

Lake Deer
Community Development District

Meeting Agenda

August 2, 2022

AGENDA

Lake Deer

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

July 26, 2022

**Board of Supervisors
Lake Deer
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Lake Deer Community Development District** will be held **Tuesday, August 2, 2022, at 2:00 PM** at **346 East Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/82967337512>

Zoom Call-In Number: 1-646-876-9923

Meeting ID: 829 6733 7512

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the June 7, 2022 Board of Supervisors Meeting
4. Presentation and Approval of Revised and Amended Engineer's Report
5. Presentation and Approval of Updated Supplemental Assessment Methodology dated August 2, 2022
6. Consideration of Resolution 2022-06 Supplemental Assessment Resolution (*to be provided under separate cover*)
7. Public Hearing
 - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
 - i. Consideration of Resolution 2022-07 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement
8. Consideration of Resolution 2022-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
9. Staff Reports

¹ Comments will be limited to three (3) minutes

- A. Attorney
- B. Engineer
- C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

MINUTES

**MINUTES OF MEETING
LAKE DEER
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held Tuesday, **June 7, 2022** at 2:16 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Patrick Marone

Chairman
Vice Chairperson
Assistant Secretary (*resigned and left meeting*)

Also present were:

Tricia Adams
Roy Van Wyk
Molly Banfield
Steven Figari
Danielle Arnett
Chuck Cavaretta

District Manager, GMS
KE Law Group
Dewberry
JMS Homes
Appointed as Supervisor
Appointed as Supervisor

FIRST ORDER OF BUSINESS

Roll Call

Ms. Adams called the meeting to order and called the roll. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Adams stated that no members of the public were in attendance or on Zoom and they closed the public comment period.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation from Justin Frye

Ms. Adams addressed Mr. Heath stating that they do have organizational matters to attend to related to the acceptance of the resignation from Justin Frye.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Accepting the Resignation from Justin Frye, was approved.

B. Appointment to Fill the Vacant Board Seat

Ms. Adams asked the Board if they would like to consider an appointment to the vacant seat or would they want to defer this matter to a later meeting. Mr. Marone nominated Daniel Arnette to fill the vacant Board seat.

On MOTION by Mr. Marone, seconded by Mr. Heath, with all in favor, Appointing Daniel Arnette to the Board of Supervisors, was approved.

C. Administration of Oath to Newly Appointed Supervisor

Ms. Adams stated that Mr. Arnette was not in attendance today, so they would defer the administration of the oath to a later time.

D. Consideration of Resolution 2022-05 Appointing Assistant Secretary

Ms. Adams asked if the Board members would like to also defer the appointment as Assistant Secretary until Mr. Arnette takes his oath of office. She noted that they could defer that to the next meeting. The Board agreed to defer this item to a later time.

FOURTH ORDER OF BUSINESS**Approval of Minutes of the May 3, 2022 Board of Supervisors Meeting**

Ms. Adams presented the minutes of the May 3, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. There being no changes, there was a motion of approval.

On MOTION by Ms. Schwenk, seconded by Mr. Marone with all in favor, the Minutes of the May 3, 2022 Board of Supervisors, were approved.

FIFTH ORDER OF BUSINESS**Consideration of Series 2022 Developer's Agreements and Notice of Special Assessments *(to be provided under separate cover)***

Ms. Adams addressed Mr. Van Wyk about presenting these agreements to the Board. Mr. Van Wyk stated that they were all familiar with these different agreements that they were going

to have to approve prior to their closing on the bonds. He stated that these would be part of those agreements that were required under the indenture and as part of the sale.

A. Completion Agreement

Mr. Van Wyk stated this agreement was between the District and the developer regarding the completion of the improvements not funded by the proceeds of the bonds that they were about to issue.

B. Acquisition Agreement

Mr. Van Wyk stated that this Acquisition Agreement was the process and procedures by which the District would acquire product and real property from the developer.

C. True-Up Agreement

Mr. Van Wyk stated that this True-Up Agreement would in the event that the number of units developed was less than the anticipated number of units that were set forth in their assessment methodology that there would be a true-up payment made by the developer to keep the assessments level across the number and types of products that were ultimately built within the District.

D. Collateral Assignment Agreement

Mr. Van Wyk stated that this Collateral Assignment Agreement was an agreement between the District and the developer that requires that in the event that there is a default on the payment of the special assessments, the collateral that the developer agrees to assign to the District its rights and privileges under any development orders that it has so that the District can complete the improvements as set forth in the engineer's report.

E. Declaration of Consent

Mr. Van Wyk stated that this was an acknowledgment and consent by the developer and landowner that they agree to pay the assessments and that they were not going to challenge the assessments. The assessments were lawfully imposed against the property.

F. Notice of Special Assessments

Mr. Van Wyk stated that as soon as they issue the bonds, then they would record this notice of special assessments, so that the purchasers of the land would have notice that there are assessments on the property and the amount of those assessments.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Series 2022 Developer's Agreements and Notice of Special Assessments., was approved.

SIXTH ORDER OF BUSINESS**Consideration of Resolution 2022-06
Supplemental Assessment Resolution** *(to be
provided under separate cover)*

Ms. Adams presented this order of business and Mr. Van Wyk responded that they had not gotten their numbers, so they had not issued anything yet. He noted that they were going to table this item. Ms. Adams stated that they would defer this until a future meeting.

SEVENTH ORDER OF BUSINESS**Consideration of Draft Fiscal Year 2021 Audit
Report**

Ms. Adams stated that they do have presentation of the draft Fiscal Year 2021 audit for Board members included in their agenda packet and it was a draft of the audit. She noted that this was for an abbreviated fiscal year from June 15, 2021 to September 30, 2021. She stated that this was provided by Grau with their audit agreement. Special Districts are required to file an audit with the state of Florida by June 30th of each year. In the letter to management it does have an auditor's report. There were no exceptions or no qualifications. It was asserted as a fair representation of the financial position of the District. There were no findings, no recommendations, and no financial emergency conditions, so it was a clean audit. The draft fiscal audit is subject to staff review and finalization.

Ms. Adams asked Mr. Van Wyk if he had any comments regarding the audit. Mr. Van Wyk responded that he had reviewed the audit and didn't have any other comments to make on it.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Draft Fiscal Year 2021 Audit Report, was approved.

**Daniel Arnette joined the meeting at this time.*

Ms. Adams stated that Mr. Arnette was appointed as a Board member for Lake Deer Community Development District. She stated that she would administer the oath so that he could participate in the Board's actions. Ms. Adams swore Mr. Arnette into office. She stated that he was now officially on the Board and all future Board actions would include the participation of Supervisor Daniel Arnette.

Ms. Adams stated that they had a verbal resignation from Patrick Marone effective immediately, which they would follow up with a written resignation.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Accepting Resignation of Patrick Marone, was approved.

Chuck Cavaretta was nominated to fill the vacant seat. Ms. Adams swore in Mr. Cavaretta into office. She stated that Mr. Cavaretta would now participate in any future actions for this meeting. She noted that they do have four Board members in attendance.

Mr. Van Wyk asked if they could get the Board to reconsider the tabling of the previous resolution appointing Assistant Secretaries. Ms. Adams addressed the Board members with Resolution 2022-05 appointing Assistant Secretaries to the Board of Supervisors. She noted that their recommendation was to keep the existing slate of officers as Chairman and Vice Chairman and to appoint Chuck Cavaretta and Daniel Arnette as Assistant Secretaries.

Ms. Adams stated that Supervisor Heath is currently serving as Chair, Ms. Schwenk is currently serving as Vice Chairperson and the remaining Board member Andrew Rhinehart serves as Assistant Secretary. She stated that Resolution 2022-05 would appoint Chuck Cavaretta and Daniel Arnette as Assistant Secretaries to the Board of Supervisors.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, Resolution 2022-05 Appointing Daniel Arnette and Chuck Cavaretta as Assistant Secretary and the remaining Supervisors as slated above, was approved.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk stated that he did not have anything further to report.

B. Engineer

Ms. Banfield stated that the District is exempt from the stormwater needs analysis report. She noted that they do have a draft letter stating that the District is exempt and why. She also noted that was what they would be submitting to the county on June 30th.

C. District Manager's Report**i. Ratification of Fiscal Year 2022 Funding Request #4**

Ms. Adams stated that this was a funding request of \$20,000 for the operations and maintenance fund that was processed on May 10th.

On MOTION by Mr. Heath, seconded by Mr. Cavaretta, with all in favor, the Fiscal Year 2022 Funding Request #4, was ratified.

ii. Balance Sheet & Income Statement**iii. Reminder to Board to File Form 1's with the Supervisor of Elections in the County that They Reside by The July 1, 2022 Deadline (by mail or e-mail)**

Ms. Adams addressed the new Board members stating that if they were not serving on any other Boards, she would provide Form 1 to them as well as some other paperwork in order to process things through the District management offices. All Board members are required to file Form 1 by July 1st each calendar year. She reminded Board members because if they are late on filing, eventually there is a filing fee that is imposed. She stated they file in the county where they reside. She noted that it was once a year and that this was a reminder for everyone, and new Board members have 30 days to file. She also stated that for Board members that were no longer serving on the Board, there was also a form to file to take them off.

NINTH ORDER OF BUSINESS**Other Business**

There being none, the next item followed.

TENTH ORDER OF BUSINESS**Supervisors Requests and Audience Comments**

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Ms. Adams adjourned the meeting.

On MOTION by Mr. Cavaretta, seconded by Mr. Heath, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

LAKE DEER COMMUNITY DEVELOPMENT DISTRICT ENGINEER'S REPORT

Revised and Amended

JUNE 21, 2021

REVISED FEBRUARY 22, 2022

REVISED JULY 14, 2022



SUBMITTED BY

Dewberry Engineers Inc.
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Suite 1000
Orlando, Florida 32803
407.843.5120

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COMPANY CONFIDENTIAL AND PROPRIETARY: Use or disclosure of data contained on this sheet is subject to restriction on the title page of this proposal.

Lake Deer Community Development District

INTRODUCTION

The Lake Deer Community Development District (the "District" or "CDD") is located on the west side of Marigold Avenue. The District is located within unincorporated area of Polk County (the "County"), and west of the City of Winter Haven (the "City"). The District currently contains approximately 160 acres and is expected to consist of 577 residential lots of various sizes for single-family lots with recreation/amenity areas, parks, and associated infrastructure for the development.

The CDD was established under County Ordinance No. 21-030, which was approved by the Polk County Commission on June 15, 2021. The District will own and operate the public roadways, utility systems, and stormwater management facilities, as well as the landscape, irrigation, signage, and recreational facilities within the development.

The Master Developer ("Developer") Lake Deer Development, LLC is based in Winter Haven, Florida. The Development is approved as a Planned Development (PD) for Residential Units and is divided into one phase. A land use summary is presented in Table 1.

Public improvements and facilities financed, acquired, and/or constructed by the District will be designed and constructed to conform to regulatory criteria from the City, County, Southwest Florida Water Management District (SWFWMD), and other applicable agencies with regulatory jurisdiction over the development, an overall estimate of the probable cost of the public improvements are provided in Exhibit 7 of this report.

