

Lake Deer
Community Development District
Meeting Agenda
September 6, 2022

AGENDA

Lake Deer

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

August 30, 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, September 6, 2022**, at **2:00 PM** at **346 East Central Ave., Winter Haven, FL 33880**.

Zoom Video Link: <https://us06web.zoom.us/j/84670172184>

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

Meeting ID: 846 7017 2184

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 August 2, 2022 Board of Supervisors Meeting and August 22, 2022 Continued Meeting
4. Consideration of Resolution 2022-09 Ratifying Series 2022 Bonds
5. Consideration of Disclosure of Public Financing
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Fiscal Year 2022 Funding Request #5
 - ii. Approval of Check Register
 - iii. Balance Sheet & Income Statement
 - iv. Ratification of Summary of Series 2022 Requisitions #1 to #7
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

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, **August 2, 2022** at 2:00 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Chuck Cavaretta	Assistant Secretary
Daniel Arnette	Assistant Secretary
Andrew Rhinehart	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	KE Law Group
Molly Banfield <i>via Zoom</i>	Dewberry
Rey Malave <i>via Zoom</i>	Dewberry

FIRST ORDER OF BUSINESS

Roll Call

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the June 7, 2022
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the June 7, 2022 Board of Supervisors meeting and asked for any comments or corrections from the Board. Ms. Burns noted that Mr. Arnette's would be updated to reflect the correct spelling.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Minutes of the June 7, 2022 Board of Supervisors Meeting, were approved.
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FOURTH ORDER OF BUSINESS**Presentation and Approval of Revised and Amended Engineer's Report**

Mr. Malave presented the revised and amended engineer's report, noting that they had modified the acreage to be 166 acres due to the fact that they had vacated the right-of-ways and they were part of the land, which was part of the development and CDD boundary. He added they were updating the tables as a result of that.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart with all in favor, the Revised and Amended Engineer's Report, was approved.

FIFTH ORDER OF BUSINESS**Presentation and Approval of Updated Supplemental Assessment Methodology dated August 2, 2022**

Ms. Burns presented the updated Supplemental Assessment Methodology, with the correct bond sizing provided by FMS. Changes were included within the tables, as well as the update of the acreage as discussed prior. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Updated Supplemental Assessment Methodology dated August 2, 2022, was approved as amended.

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

Ms. Burns presented the resolution, noting that they would be continuing the meeting to discuss further after the assessment was priced. This item was tabled to the continued meeting.

SEVENTH ORDER OF BUSINESS**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**

Ms. Burns asked for a motion to open the public hearing.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, Opening the Public Hearing, was approved.

There being no members of the public, Ms. Burns asked for a motion to close the public hearing.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Closing the Public Hearing, was approved.

Ms. Burns presented the resolution, noting that the budget would be developer funded as costs were incurred. She asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-07 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds, was approved.

ii. Consideration of Fiscal Year 2022/2023 Developer Funding Agreement

Ms. Burns presented the agreement, noting that it was with Lake Deer Development, LLC. She asked for a motion to approve.

On MOTION by Mr. Rhinehart, seconded by Mr. Cavaretta, with all in favor, the Fiscal Year 2022/2023 Developer Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-08
Designation of a Regular Monthly Meeting
Date, Time, and Location for Fiscal Year 2023**

Ms. Burns presented the resolution, suggesting that the date and time be the third Wednesday of every month at 2:15 p.m. at the same location. The Board had no changes to the proposed meeting schedule.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, Resolution 2022-08 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that he did not have anything further to report.

B. Engineer

Mr. Malave had nothing further to report.

C. District Manager's Report

i. Approval of Check Register

Ms. Burns presented the check register, noting the total was \$122,577.78. She asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that this was their unaudited financials through the end of June. This did not require any Board action.

TENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

ELEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

On MOTION by Mr. Cavaretta, seconded by Mr. Rhinehart, with all in favor, the meeting was continued to August 22, 2022 at 10:00 a.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The continued meeting of the Board of Supervisors of the Lake Deer Community Development District was held Tuesday, **August 22, 2022** at 10:00 a.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk
Chuck Cavaretta
Andrew Rhinehart

Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Molly Banfield *via Zoom*

District Manager, GMS
KE Law Group
Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns 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. Burns stated that no members of the public were in attendance or on Zoom.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2022-06
Supplemental Assessment Resolution**

Ms. Burns stated that this resolution sets forth the terms of the sale of the Series 2022 bonds and confirms the liens of the levy of special assessments that secure those Series 2022 bonds. She noted that the Final Supplemental Assessment Methodology was attached as well as the engineer's report. The terms of the bond and the actual pricing are included in the exhibits. The Board had no questions on the resolution.

