 2,349	\$ 556	\$ 3,587	\$ 573	\$ 1,625	\$ -	\$ 20,733
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ 5,408	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,408
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ -	\$ 4,957
Trustee Fees	\$ 2,478	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,365	\$ -	\$ -	\$ -	\$ 3,843
Management Fees	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ 3,863	\$ -	\$ 42,488
Information Technology	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ 162	\$ -	\$ 1,785
Website Administration	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ 108	\$ -	\$ 1,190
Postage & Delivery	\$ 11	\$ 22	\$ 7	\$ 163	\$ 16	\$ 40	\$ 16	\$ 28	\$ 33	\$ 29	\$ 24	\$ -	\$ 391
Insurance	\$ 7,029	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,029
Copies	\$ -	\$ 44	\$ -	\$ -	\$ 2	\$ -	\$ 5	\$ 23	\$ -	\$ 31	\$ -	\$ -	\$ 105
Legal Advertising	\$ -	\$ -	\$ 976	\$ -	\$ -	\$ 383	\$ 417	\$ 244	\$ 718	\$ -	\$ 321	\$ -	\$ 3,059
Other Current Charges	\$ 65	\$ 86	\$ 70	\$ 48	\$ 43	\$ 242	\$ 43	\$ 43	\$ 42	\$ 50	\$ 43	\$ -	\$ 775
Office Supplies	\$ 0	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 1	\$ 1	\$ 0	\$ 0	\$ 1	\$ -	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative	\$ 24,062	\$ 9,335	\$ 9,838	\$ 10,760	\$ 13,653	\$ 13,575	\$ 11,081	\$ 6,445	\$ 16,028	\$ 6,323	\$ 12,407	\$ -	\$ 133,506

Lucerne Park
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Field Services													
Property Insurance	\$ 11,034	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,034
Field Management	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ 1,365	\$ -	15,012
Landscape Maintenance	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 3,400	\$ 5,425	\$ 3,400	\$ 3,400	\$ -	39,430
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 160	\$ -	\$ 2,840	\$ -	\$ -	\$ -	3,000
Streetlights	\$ 2,949	\$ 2,949	\$ 2,949	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,950	\$ 2,931	\$ -	32,431
Electric	\$ 359	\$ 66	\$ 60	\$ 74	\$ 62	\$ 61	\$ 67	\$ 59	\$ 60	\$ 476	\$ 57	\$ -	1,399
Water & Sewer	\$ 282	\$ 207	\$ 214	\$ 103	\$ 100	\$ 105	\$ 122	\$ 136	\$ 160	\$ 243	\$ 141	\$ -	1,814
Irrigation Repairs	\$ 85	\$ 77	\$ -	\$ 427	\$ 262	\$ 96	\$ 254	\$ 162	\$ 111	\$ -	\$ -	\$ -	1,474
General Repairs & Maintenance	\$ 669	\$ -	\$ 430	\$ -	\$ -	\$ -	\$ 880	\$ 102	\$ -	\$ 241	\$ -	\$ -	2,323
Contingency	\$ -	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5
Amenity Expenditures													
Amenity - Electric	\$ -	\$ 338	\$ 306	\$ 380	\$ 334	\$ 376	\$ 415	\$ 371	\$ 383	\$ -	\$ 321	\$ -	3,223
Amenity - Water	\$ 682	\$ 3,232	\$ 481	\$ 229	\$ 250	\$ 381	\$ 223	\$ 299	\$ 364	\$ 891	\$ 229	\$ -	7,261
Playground Lease	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ 1,626	\$ -	\$ -	\$ -	\$ -	13,008
Internet	\$ 191	\$ 191	\$ 191	\$ 191	\$ 191	\$ 206	\$ 194	\$ 194	\$ 194	\$ 194	\$ 194	\$ -	2,128
Pest Control	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ 80	\$ -	880
Janitorial Service	\$ 1,330	\$ 1,290	\$ 1,290	\$ 1,390	\$ 1,300	\$ 1,290	\$ 1,350	\$ 1,450	\$ 1,450	\$ 1,490	\$ 1,490	\$ -	15,120
Security Services	\$ 2,185	\$ 2,925	\$ 2,469	\$ 2,697	\$ 2,469	\$ 2,841	\$ 2,469	\$ 2,360	\$ 6,645	\$ 8,382	\$ 5,718	\$ -	41,160
Pool Maintenance	\$ 1,975	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ 2,034	\$ -	22,315
Amenity Repairs & Maintenance	\$ 220	\$ 330	\$ 670	\$ -	\$ 1,175	\$ -	\$ 375	\$ 135	\$ -	\$ 1,313	\$ -	\$ -	4,218
Amenity Access Management	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 451	\$ 464	\$ 451	\$ -	4,971
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,750	\$ -	14,750
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ -	\$ -	\$ 280	\$ -	\$ 7,195	\$ -	\$ -	8,476
Excess Revenues (Expenditures)	\$ (51,569)	\$ (22,107)	\$ 398,208	\$ (23,020)	\$ (31,172)	\$ (27,510)	\$ (23,468)	\$ (20,943)	\$ (33,407)	\$ (35,524)	\$ (44,156)	\$ -	85,332
Other Financing Sources/Uses:													
Transfer In/(Out) - Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,386)	\$ -	\$ -	\$ -	\$ -	(7,386)
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,386)	\$ -	\$ -	\$ -	\$ -	(7,386)
Net Change in Fund Balance	\$ (51,569)	\$ (22,107)	\$ 398,208	\$ (23,020)	\$ (31,172)	\$ (27,510)	\$ (23,468)	\$ (28,329)	\$ (33,407)	\$ (35,524)	\$ (44,156)	\$ -	77,946

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)
LESS: PRINCIPAL PAYMENT - 05/01/26		(\$135,000)
CURRENT BONDS OUTSTANDING		\$5,995,000

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%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2019 Debt Service</i>	<i>Total</i>
11/10/25	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
5/13/26	ACH	\$ 2,771.16	\$ -	\$ (55.43)	\$ -	\$ 2,715.73	\$ 1,399.72	\$ 1,316.01	\$ 2,715.73
6/15/26	ACH	\$ 2,771.16	\$ -	\$ (55.43)	\$ -	\$ 2,715.73	\$ 1,399.72	\$ 1,316.01	\$ 2,715.73
6/24/26	ACH	\$ 8,434.56	\$ -	\$ (168.70)	\$ -	\$ 8,265.86	\$ 4,260.32	\$ 4,005.54	\$ 8,265.86
7/31/26	ACH	\$ 22.29	\$ -	\$ -	\$ -	\$ 22.29	\$ 22.29	\$ -	\$ 22.29
Total		\$ 924,797.21	\$ (36,234.00)	\$ (20,488.20)	\$ 1,558.07	\$ 869,633.08	\$ 448,230.07	\$ 421,403.01	\$ 869,633.08

100%	Net Percent Collected
0	Balance Remaining to Collect

SECTION iii

Lucerne Park CDD



© WRXE4N92HHUEWG Timemark Verified

09:49

AM

09/23/2026

Wed

412 McKenna Dr, Winter Haven FL 33881

Lucerne Park CDD

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09/23/2026

Wed

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09/23/2026

Wed

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SECTION 10

Closed Security Session