The Capital Improvement Plan (CIP) or this Engineer's Report reflects the present intentions of the District and the landowners. It should be noted that the location of proposed facilities and improvements may be adjusted during the final design, permitting, and implementation phases. It should also be noted that these modifications are not expected to diminish the benefits to the property within the District. The District reserves the right to make reasonable adjustments to the development plan to meet applicable regulatory requirements of agencies with jurisdiction over the development while maintaining a comparable level of benefits to the lands served by the improvements. Changes and modifications are expected as changes in regulatory criteria are implemented.

TABLE 1	AREA
Master Stormwater System	13.02 ac
Residential Land (Single-Family and Townhomes Lots)	68.35 ac
Roadways Infrastructure & Public Facilities	18.18 ac
Open Space/Conservation Areas/Parks	60.45 ac
TOTAL	160 ac

TABLE 3 LOT TYPES		
LOT TYPE	UNITS	AREA (AC)
40-ft Lots	388	41.82 ac
50-ft Lots	189	26.53
TOTAL LOTS IN THE DISTRICT	577	68.35 ac

Implementation of any proposed facilities or improvements outlined in this report requires written approval from the District's Board of Supervisors. Estimated costs outlined in this report are based on the best available information, which includes, but is not limited, to previous experience with similar projects. Actual costs could be different than estimates because final engineering and specific field conditions may affect construction costs.

All roadway improvements including sidewalks in the right-of-way and storm drainage collection systems (from the curb inlets to their connection to the stormwater ponds) within the development will be maintained by the District. Water distribution and wastewater collection systems (gravity lines, force mains, and lift stations) will be dedicated to Toho Water Authority for ownership and maintenance upon completion.

PURPOSE AND SCOPE

The purpose of this report is to provide engineering support for the funding of the proposed improvements within the District. This report will identify the proposed public infrastructure to be constructed or acquired by the District along with an Opinion of Probable Construction Costs. The District will finance, construct, acquire, operate, and maintain all or specific portions of the proposed public infrastructure.

The predominant portion of this report provides descriptions of the proposed public infrastructure improvements, determination of estimated probable construction costs, and the corresponding benefits associated with the implementation of the described improvements. Detailed site construction plans and specifications have not yet been completed and permitted for the improvements described herein. The engineer has considered and in specific instances has relied upon, the information and documentation prepared or supplied by others to prepare this Engineer's Report.

THE DEVELOPMENT

The development will consist of a total of 577 residential units and associated infrastructure. The development is a planned residential community located West of Marigold Avenue and consisting of 160 acres from the northern boundary adjacent to Deer Lake and extending south to the southern boundary located along CR 542 (Lake Hatchineha Road). The District is located within Polk County. The land uses and zoning for the development are RL-4 – Residential Low and Planned unit Development. The development will be constructed in one phase.

CAPITAL IMPROVEMENTS

The CIP consists of public infrastructure in the development. The primary portions of the CIP will provide for stormwater pond construction, roadways built to an urban roadway typical section, water, and sewer facilities including a lift station, and off-site improvements (including turn lanes and extension of water and sewer mains to serve the development).

There will also be stormwater structures and conveyance culverts within the CIP, which will outfall into the various on-site stormwater ponds. These structures and pond areas comprise the overall stormwater facilities of the CIP.

Installation of the water distribution and wastewater collection system will also occur at this time as well as the lift station serving the project. Below-ground installation of telecommunications and cable television will occur but will not be funded by the District. Installation of streetlights and power within the public rights-of-way or easements will be funded by the District.

As a part of the recreational component of the CIP, there are conservation areas that can serve as passive parks within the development that are available to the public for utilization of the facilities. The recreational areas will have connectivity via sidewalks to the other portions of the District. The recreational areas will be accessed by the public roadways and sidewalks.

CAPITAL IMPROVEMENT PLAN COMPONENTS

The CIP for the District includes the following:

Stormwater Management Facilities

Stormwater Management facilities consisting of storm conveyance systems and retention/detention ponds are contained within the District boundaries. Stormwater will be discharged via roadway curb and gutter and storm inlets. Storm culverts convey the runoff into the proposed retention ponds for water quality treatment and attenuation. The proposed stormwater systems will utilize dry retention and wet retention for biological pollutant assimilation to achieve water quality treatment. The design criteria for the District's stormwater treatment systems are regulated by the City, the County, and SWFWMD. There are various conservation areas throughout the District and will be preserved in the existing condition and these will accept stormwater discharges from the ponds as shown on Exhibit 6.

Federal Emergency Management Agency Flood Insurance Rate Map (FEMA FIRM) Panel No. 12105C_12105C demonstrates that the property is located within Flood Zones A and X. Based on this information and the site topography, it appears that 100-year compensation will be done in areas that will impact existing depressions throughout the development and the 100-year flood volumes will be compensated as it is required the county and FEMA.

During the construction of stormwater management facilities, utilities, and roadway improvements the contractor will be required to adhere to a Stormwater Pollution Prevention Plan (SWPPP) as required by the Florida Department of Environmental Protection (FDEP) as delegated by the Environmental Protection Agency (EPA). The SWPPP will be prepared to depict the proposed recommended locations of required erosion control measures and staked turbidity barriers specifically along the downgradient side of any proposed construction activity. The site contractor will be required to provide the necessary reporting as required by the National Pollutant Discharge Elimination System (NPDES) General Permit with erosion control, its maintenance, and any rainfall events that occur during construction activity.

Public Roadways

The proposed public roadway sections include a 24-foot roadway consisting of asphalt and with Miami curbs or Type F curb and gutter on both sides along with a 40-foot right-of-way. The proposed roadway section will consist of stabilized subgrade, a lime rock, crushed concrete, or cement-treated base and asphalt type roadway wearing surface. The proposed curb is to be 2-feet wide and placed along the edge of the proposed roadway section for purposes of protecting the integrity of the pavement, and also to provide stormwater runoff conveyance to the proposed stormwater inlets.

The proposed roadways will also require signing and pavement markings within the public rights-of-way, as well as street signs depicting street name identifications, and addressing, which will be utilized by the residents and public. As

stated above, the District's funding of roadway construction will occur for all public roadways.

Water and Wastewater Facilities

A potable drinking water system inclusive of a water main, gate valves, fire hydrants, and appurtenances will be installed for the District. The water service provider will be Toho Water Authority ("TWA"). The water system will be designed to provide an equally distributed system that provides redundancy to the system. These facilities will be installed within the proposed public rights-of-way and will provide potable drinking water (domestic) and fire protection services to serve the entire District.

A domestic wastewater collection system inclusive of gravity sanitary sewer mains and sewer laterals will be installed. The gravity sanitary sewer mains will be a minimum of eight (8)-inch diameter PVC pipe systems. The gravity sanitary sewer lines will be placed inside of the proposed public rights-of-way, under the proposed paved roadways. Laterals will branch off from these sewer lines to serve the individual lots. Lift stations are anticipated for this CIP. Flow from the lift station shall be connected to a proposed force main that will pump to an existing force main that will connect to the TWA water treatment facility.

TWA will provide the reclaimed water to be used for all irrigation within the CDD. The reclaimed water will be funded by the District and installed onsite within the roadways to provide for irrigation within the public right-of-way or any areas needing irrigation. Any water, sewer, or reclaim water pipes or facilities placed on private property will not be publicly funded.

Off-Site Improvements

The District will provide funding for the anticipated turn lanes at the development entrances. The site construction activities associated with the CIP are anticipated to be completed in the next two (2) to three (3) years. Upon completion of each phase, the improvements will be through the required inspections as well as final certifications of completions will be obtained from SWFWMD, Polk County Health Department (water distribution system), Florida Department of Environmental Protection ("FDEP") (wastewater collection), TWA and the county.

Amenities and Parks

The District will provide funding for an amenity center to include the following: parking areas, pavilion with restroom facilities, pool, all-purpose playfields, and walking trails between the phases and villages to provide connectivity to the various amenity centers within the CDD. In addition, there will be passive parks throughout the development, which will include benches and walking trails. The amenity center and parks will be open to the residents and the public.

Electric Utilities and Lighting

The electric distribution system thru the District is currently planned to be underground. The District presently intends to fund the incremental cost of undergrounding of the electric conduit, transformer/cabinet pads, and electric manholes required by Duke Energy (Duke) with Duke providing underground electrical service to the Development. The CDD presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the CDD. The District will retain ownership of the electric distribution system and streetlights and electrical service will be provided by Duke.

Entry Feature

Landscaping, irrigation, entry features, and walls where required as a buffer at the entrances and along the outside boundary of the Development will be provided by the District. The irrigation system will use an irrigation well. The well and irrigation water mains to the various phases of the development will be constructed and acquired by the CDD with

District funds and operated and maintained by the CDD. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the CDD. Perimeter fencing will be provided at the site entrances and perimeters where required as a buffer. These items will be funded, owned, and maintained by the CDD.

Miscellaneous

The stormwater improvements, landscaping and irrigation, recreational improvements, street lighting, and certain permits and professional fees as described in this report are being financed by the District to benefit all of the developable real property within the District. The construction and maintenance of the proposed public improvements will benefit the development for the intended use as a single-family/residential planned development.

Permitting

Construction permits for all phases are required and include the SWFWMD ERP, Polk County Health Department, FDEP, and county construction plan approval.

Following is a summary of required permits obtained or pending approval for the construction of the public infrastructure improvements for the District:

Phase 1	
Permits/Approvals	Approval/Expected Date
Zoning Approval	Planned Unit Development (PUD)
Preliminary Plat	N/A
SWFWMD ERP	Approved
Construction Permits	Approved
Toho Water Authority- Water/Sewer	In Review
FDEP Sanitary Sewer General Permit	Approved
FDEP Water Distribution General Permit	Approved
FDEP NOI	Approved

RECOMMENDATION

As previously explained within this report, the public infrastructure, as described, is necessary for the development and functional operation as required by the County. The site planning, engineering design, and construction plans for the infrastructure are in accordance with the applicable requirements of Polk County and the SWFWMD. It should be noted that the infrastructure will provide its intended use and function so long as the construction and installation are in substantial conformance with the design construction plans and regulatory permits.

Items utilized in the Opinion of Probable Costs for this report are based upon the proposed plan infrastructure as shown on construction drawings incorporating specifications in the most current SWFWMD, Polk County, and the TWA regulations.

REPORT MODIFICATION

During the development and implementation of the designed public infrastructure improvements, it may be necessary to

make modifications and/or deviations to the plans. However, if such deviations and/or revisions do not change the overall primary objective of the plan for such improvements, then the cost differences would not materially affect the proposed construction cost estimates.

SUMMARY AND CONCLUSION

The improvements as outlined are necessary for the functional development of the Project. The Project is being designed in accordance with current government regulatory requirements. The Project will serve its intended function provided the construction is in substantial compliance with the design. Items of construction for the Project are based upon current development plans.

ENGINEER'S CERTIFICATION

It is our professional opinion that the public infrastructure costs for the CIP provided in this report are reasonable to complete the construction of the public infrastructure improvements. Furthermore, the public infrastructure improvements will benefit and add value to lands within the District and the value is at least the same as the costs for said improvements.