Ms. Gentry noted for the record that they would update the reference to Assessment Area 2 in the title to be the Series 2022 Assessment Area. Ms. Burns asked for a motion to approve the resolution as amended to include the title change explained by Ms. Gentry.

On MOTION by Mr. Rhinehart, seconded by Ms. Schwenk, with all in favor, Resolution 2022-06 Supplemental Assessment Resolution, was approved as amended.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she did not have anything further to report.

B. Engineer

Ms. Banfield had nothing to report.

C. District Manager's Report

Ms. Burns had nothing to report to the Board.

FIFTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SIXTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING, AND APPROVING THE ACTIONS OF THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, ASSISTANT SECRETARIES, AND ALL DISTRICT STAFF REGARDING THE SALE AND CLOSING OF \$17,750,000 LAKE DEER COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2022; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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*, located in Polk County, Florida; and

WHEREAS, the District previously adopted Resolution No. 2021-24 and Resolution No. 2022-02 on June 23, 2021 and March 1, 2022, respectively (collectively, the “**Bond Resolution**”), authorizing the issuance of \$17,750,000 Lake Deer Community Development District Special Assessment Bonds, Series 2022 (the “**Series 2022 Bonds**”), for the purpose of financing a portion of the acquisition and/or construction of the District’s “Series 2022 Project”; and

WHEREAS, the District closed on the issuance of the Series 2022 Bonds on August 24, 2022; and

WHEREAS, as prerequisites to the issuance of the Series 2022 Bonds, the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District staff including the District Manager, District Financial Advisor, District Counsel and Bond Counsel (the “**District Staff**”) were required to execute and deliver various documents (the “**Closing Documents**”); and

WHEREAS, the District desires to ratify, confirm, and approve all actions of the District Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and District Staff in closing on the issuance of the Series 2022 Bonds.

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

SECTION 1. The issuance of the Series 2022 Bonds, the adoption of resolutions relating to such bonds, and all actions taken in the furtherance of the closing on such bonds, are hereby

declared and affirmed as being in the best interests of the District and are hereby ratified, approved, and confirmed by the Board of Supervisors of the District.

SECTION 2. The actions of the Chairperson, Vice Chairperson, Treasurer, Secretary, Assistant Secretaries, and all District Staff in finalizing the closing and issuance of the Series 2022 Bonds, including the execution and delivery of the Closing Documents, and such other certifications or other documents required for the closing on the Series 2022 Bonds, are determined to be in accordance with the prior authorizations of the Board and are hereby ratified, approved, and confirmed in all respects.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 6th day of September 2022.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairperson, Board of Supervisors

SECTION V

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Lake Deer Community Development District
c/o Governmental Management Services
Central Florida, LLC
219 E. Livingston St.
Orlando, Florida 32801

**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT**

Board of Supervisors¹

Lake Deer Community Development District

Warren K. (Rennie) Heath, II
Chairperson

Daniel Arnette
Assistant Secretary

Lauren O. Schwenk
Vice Chairperson

Andrew Rhinehart
Assistant Secretary

Chuck Cavaretta
Assistant Secretary

Governmental Management Services – Central Florida, LLC
District Manager
219 E. Livingston St.
Orlando, Florida 32801
(407) 841-5524

District records are on file at the offices of Governmental Management Services – Central Florida, LLC, located at 219 E. Livingston St., Orlando, Florida 32801, and at the District's local records office at 346 East Central Avenue, Winter Haven, Florida 33880, and are available for public inspection upon request during normal business hours.

¹ This list reflects the composition of the Board of Supervisors as of September 6, 2022. For a current list of Board Members, please contact the District Manager's office.

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LAKE DEER COMMUNITY DEVELOPMENT DISTRICT

INTRODUCTION

The Lake Deer Community Development District (“**District**” or “**CDD**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes*. Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition, as well maintenance of roadways, utilities, earthwork, stormwater management, landscape, irrigation, entry features, street lighting, underground electric, conservation and mitigation, an amenity facility, and other related public infrastructure.

**DISCLOSURE OF
PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Lake Deer Community Development District and the assessments, fees and charges that may be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (the “**Act**”), and established by Ordinance No. 21-030, enacted by the Board of County Commissioners of Polk County, Florida, which was effective June 15, 2021. The District encompasses approximately 166 acres of land, more or less, located within unincorporated Polk County, Florida (“**County**”). As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing when six (6) years after the initial appointment of Supervisors have passed and the District has attained a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Polk County (“**County**”). Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in a local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide
and how are the improvements funded?**

The District is comprised of approximately 166 acres of land located entirely within the County. The legal description of the lands encompassed within the District is attached hereto as Exhibit “A.” The public infrastructure necessary to support the District’s development program includes, but is not limited to stormwater management facilities, public roadways, water and wastewater facilities, off-site improvement, amenities and parks, electric utilities and lighting, entry feature, and other improvements authorized by Chapter 190, Florida Statutes. These infrastructure improvements are more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted the *Lake Deer Community Development District Engineer’s Report Revised and Amended*, dated February 22, 2022, as further amended by the *Lake Deer Community Development District Engineer’s Report, Amended and Restated*, dated August 2, 2022, which details all of the improvements contemplated for the completion of the infrastructure of the District (together, the “**Engineer’s Report**” and the improvements described therein, the “**Capital Improvement Plan**” or “**CIP**”). Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements have been and will be funded by the District’s sale of bonds. On September 15, 2021, the Circuit Court for the Tenth Judicial Circuit, in and for Polk County, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$30,000,000 in Special Assessment Bonds for infrastructure needs of the District.

On August 24, 2022, the District issued a series of bonds for purposes of partially financing the construction and acquisition costs of infrastructure for a portion of the Capital Improvement Plan (the “**Series 2022 Project**”). On that date, the District issued its Lake Deer Community Development District Special Assessment Bonds, Series 2022, in the principal amount of \$17,750,000 (the “**Bonds**”).

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.

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 where 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 FDEP 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-foot 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 District. 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 Developer 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), Toho Water Authority (“TWA”), and the County.

Public 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 to provide connectivity to the various amenity centers within the District. 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 and Lighting

The electric distribution system through 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 District. The District presently intends to fund the cost to purchase and install the street lighting along the internal roadways within the District. The District will retain ownership of the electric distribution system and streetlights and electrical service will be provided by Duke.

Entry Feature, Landscaping, and Irrigation

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 District with District funds and operated and maintained by the District. Landscaping for the roadways will consist of sod, perennial flowers, shrubs, ground cover, and trees for the internal roadways within the District. 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 District.

Assessments, Fees and Charges

A portion of the master infrastructure improvements of the Series 2022 Project, identified in the District’s Capital Improvement Plan, will be financed by the District from the proceeds of the sale of its Bonds. The amortization schedules for the Bonds are available in the District’s public records. The annual debt service obligations of the District must be defrayed by annual assessments on benefited property. Copies of the District’s *Master Assessment Methodology* dated June 23, 2021, as supplemented by that *Supplemental Assessment Methodology*, dated

August 10, 2022 (together, the “**Assessment Report**”), are available for review in the District’s public records.

The Series 2022 Bonds and associated interest are payable solely from and secured by non-ad valorem special assessments levied against those lands within the District that benefit from the design, construction, and/or acquisition and operation of the District’s Series 2022 Project (the “**Series 2022 Special Assessments**”). The Series 2022 Special Assessments will be levied on the approximately 166 acres of land, more or less, located within the District, which Series 2022 Assessment Area lands are planned for 577 single-family homes. The Series 2022 Special Assessments are typically billed in the same manner as are county ad valorem taxes but may be billed directly by the District. The Series 2022 Special Assessments are levied in accordance with the District’s Assessment Report and represent an allocation of the costs of the Series 2022 Project to those lands within the District benefiting from the Series 2022 Project.

The Series 2022 Special Assessments described above exclude any operations and maintenance assessments (“**O&M Assessments**”), which may be determined and calculated annually by the District’s Board of Supervisors and are levied against all benefitted lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees, and charges is available for public inspection upon request.

The Capital Improvement Plan and financing plan of the District as presented herein reflect the District’s current intentions, and the District expressly reserves the right in its sole discretion to change those plans at any time. Additionally, the District may undertake the construction, reconstruction, acquisition, or installation of future improvements and facilities, which may be financed by bonds, notes, or other methods authorized by Chapter 190, *Florida Statutes*.