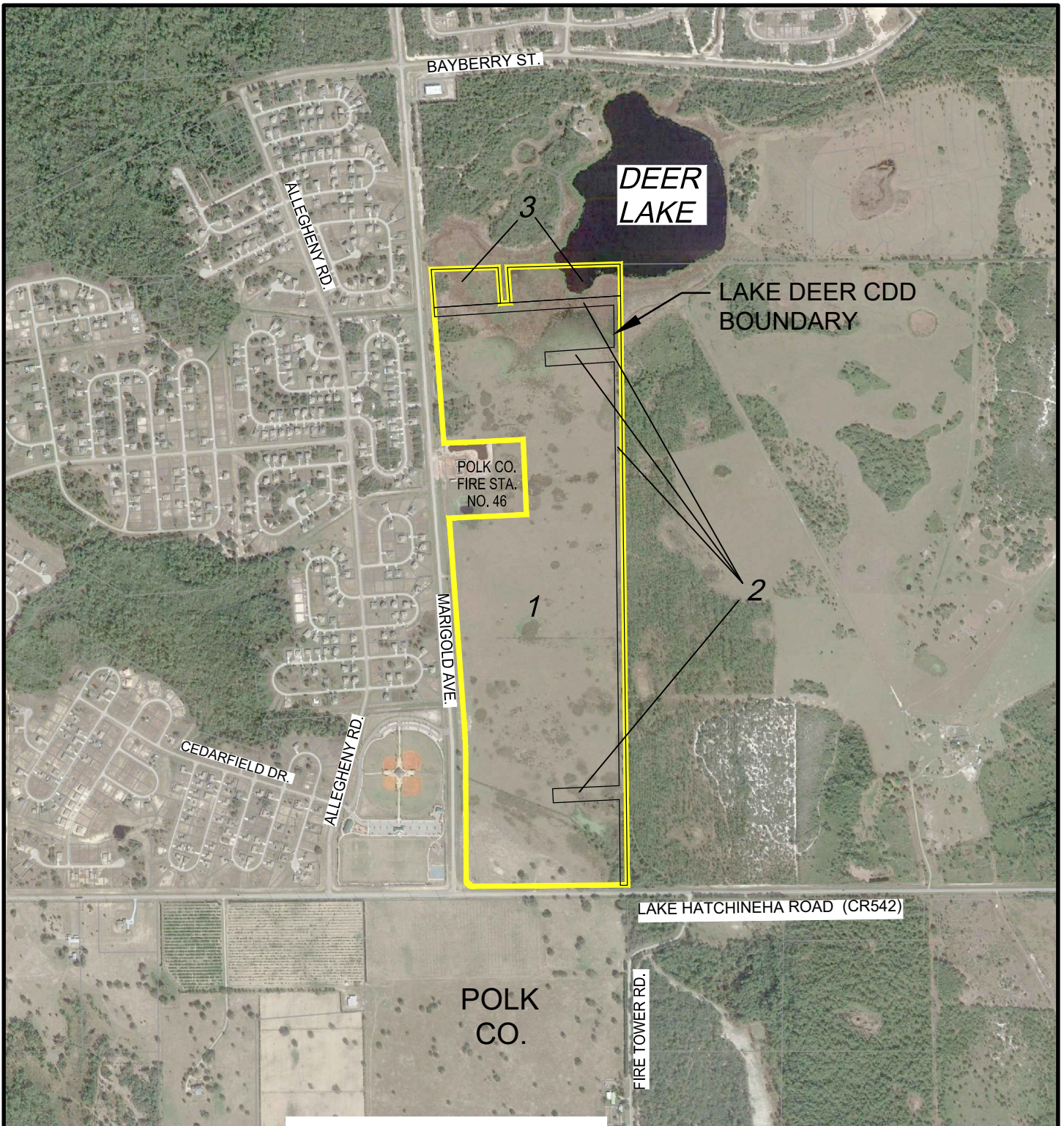
The Opinion of Probable Costs for the public infrastructure improvements is only an estimate and is not a guaranteed maximum price. The estimated costs are based upon current unit prices and on our experience with ongoing and similar projects and basis in the county and city. However; labor market, future costs of equipment; materials, changes to the regulatory permitting agencies' activities, and the actual construction processes employed by the chosen site contractor are beyond the engineer's control. Due to this inherent opportunity for changes (upward or downward) in the construction costs, the total, final construction cost may be more or less than this estimate.

Based upon the presumption that the CIP construction continues in a timely manner, it is our opinion that the costs of the CIP proposed represent a system of improvements benefitting all developable property located within the District, are fair and reasonable, and that the District-funded improvements are assessable improvements within the meaning of Chapter 190, F.S. We have no reason to believe that the CIP improvements cannot be constructed at the cost described in this report. We expect the improvements to be constructed or acquired by the District with bond proceeds, as indicated within this report. We believe that the District will be well served by the improvements discussed in this report.

I hereby certify that the foregoing is a true and correct copy of the engineer's report for the Lake Deer Community Development District.



Reinardo Malavé, P.E.
Florida License No. 31588



ID NO. COUNTY PARCEL ID

1	28-28-22-935710-000001
2	28-28-22-935710-000002
3	28-28-14-935310-000003

LEGEND

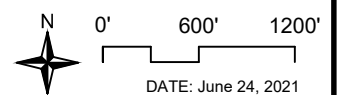
LAKE DEER CDD

PARCELS

SECT 14 & 22, T28S, R28E

APPROX. CDD BOUNDARY
AREA - 160.0 ± AC.

EXHIBIT 1 - LOCATION MAP LAKE DEER CDD



LAKE DEER CDD
EXHIBIT 2 - LEGAL DESCRIPTION

Parcel No 1 (Tax ID 282822-935710-000001)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 TRACTS ALL LESS TRACTS E & F FOR
PROPOSED POINCIANA FIRE STATION SITE.
RIGHT-OF-WAY WITHIN PARCEL NO 1 AS SHOWN ON PLAT BOOK 61, PAGE 4 – TOTAL ACREAGE 14.1 AC.

Along with

Parcel No. 2 (Tax ID 282822-935710-000002)

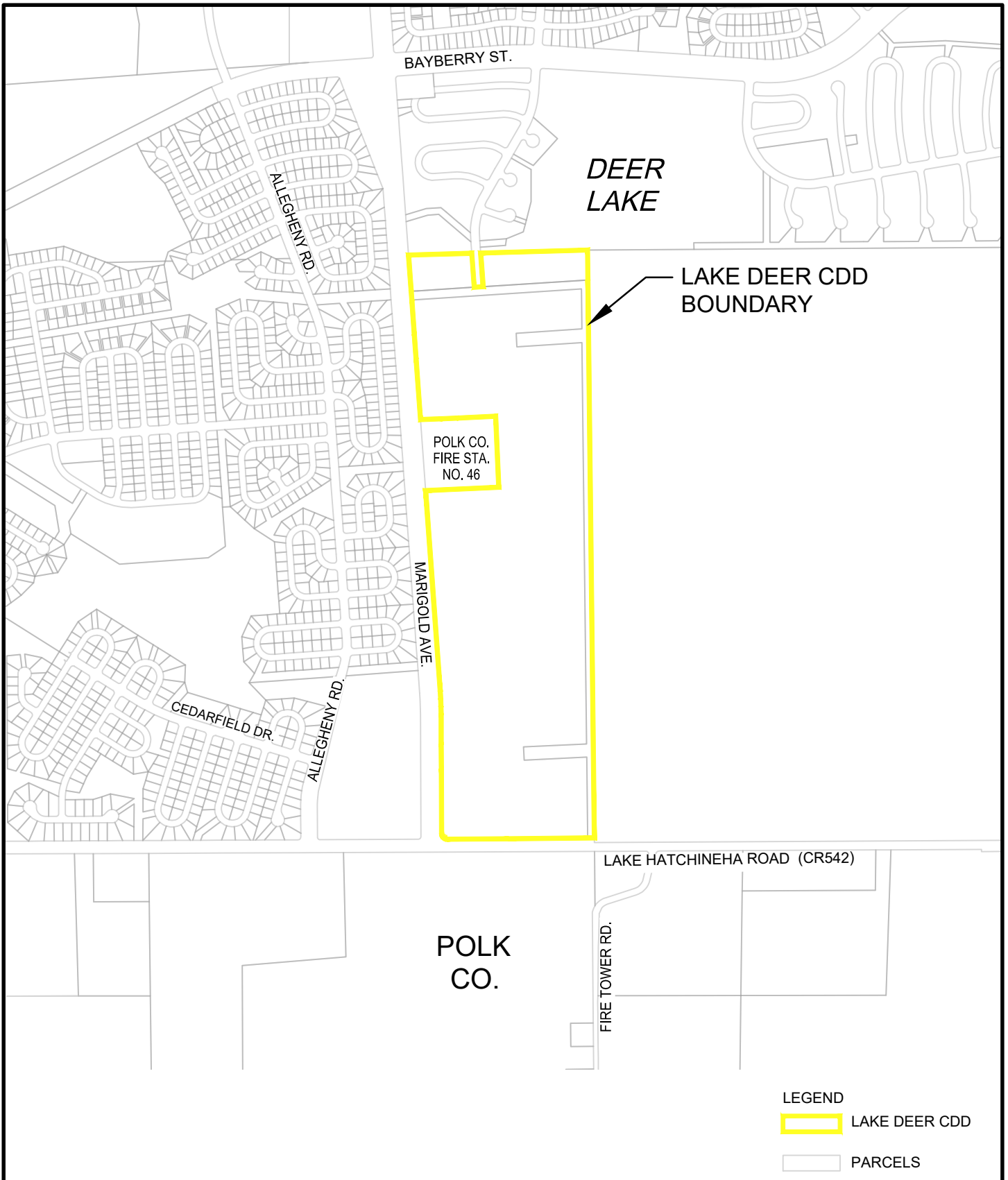
POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 GREENWAYS ALL.

AND

Parcel No. 3 (Tax ID 282814-935310-000003)

POINCIANA NEIGHBORHOOD 3 WEST VILLAGE 8 PB 53 PGS 44/49 ALL TRACTS THAT PART LYING IN SEC
22-28-28.

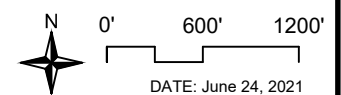
CONTAINING: 160.0 ACRES MORE OR LESS.

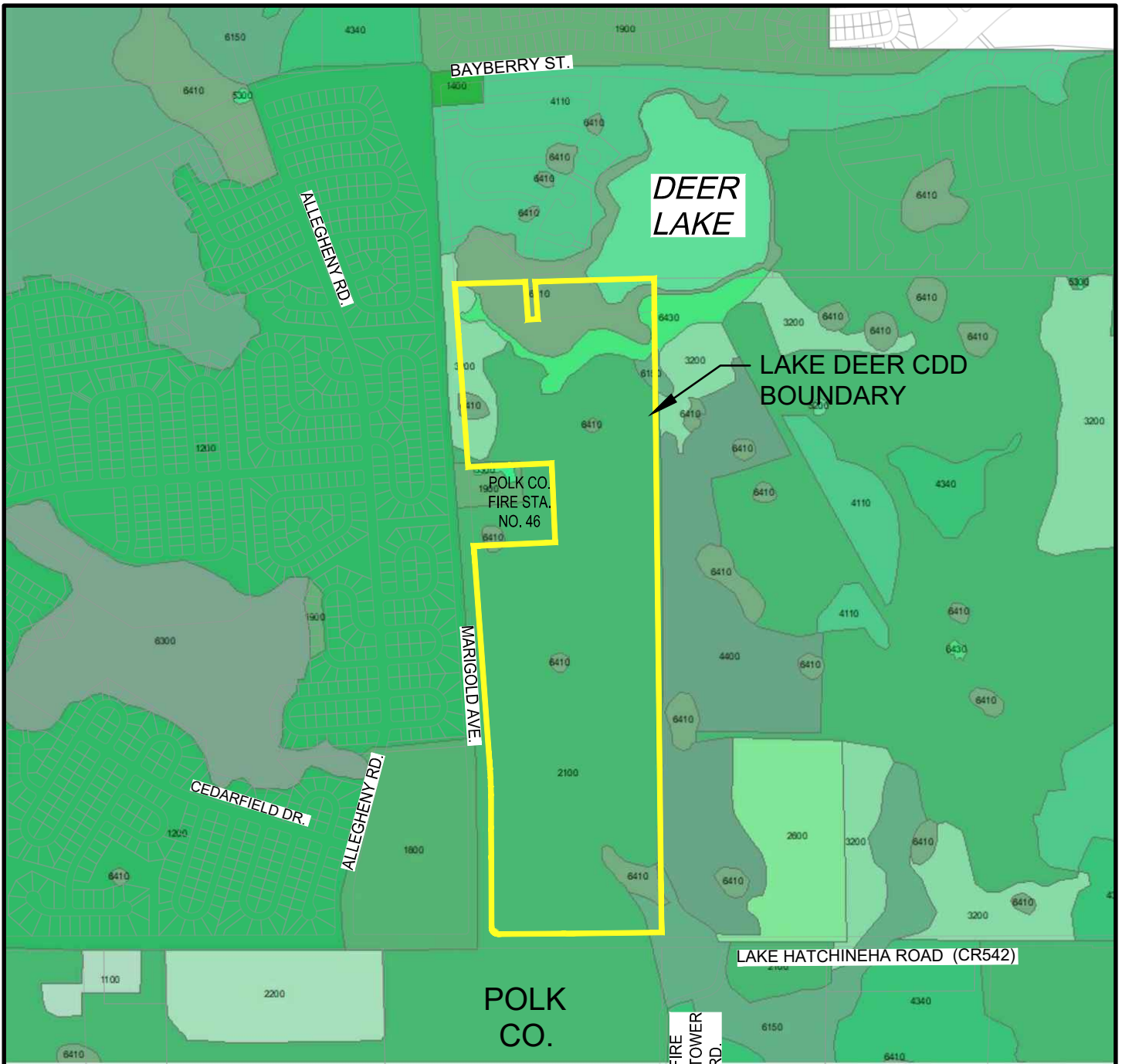


SECT 14 & 22, T28S, R28E

EXHIBIT 3 - BOUNDARY MAP LAKE DEER CDD

APPROX. CDD BOUNDARY
AREA - 160.0 ± AC.





LAND USE LEGEND

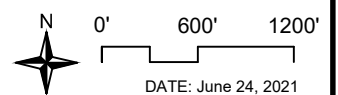
- 1900, OPEN LAND
- 2100, CROPLAND AND PASTURELAND
- 3200, SHRUB AND BRUSHLAND
- 4400, TREE PLANTATION
- 6150, STREAM AND LAKE SWAMPS (BOTTOMLAND)
- 6410, FRESHWATER MARSHES
- 6430, WET PRAIRIES