Method of Collection

The District’s Special Assessments and/or O&M Assessments may appear on that portion of the annual Polk County Tax Notice entitled “non-ad valorem assessments,” and will be collected by the Polk County Tax Collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. **As with any tax notice, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.**

This description of the Lake Deer Community Development District’s operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing maintenance and infrastructure improvements essential to the use and development of this community. If you have any questions or would simply like additional information about the District, please write to or call the: District Manager, Lake Deer Community Development District, 219 E. Livingston St., Orlando, Florida 32801 or call (407) 841-5524.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been approved and executed as of the 6th day of September 2022, and recorded in the Official Records of Polk County, Florida.

**LAKE DEER
COMMUNITY DEVELOPMENT DISTRICT**

Warren K. (Rennie) Heath, II
Chairperson, Board of Supervisors

Witness

Witness

Print Name

Print Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2022, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Lake Deer Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

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 & ALL THAT PT OF VACATED ROADS PER OR 12283-1775 EXCEPT W 1/2 LYING E OF TRACTS E & F

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: 166.0 ACRES MORE OR LESS.

SECTION VI

SECTION C

SECTION 1

Lake Deer

Community Development District

Fiscal Year 2022
Funding Request #5
August 10, 2022

Bill to: RhiCas II, LLC

General Fund
FY2022

1	Operations & Maintenance Funding	\$	20,000.00
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Total:			\$	20,000.00
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Please make check payable to:

Lake Deer Community Development District
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

SECTION 2

Lake Deer

Community Development District

Summary of Checks

July 1, 2022 to July 31, 2022

Bank	Date	Check No.'s		Amount
General Fund	7/1/22	77 - 79	\$	545,689.10
	7/6/22	80	\$	200.00
	7/13/22	81 - 82	\$	4,037.92
	7/20/22	83	\$	597,000.00
	7/28/22	84	\$	857.50
			\$	1,147,784.52

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
7/01/22	00006	3/25/22 1961 FY22 SER22 FR#3	202206 300-20700-10200	KE LAW GROUP PLLC	*	196.50	196.50 000077
7/01/22	00016	3/25/22 75329 FY22 SER22 FR#3	202206 300-20700-10200		*	380,884.44	
		5/25/22 75462 FY22 SER22 FR#3	202206 300-20700-10200	TUCKER PAVING INC	*	96,117.16	477,001.60 000078
7/01/22	00017	5/23/22 1460 FY22 SER22 FR#3	202206 300-20700-10200		*	15,875.00	
		5/23/22 1481 FY22 SER22 FR#3	202206 300-20700-10200	WOOD & ASSOCIATES ENGINEERING LLC	*	52,616.00	68,491.00 000079
7/06/22	00021	6/07/22 DA060720 SUPERVISOR FEE 06/07/22	202206 310-51300-11000	DANIEL ARNETTE	*	200.00	200.00 000080
7/13/22	00001	7/01/22 12 MANAGEMENT FEES - JUL 22	202207 310-51300-34000		*	2,916.67	
		7/01/22 12 WEBSITE MANAGEMENT-JUL 22	202207 310-51300-35200		*	100.00	
		7/01/22 12 INFORMATION TECH - JUL 22	202207 310-51300-35100		*	150.00	
		7/01/22 12 COPIES	202207 310-51300-42500	GOVERNMENTAL MANAGEMENT SERVICES	*	5.25	3,171.92 000081
7/13/22	00006	7/08/22 3117 GEN.COUNSEL/MTHLY MEETING	202206 310-51300-31500	KE LAW GROUP PLLC	*	866.00	866.00 000082
7/20/22	00022	6/22/22 ODP05262 FY22 SER22 FR#4	202207 300-20700-10200		*	281,053.71	
		6/22/22 ODP06022 FY22 SER22 FR#4	202207 300-20700-10200		*	176,374.06	
		7/05/22 ODP05272 FY22 SER22 FR#4	202207 300-20700-10200	FERGUSON WATERWORKS	*	139,572.23	597,000.00 000083
7/28/22	00013	7/15/22 2147527 GEN ENGINEER SVC - JUN 22	202206 310-51300-31100	DEWBERRY ENGINEERS INC.	*	857.50	857.50 000084
TOTAL FOR BANK A						1,147,784.52	
LKDR LAKE DEER				MBYINGTON			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
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TOTAL FOR REGISTER 1,147,784.52