LEGEND

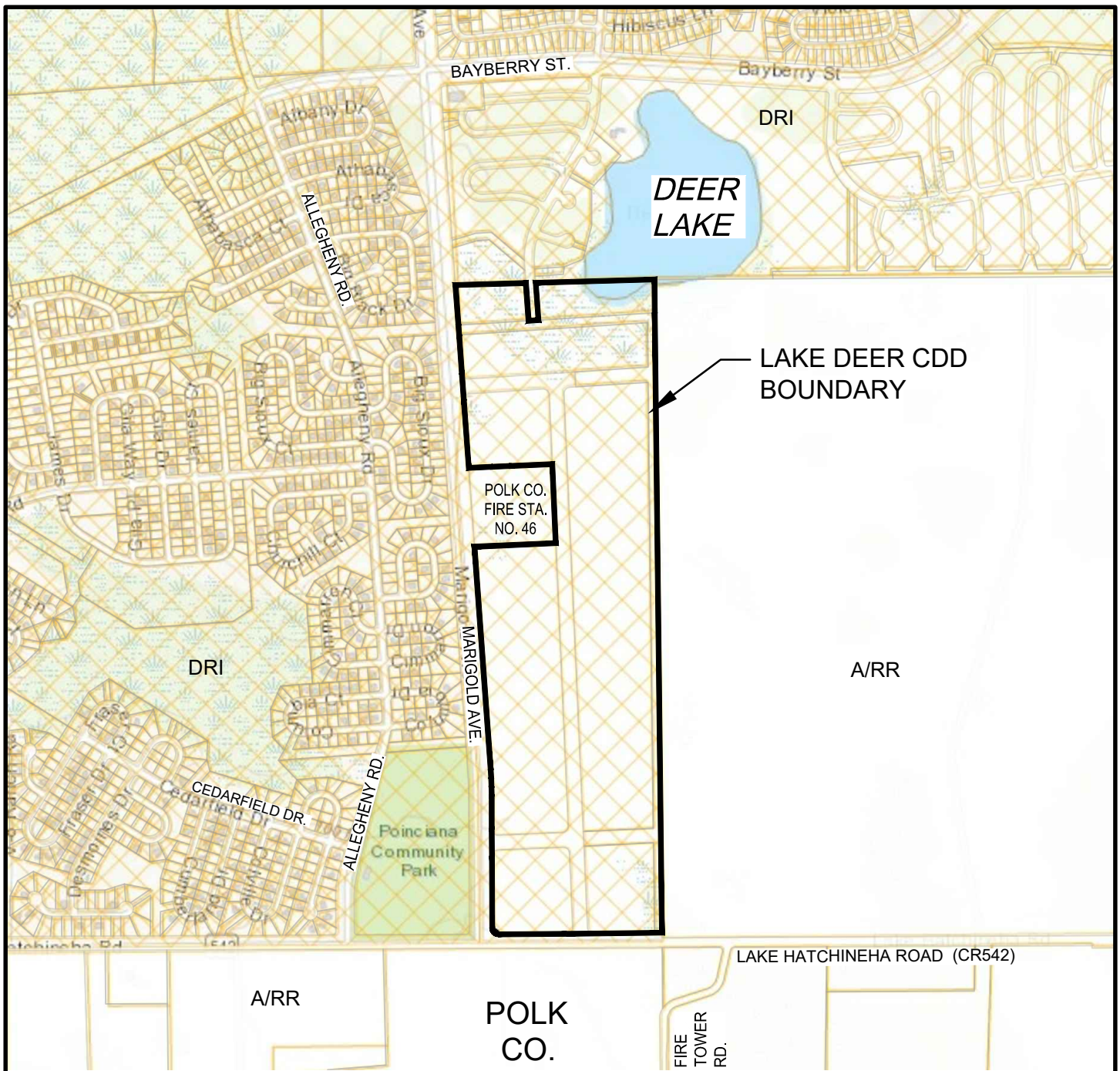
- LAKE DEER CDD
- PARCELS

SECT 22, T28S, R28E



EXHIBIT 4 - LAND USE MAP LAKE DEER CDD





DATE: June 24, 2021



FUTURE LAND USE LEGEND

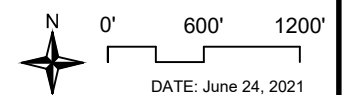
-  A/RR - AGRICULTURE/RESIDENTIAL RURAL
-  DRI - DEVELOPMENT OF REGIONAL IMPACT

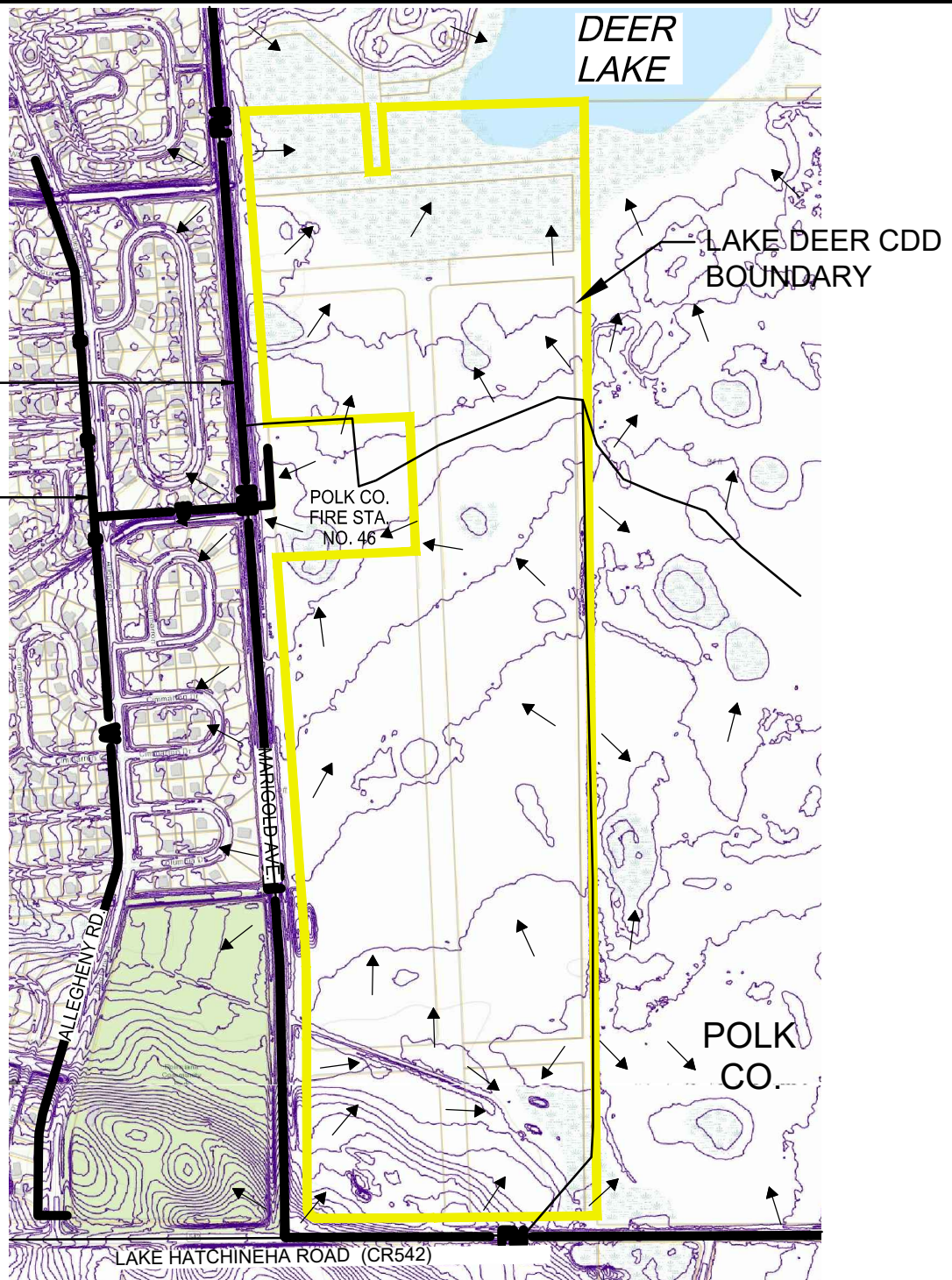
LEGEND

-  LAKE DEER CDD
-  PARCELS

SECT 22, T28S, R28E

EXHIBIT 5 - FUTURE LAND USE MAP LAKE DEER CDD





EXISTING
6" FORCE MAIN

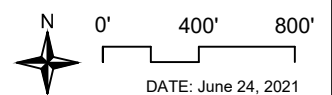
EXISTING
10" WATER MAIN

LEGEND

- LAKE DEER CDD
- PARCELS
- DRAINAGE AREA LIMITS
- DRAINAGE PATTERN
- EXISTING WATER MAIN
- EXISTING FORCE MAIN

SECT 22, T28S, R28E

EXHIBIT 6 - DRAINAGE MAP LAKE DEER CDD



Composite Exhibit 7A

Summary of Proposed District Facilities and Summary of Probable Cost

<u>District Infrastructure</u>	<u>Construction</u>	<u>Ownership</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Entry Feature & Signage	District	District	District Bonds	District
Stormwater Facilities	District	District	District Bonds	District
Lift Stations/Water/Sewer	District	TOHO Water Authority****	District Bonds	TOHO Water Authority****
Street Lighting/Conduit	District	District**	District Bonds	Duke/District***
Road Construction	District	District	District Bonds	District
Parks & Amenities	District	District	District Bonds	District
Offsite Improvements	District	Polk County	District Bonds	Polk County

*Costs not funded by bonds will be funded by the developer

** District will fund undergrounding of electrical conduit

***District will fund street lighting maintenance services

**** TOHO WATER Authority will own and maintain the water and sewer infrastructure

Lake Deer CDD - Exhibit 7B					
Infrastructure (1)					
Number of Lots				577	
LF Roadway	LF Cost	Lot Cost	Misc	19800	
Roadway Length in Miles				3.75	
				Category Subtotals	Category Totals
Offsite Improvements (5)(7)(10)	\$ 115.00				\$ 2,277,000.00
Stormwater Management (2)(3)(5)(6)(7)(10)					\$ 2,970,000.00
Mass Grading and Master Stormwater Drainage	\$ 65.00			\$ 1,287,000.00	
Roadway Drainage	\$ 85.00			\$ 1,683,000.00	
Utilities (Water, Sewer, & Reuse) (5)(7)(9)(10)					\$ 4,063,000.00
Water	\$ 55.00			\$ 1,089,000.00	
Reuse	\$ 45.00			\$ 891,000.00	
Gravity Sewer	\$ 85.00			\$ 1,683,000.00	
Lift Station & Force mains			\$ 400,000.00	\$ 400,000.00	
Electrical (5)(7)(9)(10)					\$ 1,220,200.00
Street Lighting	\$ 15.00			\$ 297,000.00	
Electrical Distribution		\$ 1,600.00		\$ 923,200.00	
Roadway (4)(5)(7)(10)	\$ 150.00				\$ 2,970,000.00
Entry Feature (7)(8)(9)(10)			\$ 200,000.00		\$ 200,000.00
Parks and Amenities (7)(10)		\$ 2,000.00			\$ 1,154,000.00
SUBTOTAL CONSTRUCTION					\$ 14,854,200.00
General Consulting (Engr & Legal) @ 10%					\$ 1,485,420.00
Contingency @ 10% (Construction Subtotal and General Consulting)					\$ 1,633,962.00
TOTAL					\$ 17,973,582.00

7/14/2022

(1) Infrastructure consists of public roadway improvements, Stormwater management facilities, master sanitary sewer lift station and utilities, entry feature, landscaping and signage, and public neighborhood parks, all of which will be located on land owned by or subject to a permanent easement in favor of the District or another governmental entity.

(2) Excludes grading of each lot in conjunction with home construction, which will be provided by home builder. Does not include the cost of transportation of fill for use of private lots.

(3) Includes Stormwater pond excavation.

(4) Includes sub-grade, base, asphalt paving, curbing, and civil/site engineering.

(5) Includes subdivision infrastructure and civil/site engineering.

(6) Stormwater does not include grading associated with building pads.

(7) Estimates are based on 2021 cost.

(8) Includes entry features, signage, hardscape, landscape, irrigation and fencing.

(9) CDD will enter into a Lighting Agreement with Duke Energy for the streetlight poles and lighting service. Includes only the cost of undergrounding and installation of streetlights.

(10) The costs associated with the infrastructure are a master cost and is effectively shared by the entire project (All phases).

Z:\Drawing Files\POINCIANA - PROPERTY\WORKING DWG\POINCIANA - GEN LOT.dwg, Kevin Wood/Pat Date:2/1/2022

TRACT USAGE TABLE

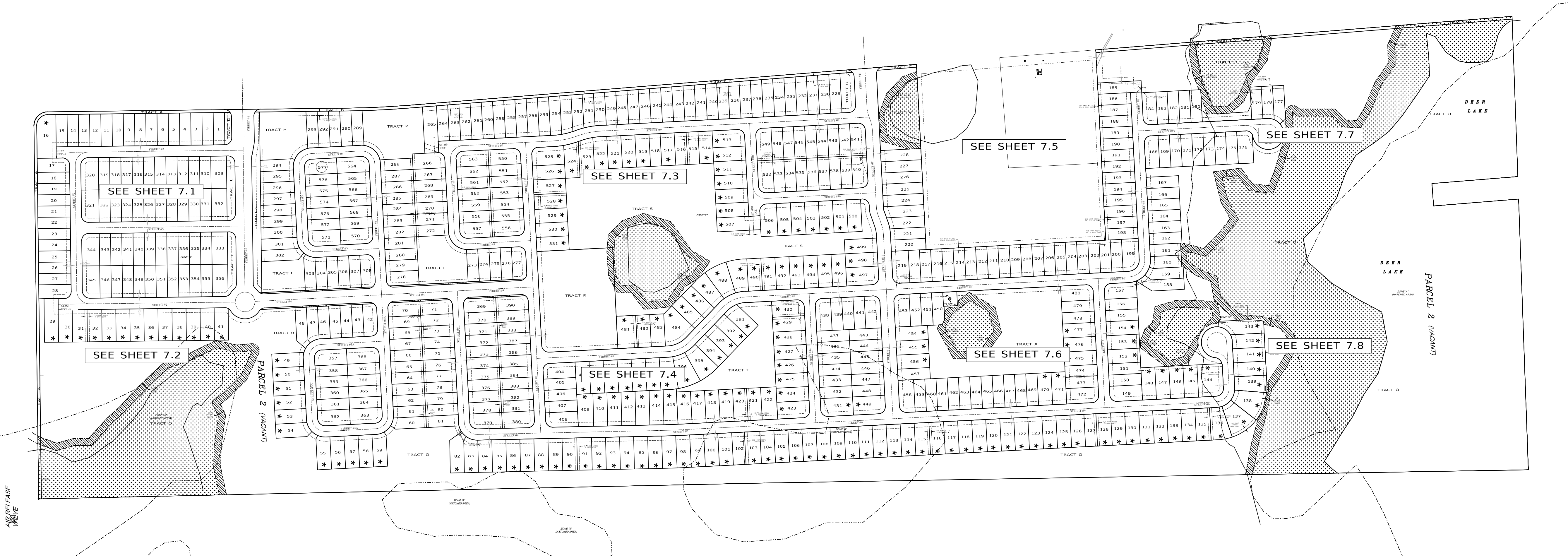
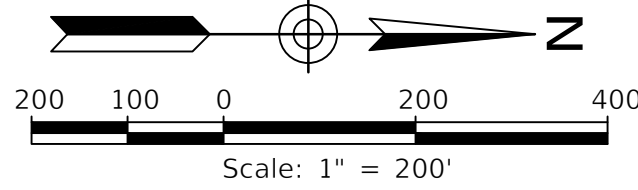
TRACTS A, B, C & Y ARE BUFFER AREAS / OPEN SPACE, AND WALL/FENCE/LANDSCAPING AREAS, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT R IS AN OPEN SPACE, DRAINAGE, WETLAND, PRESERVATION, UPLAND BUFFER, DRAINAGE/RETENTION, RECREATION AREA TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACTS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V & X ARE AN OPEN SPACE, DRAINAGE, DRAINAGE/RETENTION AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION WHEN IT IS FORMED.

TRACT W IS THE LIFT STATION.

EXHIBIT 8



POLK COUNTY'S
CLEAR VISIBILITY TRIANGLE
REQUIREMENTS

IN ORDER TO PROVIDE A CLEAR VIEW OF INTERSECTING ROADS TO THE MOTORIST, THERE SHALL BE A TRIANGULAR AREA OF CLEAR VISIBILITY FORMED BY TWO INTERSECTING ROADS OR THE INTERSECTION OF A DRIVEWAY AND A ROAD. NOTHING SHALL BE ERECTED, PLACED, PLANTED, OR ALLOWED TO GROW IN SUCH A MANNER AS TO MATERIALLY IMPERE VISION BETWEEN A HEIGHT OF TWO FEET AND ELEVEN FEET ABOVE THE GRADE IN THE VISIBILITY TRIANGLE - WITH THE EXCEPTION OF PUBLICLY OWNED HIGHWAYS SIGNS, UTILITY POLES AND TRAFFIC CONTROL POLES.

WETLANDS AREA NOTE

WETLANDS AREA SHALL REMAIN IN ITS NATURAL STATE, BUT WILL RECEIVE DESIGN STORM WATER DRAINAGE. WETLANDS AREA SHALL NOT BE MODIFIED UNLESS PERMITTED BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, OR ITS SUCCESSOR AGENCY.

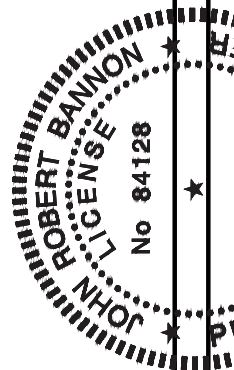
SEE SHEET 7.9 FOR CURVE TABLES & 7.10 FOR DETAIL
OF POLK COUNTY'S CLEAR VISIBILITY TRIANGLE
REQUIREMENTS & TYPICAL LOT LAYOUTS.

PUD NOTES:

1. ALL LOTS SHALL BE A MINIMUM OF 4,600 SF.
2. POTABLE WATER SERVICE SHALL BE PROVIDED BY TOHO WATER AUTHORITY.
3. SEWER SERVICE SHALL BE PROVIDED BY TOHO WATER AUTHORITY.
4. SEE SHEET 7.10 FOR SIDEWALK LOCATIONS.