LKDR LAKE DEER MBYINGTON

SECTION 3

Lake Deer
Community Development District

Unaudited Financial Reporting
July 31, 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
July 31, 2022

	<i>General Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 11,604	\$ -	\$ 11,604
Due from Developer	\$ -	\$ 1,253,357	\$ 1,253,357
Total Assets	\$ 11,604	\$ 1,253,357	\$ 1,264,962
Liabilities:			
Accounts Payable	\$ 671	\$ -	\$ 671
Contracts Payable	\$ -	\$ 1,253,357	\$ 1,253,357
Total Liabilites	\$ 671	\$ 1,253,357	\$ 1,254,028
Fund Balance:			
Unassigned	\$ 10,934	\$ -	\$ 10,934
Total Fund Balances	\$ 10,934	\$ -	\$ 10,934
Total Liabilities & Fund Balance	\$ 11,604	\$ 1,253,357	\$ 1,264,962

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	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	\$ 10,000	\$ 4,200	\$ 5,800
Engineering	\$ 15,000	\$ 12,500	\$ 4,478	\$ 8,023
Attorney	\$ 25,000	\$ 20,833	\$ 8,655	\$ 12,178
Annual Audit	\$ 4,000	\$ 4,000	\$ 3,200	\$ 800
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ -	\$ -	\$ -
Trustee Fees	\$ 3,600	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 29,167	\$ 29,167	\$ (0)
Information Technology	\$ 1,800	\$ 1,500	\$ 1,500	\$ -
Website Maintenance	\$ 1,200	\$ 1,000	\$ 1,000	\$ -
Telephone	\$ 300	\$ 250	\$ -	\$ 250
Postage & Delivery	\$ 1,000	\$ 833	\$ 23	\$ 811
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 833	\$ 21	\$ 812
Legal Advertising	\$ 10,000	\$ 8,333	\$ 6,403	\$ 1,931
Other Current Charges	\$ 5,000	\$ 4,167	\$ 60	\$ 4,107
Office Supplies	\$ 625	\$ 521	\$ -	\$ 521
Travel Per Diem	\$ 660	\$ 550	\$ -	\$ 550
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 131,810	\$ 99,663	\$ 63,881	\$ 35,782
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 11,119	
Fund Balance - Beginning	\$ -		\$ (185)	
Fund Balance - Ending	\$ -		\$ 10,934	

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending July 31, 2022

	Adopted	Prorated Budget	Actual	
	Budget	Thru 07/31/22	Thru 07/31/22	Variance
<u>Revenues:</u>				
Developer Advances	\$ -	\$ -	\$ 2,767,983	\$ 2,767,983
Total Revenues	\$ -	\$ -	\$ 2,767,983	\$ 2,767,983
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ 2,767,983	\$ (2,767,983)
Total Expenditures	\$ -	\$ -	\$ 2,767,983	\$ (2,767,983)
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	\$ 858	\$ -	\$ -	\$ -	\$ 4,478
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	\$ 2,917	\$ -	\$ -	\$ 29,167
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ 1,500
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ 1,000
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22	\$ -	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ 23
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Printing & Binding	\$ 2	\$ -	\$ -	\$ 7	\$ 1	\$ 5	\$ -	\$ -	\$ -	\$ 5	\$ -	\$ -	\$ 21
Legal Advertising	\$ 3,993	\$ 1,106	\$ 335	\$ 297	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 671	\$ -	\$ -	\$ 6,403
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	\$ 8,091	\$ 3,843	\$ -	\$ -	\$ 63,881
Excess Revenues (Expenditures)	\$ 7,638	\$ 9,772	\$ (5,453)	\$ (3,731)	\$ (6,783)	\$ 11,628	\$ (3,854)	\$ 13,837	\$ (8,091)	\$ (3,843)	\$ -	\$ -	\$ 11,119

SECTION 4

Requisition	Payee/Vendor	Amount
1	Lake Deer Development, LLC	\$ 2,323,761.54
2	Lake Deer Development, LLC	\$ 22,500.00
3	KE Law Group	\$ 899.75
4	Wood & Associates Engineering, LLC	\$ 17,639.00
5	Lake Deer Development, LLC	\$ 686,150.54
6	Tucker Paving, Inc.	\$ 1,493,506.83
7	Ferguson Waterworks	\$ 308,535.19
TOTAL		\$ 4,852,992.85