STREET NAMES:

STREET #1: COTTONTAIL BLVD
STREET #2: RED FOX LANE
STREET #3: WHITE IBIS DRIVE
STREET #4: SWALLOWTAIL AVE
STREET #5: BLUEBIRD LOOP
STREET #5A: SUPPLEACK LOOP
STREET #6: VICEROY COURT
STREET #7: PINE LILY AVE
STREET #8: BLUETHREAD WAY
STREET #9: WATERLILY WAY
STREET #10: SABATIA LANE
STREET #11: BROADWING BLVD
STREET #12: COPPERLEAF LANE
STREET #13: SILKTREE COURT
STREET #14: WALKING STICK WAY



NOT VALID WITHOUT SEAL

JOHN R. BANNION, P.E. #84128 (FL)

DATE

This form has been digitally signed and sealed by John R. Bannion, P.E. #84128 on the date and/or time stamp shown using a digital signature and the signature must be verified on any electronic copies.

GENERAL
LOT
LAYOUT

SHEET:

7.0

POINCIANA PROPERTY

CITY OF POINCIANA,
POLK COUNTY, STATE OF FLORIDA



1505 BARTON ROAD
OFFICE (863) 940-2040
FAX (863) 940-2044
CERTIFICATE OF AUTHORIZATION NO. 32588

REVISIONS

DATE NO.

SECTION V

**SUPPLEMENTAL
ASSESSMENT METHODOLOGY

FOR

LAKE DEER
COMMUNITY DEVELOPMENT DISTRICT**

Date: August 2, 2022

Prepared by

**Governmental Management Services - Central Florida, LLC
219 E. Livingston St.
Orlando, FL 32801**

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GMS-CF, LLC does not represent the Lake Deer Community Development District as a Municipal Advisor or Securities Broker nor is GMS-CF, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, GMS-CF, LLC does not provide the Lake Deer Community Development District with financial advisory services or offer investment advice in any form.

1.0 Introduction

The Lake Deer Community Development District (the “District”) is a local unit of special-purpose government organized and existing under Chapter 190, Florida Statutes as amended. The District anticipates the issuance at this time of not to exceed \$17,750,000 of tax exempt bonds in one or more series (the “Bonds”) for the purpose of financing certain infrastructure improvements (“Capital Improvement Plan”) within the District more specifically described in the Engineer’s Report dated June 21, 2021, revised July 14, 2022, prepared by Dewberry, as may be amended and supplemented from time to time (the “Engineer’s Report”). The District anticipates the construction of all or a portion of the Capital Improvements or Capital Improvement Plan (“Capital Improvements”) that benefit property owners within the District.

1.1 Purpose

This Supplemental Assessment Methodology (the “Supplemental Report”) supplements the Master Assessment Methodology, dated June 23, 2021 (“Master Report” and, together with the Supplemental Report, the “Assessment Report”). The Assessment Report provides for an assessment methodology that allocates the debt to be incurred by the District to benefiting properties within the District. This Assessment Report allocates the debt to properties based on the special benefits each receives from the Capital Improvements. This Assessment Report will be supplemented with one or more supplemental methodology reports to reflect the actual terms and conditions at the time of the issuance of each series of Bonds issued to finance all or a portion of the Capital Improvements. This Assessment Report is designed to conform to the requirements of Chapters 190 and 170, Florida Statutes with respect to special assessments and is consistent with our understanding of case law on this subject.

The District intends to impose non ad valorem special assessments (“Special Assessments”) on the benefited lands within the District based on this Assessment Report. It is anticipated that all of the proposed Special Assessments will be collected through the Uniform Method of Collection described in Section 197.3632, Florida Statutes or any other legal means available to the District. It is not the intent of this Assessment Report to address any other assessments, if applicable, that may be levied by the District, a homeowner’s association, or any other unit of government.

1.2 Background

The District currently includes approximately 160.0 acres within Polk County, Florida. The development program for the District currently envisions approximately 577 residential units. The proposed development program is depicted in Table 1. It is recognized that such development plan may change, and this Assessment Report will be modified or supplemented accordingly.

The Capital Improvements contemplated by the District in the Capital Improvement Plan will provide facilities that benefit certain property within the District. Specifically, the District will construct and/or acquire certain offsite improvements, stormwater management facilities, utility facilities, electrical utilities, roadways, entry features, park and amenity features, and contingencies. The acquisition and construction costs are summarized in Table 2.

The assessment methodology is a four-step process.

1. The District Engineer must first determine the public infrastructure improvements that may be provided by the District and the costs to implement the Capital Improvements.
2. The District Engineer determines the assessable acres that benefit from the District's Capital Improvements.
3. A calculation is made to determine the funding amounts necessary to acquire and/or construct the Capital Improvements.
4. This amount is initially divided equally among the benefited properties on a prorated assessable acreage basis. Ultimately, as land is platted, this amount will be assigned to each of the benefited properties based on the number and type of platted units.

1.3 Special Benefits and General Benefits

Capital Improvements undertaken by the District create special and peculiar benefits to the property, different in kind and degree, for properties within its borders as well as general benefits to the public at large. However, as discussed within this Assessment Report, these general benefits are incidental in nature and are readily distinguishable from the special and peculiar benefits, which accrue to property within the District. The implementation of the Capital Improvement Plan enables properties within the boundaries of the District to be developed. Without the District's Capital Improvement Plan, there would be no infrastructure to support development of land within the District. Without these improvements, development of the property within the District would be prohibited by law.

The general public and property owners outside of the District may benefit from the provision of the Capital Improvements. However, any such benefit will be incidental for the purpose of the Capital Improvement Plan, which is designed solely to meet the needs of property within the District. Properties outside of the District boundaries do not depend upon the District's Capital Improvements. The property owners within the District are therefore receiving special benefits not received by the general public and those outside the District's boundaries.

1.4 Requirements of a Valid Assessment Methodology

There are two requirements under Florida law for a valid special assessment:

- 1) The properties must receive a special benefit from the Capital Improvements being paid for.
- 2) The assessments must be fairly and reasonably allocated or apportioned to the properties being assessed based on the special benefit such properties receive.

Florida law provides for a wide application of special assessments that meet these two characteristics of special assessments.

1.5 Special Benefits Will Equal or Exceed the Costs Allocated

The special benefits provided to the property within the District will be equal to or greater than the costs associated with providing these benefits. The District Engineer estimates that the District's Capital Improvement Plan that is necessary to support full development of property within the District will cost approximately \$17,973,582. The District's Underwriter projects that financing costs required to fund the Capital Improvement Plan costs, the cost of issuance of the Bonds, the funding of a debt service reserve account and capitalized interest, will be approximately \$17,750,000. Without the Capital Improvement Plan, the property within the District would not be able to be developed and occupied by future residents of the community.

2.0 Assessment Methodology

2.1 Overview

The District anticipates issuing approximately \$17,750,000 in Bonds in one or more series to fund the District's entire Capital Improvement Plan, provide for capitalized interest, a debt service reserve account and pay cost of issuance. It is the purpose of this Assessment Report to allocate the \$17,750,000 in debt to the properties within the District benefiting from the Capital Improvement Plan. This report will be supplemented to reflect actual bond terms.

Table 1 identifies the land uses and lot sizes in the development as identified by the Developer within the District. The District has commissioned an Engineer's Report that includes estimated construction costs for the Capital Improvements needed to support the development; these construction costs are outlined in Table 2. The Capital Improvements needed to support the development are described in detail in the Engineer's Report and are estimated to cost \$17,973,582. Based on the estimated costs, the size of the Bond issue under current market conditions needed to generate funds to pay for the Capital Improvements and related costs was determined by the District's

Underwriter to total approximately \$17,750,000. Table 3 shows the breakdown of the Bond sizing.

2.2 Allocation of Debt

Allocation of debt is a continuous process until the development plan for the District is completed. Until the platting process occurs, the Capital Improvements funded by District Bonds benefits all acres within the District.

The initial assessments will be levied on an equal basis to all gross acreage within the District. A fair and reasonable methodology allocates the debt incurred by the District proportionately to the properties receiving the special benefits. At this point all of the lands within the District are benefiting from the Capital Improvements.

Once platting or the recording of a declaration of condominium of any portion of the District into individual lots or units ("Assigned Properties") has begun, the Special Assessments will be levied to the Assigned Properties based on the benefits they receive, on a first platted, first assigned basis. The "Unassigned Properties" defined as property that has not been platted or subjected to a declaration of condominium, will continue to be assessed on a per acre basis. Eventually the development plan will be completed and the debt relating to the Bonds will be allocated to the assigned properties within the District, which are the beneficiaries of the Capital Improvement Plan, as depicted in Table 5 and Table 6. If there are changes to development plan, a true up of the assessment will be calculated to determine if a debt reduction or true-up payment from the Developer is required. The process is outlined in Section 3.0.

The assignment of debt in this Assessment Report sets forth the process by which debt is apportioned. As mentioned herein, this Assessment Report will be supplemented from time to time.

2.3 Allocation of Benefit

The Capital Improvement Plan consists of offsite improvements, stormwater management facilities, utility facilities, electrical utilities, roadways, entry features, park and amenity features, and contingencies. There is one product type within the planned development. The single-family home has been set as the base unit and has been assigned one equivalent residential unit ("ERU"). Table 4 shows the allocation of benefit to the particular product type. It is important to note that the benefit derived from the Capital Improvements on a particular unit will exceed the cost that the unit will be paying for such benefits.

2.4 Lienability Test: Special and Peculiar Benefit to the Property

Construction and/or acquisition by the District of its proposed Capital Improvements will provide several types of systems, facilities and services for its residents. These include offsite improvements, stormwater management facilities, utility facilities, electrical utilities, roadways, entry features, park and amenity features, and contingencies. The benefit from the Capital Improvements accrue in differing amounts and are somewhat dependent on the product type receiving the special benefits peculiar to that property type, which flow from the logical relationship of the Capital Improvements to the assigned properties.

Once these determinations are made, they are reviewed in the light of the special benefits peculiar to the property, which flow to the properties as a result of their logical connection from the Capital Improvements actually provided.

For the provision of the Capital Improvement Plan, the special and peculiar benefits are:

- 1) the added use of the property,
- 2) added enjoyment of the property, and
- 3) the increased marketability and value of the property.

These special and peculiar benefits are real and ascertainable but are not yet capable of being calculated as to value with mathematical certainty. However, each is more valuable than either the cost of, or the actual Special Assessment levied for the Capital Improvement as allocated.

2.5 Lienability Test: Reasonable and Fair Apportionment of the Duty to Pay Non-Ad Valorem Assessments

A reasonable estimate of the proportion of special and peculiar benefits received from the public improvements described in the Capital Improvement Plan is delineated in Table 5 (expressed as Allocation of Par Debt per Product Type). This is also shown on Table 7 depicting Allocation of Par Debt per Product Type.

The determination has been made that the duty to pay the non-ad valorem special assessments is fairly and reasonably apportioned because the special and peculiar benefits to the property derived from the acquisition and/or construction of Capital Improvement Plan have been apportioned to the property within the District according to reasonable estimates of the special and peculiar benefits provided consistent with the product type of assignable properties.

Accordingly, no acre or parcel of property within the boundaries of the District will have a lien for the payment of any Special Assessment more than the determined

special benefit particular to that property and therefore, the debt allocation will not be increased more than the debt allocation set forth in this Assessment Report.

In accordance with the benefit allocation suggested for the product types in Table 4, a total debt per unit and an annual assessment per unit have been calculated for each product type (Table 6). These amounts represent the preliminary anticipated per unit debt allocation assuming all anticipated assigned properties are built and sold as planned, and the entire proposed Capital Improvement Plan is constructed.

3.0 True Up Mechanism

Although the District does not process plats, declaration of condominiums, site plans or revisions thereto, it does have an important role to play during the course of platting and site planning. Whenever a plat, declaration of condominium or site plan is approved, the District must allocate a portion of its debt to the property according to this Assessment Report outlined herein ("Assigned Property"). In addition, the District must also prevent any buildup of debt on property or land that could be fully conveyed and/or platted without all of the debt being allocated ("Unassigned Property"). To preclude this, when platting for 25%, 50%, 75% and 100% of the units planned for platting has occurred within the District, the District will determine the amount of anticipated Bond Special Assessment revenue that remains on the Unassigned Properties, taking into account the full development plan of the District. If the total anticipated Bond Special Assessment revenue to be generated from the Assigned and Unassigned Properties is greater than or equal to the maximum annual debt service then no debt reduction or true-up payment is required. In the case that the revenue generated is less than the required amount then a debt reduction or true-up payment by the landowner in the amount necessary to reduce the par amount of the outstanding Bonds plus accrued interest to a level that will be supported by the new net annual debt service assessments will be required.

If a true-up payment is made less than 45 days prior to an interest payment date, the amount of accrued interest will be calculated to the next succeeding interest payment date.

4.0 Assessment Roll

The District will initially distribute the Special Assessments across the property within the District boundaries on a gross acreage basis. As Assigned Properties become known with certainty, the District will refine its allocation of debt from a per acre basis to a per unit basis as shown in Table 6. If the land use plan or product type changes, then the District will update Table 6 to reflect the changes as part of the foregoing true-up process. As a result, the assessment liens are not finalized with certainty on any acre of land in the District prior to the time final Assigned Properties become known. The preliminary assessment roll is attached as Table 7.

TABLE 1
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
DEVELOPMENT PROGRAM
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	Total Assessable Units	ERUs per Unit (1)	Total ERUs
Single Family	577	1.00	577
Total Units	577		577

(1) Benefit is allocated on an ERU basis; based on density of planned development, with Single Family = 1 ERU

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 2 LAKE DEER COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT PLAN COST ESTIMATES SUPPLEMENTAL ASSESSMENT METHODOLOGY</p>

Capital Improvement Plan ("CIP") (1)	Cost Estimate
Offsite Improvements	\$2,277,000
Stormwater Management	\$2,970,000
Utilities (Water, Sewer, & Reuse)	\$4,063,000
Electrical	\$1,220,200
Roadway	\$2,970,000
Entry Feature	\$200,000
Parks and Amenities	\$1,154,000
Contingencies	\$3,119,382
	<hr/>
	\$17,973,582

(1) A detailed description of these improvements is provided in the Engineer's Report dated June 21, 2021, revised July 14, 2022.

Prepared by: Governmental Management Services - Central Florida, LLC

<p>TABLE 3</p> <p>LAKE DEER COMMUNITY DEVELOPMENT DISTRICT</p> <p>BOND SIZING</p> <p>SUPPLEMENTAL ASSESSMENT METHODOLOGY</p>
--

Description	Total
Construction Funds	\$ 15,256,101
Debt Service Reserve	\$ 1,234,816
Capitalized Interest	\$ 704,083
Underwriters Discount	\$ 355,000
Cost of Issuance	\$ 200,000
Par Amount*	\$ 17,750,000

Bond Assumptions:

Interest Rate	5.60%
Amortization	30 years
Capitalized Interest	Through 5/1/23
Debt Service Reserve	Max Annual
Underwriters Discount	2%

* Par amount is subject to change based on the actual terms at the sale of the bonds

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 4
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF IMPROVEMENT COSTS
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	ERU Factor	Total ERUs	% of Total ERUs	Total Improvements Costs Per Product Type	Improvement Costs Per Unit
Single Family	577	1	577	100.00%	\$ 17,973,582	\$31,150
Totals	577		577	100.00%	\$ 17,973,582	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 5
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
ALLOCATION OF TOTAL PAR DEBT TO EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Total Improvements Costs Per Product		Allocation of Par Debt Per Product		Par Debt Per Unit
		Type		Type		
Single Family	577	\$	17,973,582	\$	17,750,000	\$30,763
Totals	577	\$	17,973,582	\$	17,750,000	

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 6
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
PAR DEBT AND ANNUAL ASSESSMENTS FOR EACH PRODUCT TYPE
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Land Use	No. of Units *	Allocation of Par Debt Per Product Type	Total Par Debt Per Unit	Maximum Annual Debt Service	Net Annual Debt Assessment Per Unit	Gross Annual Debt Assessment Per Unit (1)
Single Family	577	\$ 17,750,000	\$30,763	\$ 1,234,816	\$ 2,140	\$ 2,301
Totals	577	\$ 17,750,000		\$ 1,234,816		

(1) This amount includes collection fees and early payment discounts when collected on the Polk County Tax Bill

* Unit mix is subject to change based on marketing and other factors

Prepared by: Governmental Management Services - Central Florida, LLC

TABLE 7
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ASSESSMENT ROLL
SUPPLEMENTAL ASSESSMENT METHODOLOGY

Owner	Property ID #'s*	Acres	Total Par Debt Allocation Per Acre	Total Par Debt Allocated	Net Annual Debt Assessment Allocation	Gross Annual Debt Assessment Allocation (1)
Lake Deer Development, LLC	See Legal Descripton	160.00	\$110,938	\$ 17,750,000	\$ 1,234,816	\$ 1,327,759
Totals		160.00		\$ 17,750,000	\$ 1,234,816	\$ 1,327,759

(1) This amount includes 7% to cover collection fees and early payment discounts when collected utilizing the uniform method.

Annual Assessment Periods	30
Projected Bond Rate (%)	5.60%
Maximum Annual Debt Service	\$1,234,816

* - See Metes and Bounds, attached as Exhibit A

Prepared by: Governmental Management Services - Central Florida, LLC

Exhibit A

LAKE DEER CDD

Legal Description

Parcel No. 1 (Tax ID 282822-935710-000001)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 TRACTS ALL LESS TRACTS E & F FOR
PROPOSED POINCIANA FIRE STATION SITE.
RIGHT-OF-WAY WITHIN PARCEL NO 1 AS SHOWN ON PLAT BOOK 61, PAGE 4 – TOTAL ACREAGE 14.1 AC.

Along with

Parcel No. 2 (Tax ID 282822-935710-000002)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 GREENWAYS ALL.

AND

Parcel No. 3 (Tax ID 282814-935310-000003)

POINCIANA NEIGHBORHOOD 3 WEST VILLAGE 8 PB 53 PGS 44/49 ALL TRACTS THAT PART LYING IN SEC
22-28-28.

CONTAINING: 160.0 ACRES MORE OR LESS.

SECTION VI

*Item will be
provided under
separate cover.*

SECTION VII

SECTION A

SECTION 1

RESOLUTION 2022-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2022, submitted to the Board of Supervisors (“**Board**”) of the Lake Deer Community Development District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BUDGET

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

- b. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lake Deer Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$ _____ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ _____
TOTAL ALL FUNDS	\$ _____

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within sixty (60) days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to the budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

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

PASSED AND ADOPTED THIS 2ND DAY OF AUGUST, 2022.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Fiscal Year 2022/2023 Budget

Lake Deer
Community Development District

Proposed Budget
FY2023



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1 General Fund

2-4 General Fund Narrative

Lake Deer
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2022	Actuals Thru 6/30/22	Projected Next 3 Months	Projected Thru 9/30/22	Proposed Budget FY2023
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Developer Contributions	\$ 131,810	\$ 75,000	\$ 20,000	\$ 95,000	\$ 238,625
Total Revenues	\$ 131,810	\$ 75,000	\$ 20,000	\$ 95,000	\$ 238,625
Expenditures					
<u>General & Administrative</u>					
Supervisor Fees	\$ 12,000	\$ 4,200	\$ 3,000	\$ 7,200	\$ 12,000
Engineering	\$ 15,000	\$ 3,620	\$ 3,750	\$ 7,370	\$ 15,000
Attorney	\$ 25,000	\$ 8,655	\$ 6,250	\$ 14,905	\$ 25,000
Annual Audit	\$ 4,000	\$ 3,200	\$ -	\$ 3,200	\$ 4,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -	\$ 4,000
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Website Maintenance	\$ 1,200	\$ 900	\$ 300	\$ 1,200	\$ 1,200
Telephone	\$ 300	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 1,000	\$ 23	\$ 250	\$ 273	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,625
Copies	\$ 1,000	\$ 16	\$ 250	\$ 266	\$ 1,000
Legal Advertising	\$ 10,000	\$ 5,732	\$ 6,000	\$ 11,732	\$ 15,000
Other Current Charges	\$ 5,000	\$ 60	\$ 1,250	\$ 1,310	\$ 5,000
Office Supplies	\$ 625	\$ -	\$ 156	\$ 156	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ -	\$ -	\$ -
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Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 25,000
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Lake Deer

Community Development District

General Fund Narrative

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The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

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The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District has an agreement with Grau & Associates.

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With Governmental Management Services – Central Florida, LLC, the District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

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The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on an anticipated bond issuance.

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Lake Deer

Community Development District

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

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Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

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

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Telephone and fax machine.

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Lake Deer
Community Development District
General Fund Narrative

Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Field Contingency

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

SECTION 2

**LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023 FUNDING AGREEMENT**

This agreement (“**Agreement**”) is made and entered into this ____ day of _____, 2022, by and between:

Lake Deer Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Polk County, Florida (hereinafter "**District**"), and

Lake Deer Development, LLC, a Florida limited liability company and a landowner in the District (hereinafter "**Developer**") with a mailing address of 346 E Central Avenue, Winter Haven, Florida 33880.

RECITALS

WHEREAS, the District was established by an ordinance adopted by the Board of Commissioners of Polk County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, *Florida Statutes*, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, the Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein (“**Property**”), within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District is adopting its general fund budget for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023 Budget**”); and

WHEREAS, this Fiscal Year 2022/2023 Budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the Fiscal Year 2022/2023 Budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property in the amount needed to fund the Fiscal Year 2022/2023 Budget, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in **Exhibit B**; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on **Exhibit B** to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect the full amount of non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in **Exhibit B**; and

WHEREAS, the Developer and the District desire to secure such budget funding through the imposition of a continuing lien against the Property described in **Exhibit A** and otherwise as provided herein.

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

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

2. **FUNDING.** The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as **Exhibit B**, as may be amended from time to time in the District's sole discretion, within fifteen (15) days of written request by the District. Amendments to the Fiscal Year 2022/2023 Budget as shown on **Exhibit B** adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. In no way shall the foregoing in any way affect the District's ability to levy special assessments upon the property within the District, including any property owned by Developer, in accordance with Florida law, to provide funds for any unfunded expenditures whether such expenditures are the result of an amendment to the District's Budget or otherwise. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

3. **CONTINUING LIEN.** District shall have the right to file a continuing lien upon the Property described in **Exhibit A**, or that portion owned by the Developer at the time the lien is filed, for all payments due and owing under the terms of this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement this lien, and all sums advanced and paid by the District for taxes and payment on account of superior interests, liens and encumbrances in order to preserve and protect the District's lien. The lien shall be effective as of the date and time of the recording of a "Notice of Lien for Fiscal Year 2022/2023 Budget" in the public records of Polk County, Florida ("**County**"), stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice of Lien for Fiscal Year 2022/2023 Budget on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holder to

the Property to pay the amount due under this Agreement, or may foreclose the lien against the Property in any manner authorized by law. The District may partially release any filed lien for portions of the Property subject to a plat if and when the Developer has demonstrated, in the District's sole discretion, that such release will not materially impair the ability of the District to enforce the collection of funds hereunder. In the event the Developer sells any of the Property described in **Exhibit A** after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a lien upon the remaining Property owned by the Developer.

4. **ALTERNATIVE COLLECTION METHODS.** In the event the Developer fails to make payments due to the District pursuant to this Agreement, and the District first provides Developer with written notice of the delinquency to the address identified in this Agreement and such delinquency is not cured within five (5) business days of the notice, then the District shall have the following remedies:

a. In the alternative or in addition to the collection method set forth in Paragraph 2 above, the District may enforce the collection of funds due under this Agreement by action against the Developer in the appropriate judicial forum in and for the County. The enforcement of the collection of funds in this manner shall be in the sole discretion of the District Manager on behalf of the District. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

b. The District hereby finds that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in **Exhibit B** provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in **Exhibit B**, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197, Florida Statutes, or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the County property appraiser. The Developer hereby waives and/or relinquishes any rights it may have to challenge, object to or otherwise fail to pay such assessments if imposed, as well as the means of collection thereof.

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

6. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

7. **ASSIGNMENT.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

8. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraphs 2 and 3 above.

9. **THIRD-PARTY RIGHTS; TRANSFER OF PROPERTY.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. In the event of such sale or disposition, Developer may place into escrow an amount equal to the then-unfunded portion of the Fiscal Year 2022/2023 Budget to fund any budgeted expenses that may arise during the remainder of the fiscal year. Upon confirmation of the deposit of said funds into escrow, and evidence of an assignment to, and assumption by the purchaser, of this Agreement, Developer's obligation under this Agreement shall be deemed fulfilled and this Agreement terminated. The Developer shall give 90 days' prior written notice to the District under this Agreement of any such sale or disposition.

10. **FLORIDA LAW GOVERNS.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

11. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

12. **PUBLIC RECORDS.** The Developer understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records and treated as such in accordance with Florida law.

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

acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

14. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

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

Attest:

**Lake Deer Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Lake Deer Development, LLC,
a Florida limited liability company

Witness

By: _____
Its: _____

EXHIBIT A: Property Description

EXHIBIT B: Fiscal Year 2022/2023 Budget

EXHIBIT A: Property Description

Parcel No. 1 (Tax ID 282822-935710-000001)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 TRACTS ALL LESS TRACTS E & F FOR
PROPOSED POINCIANA FIRE STATION SITE.
RIGHT-OF-WAY WITHIN PARCEL NO 1 AS SHOWN ON PLAT BOOK 61, PAGE 4 – TOTAL ACREAGE 14.1 AC.

Along with

Parcel No. 2 (Tax ID 282822-935710-000002)

POINCIANA OFFICE & INDUSTRIAL PARK VII PB 61 PGS 4 & 5 GREENWAYS ALL.

AND

Parcel No. 3 (Tax ID 282814-935310-000003)

POINCIANA NEIGHBORHOOD 3 WEST VILLAGE 8 PB 53 PGS 44/49 ALL TRACTS THAT PART LYING IN SEC
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Lake Deer
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Lake Deer

Community Development District

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Office Supplies

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

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Field Contingency

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

SECTION VIII

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; AND PROVIDING FOR AN EFFECTIVE DATE

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

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

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

WHEREAS, the Board desires to adopt the Fiscal Year 2022-2023 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2022-2023 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 2nd day of August 2022.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2022-2023 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022-2023**

The Board of Supervisors of the Lake Deer Community Development District will hold their regular meetings for Fiscal Year 2022-2023 on the 3rd Wednesday of each month, at 346 E. Central Ave., Winter Haven, Florida 33880, at 2:15 PM, unless otherwise indicated as follows:

**October 19, 2022
November 16, 2022
December 21, 2022
January 18, 2023
February 15, 2023
March 15, 2023
April 19, 2023
May 17, 2023
June 21, 2023
July 19, 2023
August 16, 2023
September 20, 2023**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

SECTION IX

SECTION C

SECTION 1

Lake Deer

Community Development District

Summary of Checks

June 1, 2022 to June 30, 2022

Bank	Date	Check No.'s		Amount
General Fund	6/2/22	68	\$	114,214.12
	6/16/22	69 - 75	\$	8,053.66
	6/29/22	76	\$	310.00
			\$	122,577.78

*** CHECK DATES 06/01/2022 - 06/30/2022 ***
LAKE DEER CDD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
6/02/22	00016	4/25/22 75415	202206 300-20700-10200		*	114,214.12	
		FY22 SER22 FR#2		TUCKER PAVING INC			114,214.12 000068
6/16/22	00020	6/07/22 CC060720	202206 310-51300-11000		*	200.00	
		SUPERVISOR FEE 06/07/22		CHARLES F. CAVARETTA			200.00 000069
6/16/22	00001	6/01/22 11	202206 310-51300-34000		*	2,916.67	
		MANAGEMENT FEES - JUN 22					
		6/01/22 11	202206 310-51300-35200		*	100.00	
		WEBSITE MANAGEMENT-JUN 22					
		6/01/22 11	202206 310-51300-35100		*	150.00	
		INFORMATION TECH - JUN 22					
		6/01/22 11	202206 310-51300-42000		*	.49	
		POSTAGE		GOVERNMENTAL MANAGEMENT SERVICES			3,167.16 000070
6/16/22	00015	5/02/22 22499	202205 310-51300-32200		*	1,000.00	
		AUDIT FYE 09/30/2021					
		6/01/22 22694	202206 310-51300-32200		*	2,200.00	
		AUDIT FYE 09/30/2021		GRAU & ASSOCIATES			3,200.00 000071
6/16/22	00006	6/08/22 2744	202205 310-51300-31500		*	886.50	
		GEN.COUNSEL/MTHLY MEETING		KE LAW GROUP PLLC			886.50 000072
6/16/22	00008	6/07/22 LS060720	202206 310-51300-11000		*	200.00	
		SUPERVISOR FEE 06/07/22		LAUREN SCHWENK			200.00 000073
6/16/22	00010	6/07/22 PM060720	202206 310-51300-11000		*	200.00	
		SUPERVISOR FEE 06/07/22		PATRICK MARONE			200.00 000074
6/16/22	00007	6/07/22 RH060720	202206 310-51300-11000		*	200.00	
		SUPERVISOR FEE 06/07/22		RENNIE HEATH			200.00 000075
6/29/22	00013	6/15/22 2133635	202205 310-51300-31100		*	310.00	
		GEN ENGINEER SVC - MAY 22		DEWBERRY ENGINEERS INC.			310.00 000076
TOTAL FOR BANK A						122,577.78	
LKDR LAKE DEER				MBYINGTON			

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
June 30, 2022



Table of Contents

1	<hr/>	Balance Sheet
2	<hr/>	General Fund
3	<hr/>	Capital Project Fund Series 2022
4	<hr/>	Month to Month

Lake Deer
Community Development District
Combined Balance Sheet
June 30, 2022

	<i>General Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 562,389	\$ -	\$ 562,389
Due from General Fund	\$ -	\$ 545,689	\$ 545,689
Prepaid Expenses	\$ -	\$ -	\$ -
Total Assets	\$ 562,389	\$ 545,689	\$ 1,108,078
Liabilities:			
Accounts Payable	\$ 1,066	\$ 545,689	\$ 546,755
Due to Capital Projects	\$ 545,689	\$ -	\$ 545,689
Total Liabilities	\$ 546,755	\$ 545,689	\$ 1,092,444
Fund Balance:			
Restricted for:			
Capital Projects - Series 2022	\$ -	\$ -	\$ -
Unassigned	\$ 15,634	\$ -	\$ 15,634
Total Fund Balances	\$ 15,634	\$ -	\$ 15,634
Total Liabilities & Fund Balance	\$ 562,389	\$ 545,689	\$ 1,108,078

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
<u>Revenues:</u>				
Developer Contributions	\$ 131,810	\$ 75,000	\$ 75,000	\$ -
Total Revenues	\$ 131,810	\$ 75,000	\$ 75,000	\$ -
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 4,200	\$ 4,800
Engineering	\$ 15,000	\$ 11,250	\$ 3,620	\$ 7,630
Attorney	\$ 25,000	\$ 18,750	\$ 8,655	\$ 10,095
Annual Audit	\$ 4,000	\$ 3,200	\$ 3,200	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 1,800	\$ 1,350	\$ 1,350	\$ -
Website Maintenance	\$ 1,200	\$ 900	\$ 900	\$ -
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 23	\$ 727
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 750	\$ 16	\$ 734
Legal Advertising	\$ 10,000	\$ 7,500	\$ 5,732	\$ 1,768
Other Current Charges	\$ 5,000	\$ 3,750	\$ 60	\$ 3,690
Office Supplies	\$ 625	\$ 469	\$ -	\$ 469
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 131,810	\$ 89,814	\$ 59,181	\$ 30,633
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 15,819	
Fund Balance - Beginning	\$ -		\$ (185)	
Fund Balance - Ending	\$ -		\$ 15,634	

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending June 30, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/22	Thru 06/30/22	Variance
Revenues:				
Developer Advances	\$ -	\$ -	\$ 917,625	\$ 917,625
Total Revenues	\$ -	\$ -	\$ 917,625	\$ 917,625
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 917,625	\$ (917,625)
Total Expenditures	\$ -	\$ -	\$ 917,625	\$ (917,625)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ -	

Lake Deer
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 20,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Total Revenues	\$ 20,000	\$ 15,000	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 75,000
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ 600	\$ 1,000	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ -	\$ 4,200
Engineering	\$ -	\$ -	\$ 95	\$ -	\$ 1,320	\$ 1,840	\$ 55	\$ 310	\$ -	\$ -	\$ -	\$ -	\$ 3,620
Attorney	\$ -	\$ 955	\$ 1,056	\$ 260	\$ 1,695	\$ 2,304	\$ 633	\$ 887	\$ 866	\$ -	\$ -	\$ -	\$ 8,655
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000	\$ 2,200	\$ -	\$ -	\$ -	\$ 3,200
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ 26,250
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ 1,350
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ 900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 23
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 2	\$ -	\$ -	\$ 7	\$ 1	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16
Legal Advertising	\$ 3,993	\$ 1,106	\$ 335	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,732
Other Current Charges	\$ 25	\$ -	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 12,362	\$ 5,228	\$ 5,453	\$ 3,731	\$ 6,783	\$ 8,372	\$ 3,854	\$ 6,163	\$ 7,233	\$ -	\$ -	\$ -	\$ 59,181
Excess Revenues (Expenditures)	\$ 7,638	\$ 9,772	\$ (5,453)	\$ (3,731)	\$ (6,783)	\$ 11,628	\$ (3,854)	\$ 13,837	\$ (7,233)	\$ -	\$ -	\$ -	\$ 15,819