

Lake Deer
Community Development District

Meeting Agenda

April 19, 2023

AGENDA

Lake Deer

Community Development District

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

April 12, 2023

Board of Supervisors
Lake Deer
Community Development District

Dear Board Members:

A regular meeting of the Board of Supervisors of the **Lake Deer Community Development District** will be held **Wednesday, April 19, 2023 at 2:15 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81629000991>

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

Meeting ID: 816 2900 0991

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 February 15, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-01 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: July 19, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2023/2024 Budget and the Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-02 Authorizing Bank Account Signatories
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Summary of Series 2022 Requisitions #35 to #50
 - iv. Ratification of Fiscal Year 2023 Funding Request #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 Wednesday, **February 15, 2023** at 2:25 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairman
Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Chuck Cavaretta <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVV Law
Molly Banfield <i>by Zoom</i>	District Engineer, Dewberry
Lisa Kelley <i>by Zoom</i>	District Engineer, Dewberry

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Board members were present at roll call constituting a quorum. Mr. Cavaretta joined the meeting via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 6, 2022
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the September 6, 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 Mr. Heath, seconded by Mr. Arnette, with all in favor, the Minutes of the September 6, 2022 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Approval of Change Orders and Bid Comparison

A. Offsite Potable Water

B. Offsite Reclaimed Water & Force Main

C. Bid Comparison from Wood & Associates Engineering

Mr. Arnette noted that this was for offsite utilities. Mr. Heath questioned if this would be reimbursed. Mr. Arnette stated that Mr. Van Wyk was verifying that. Mr. Van Wyk noted that they were out of construction funds. Mr. Heath asked if this was upsizing because of Toho, and Mr. Arnette stated that this was being upsized due to Toho requirements for other developments that are coming down the road.

Mr. Cavaretta explained that when they executed the developer agreement in January, that included certain amounts of upsizing reimbursements. They modified that reimbursement request for some additional upsizing costs associated with this change order. Mr. Van Wyk stated that any of the upsizing credits that come back, whether they are in the form of impact or direct payment, those would roll back to the developer.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Change Orders, were approved.

FIFTH ORDER OF BUSINESS

Ratification of Revised Engagement Letter for Fiscal Year 2022 Audit Services with Grau & Associates

Ms. Burns noted that this engagement letter did have an increased amount, when they did the original RFP, they had not issued bonds at that time. The price is higher than the contracted amount that they previously had. Ms. Burns noted that they had \$4,000 in the budget for the audit and Grau & Associates upped their price to \$5,400. Discussion ensued on rebidding for audit proposals.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Revised Engagement Letter for Fiscal Year 2022 Audit Services with Grau & Associates, was ratified.

SIXTH ORDER OF BUSINESS

Ratification of Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the Contract Agreement with Polk County Property Appraiser. The Board had no questions.

SEVENTH ORDER OF BUSINESS

Ratification of 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns reviewed the 2023 Data Sharing and Usage Agreement and noted that they could ratify both agreements with the Polk County Property Appraiser in one motion.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Contract Agreement and 2023 Data Sharing and Usage Agreement with Polk County Property Appraiser, were ratified.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Van Wyk had nothing further to report.

B. Engineer

Ms. Banfield and Ms. Kelley had nothing further to report to the Board.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns reviewed the check register for the Board. She noted that the total amount was \$1,288,234.18 for August 1st through December 31st.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Check Register, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated that the financial statements were included in the agenda package for review.

iii. Ratification of Summary of Series 2022 Requisitions #8 to #34

Ms. Burns noted that these requisitions had already been signed and approved, and they were just looking for ratification from the Board.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the Series 2022 Requisitions #8 to #34, were ratified.

iv. Ratification of Fiscal Year 2023 Funding Request #6

Ms. Burns noted that this has already been funded, and she was just seeking ratification from the Board.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Fiscal Year 2023 Funding Request #6, was ratified.

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. Burns adjourned the meeting.

On MOTION by Mr. Heath, seconded by Mr. Arnette, with all in favor, the meeting was adjourned at 2:31 p.m.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2023-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Deer Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

1. PROPOSED BUDGET APPROVED. The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 19, 2023

HOUR: 2:15 p.m.

LOCATION: 346 East Central Avenue
Winter Haven, Florida 33880

4. TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL-PURPOSE GOVERNMENT. The District Manager is hereby directed to submit a copy of the Proposed Budget to Polk County at least 60 days prior to the hearing set above.

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3, and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

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

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 19TH DAY OF APRIL 2023.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

Lake Deer
Community Development District

Proposed Budget
FY2024



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Lake Deer
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ -	\$ -	\$ -	\$ -	\$ 302,196
Developer Contributions	\$ 238,625	\$ 20,000	\$ 75,000	\$ 95,000	\$ -
Total Revenues	\$ 238,625	\$ 20,000	\$ 75,000	\$ 95,000	\$ 302,196
Expenditures					
<i>General & Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 800	\$ 7,000	\$ 7,800	\$ 12,000
Engineering	\$ 15,000	\$ 1,275	\$ 4,200	\$ 5,475	\$ 15,000
Attorney	\$ 25,000	\$ 2,188	\$ 5,250	\$ 7,438	\$ 25,000
Annual Audit	\$ 4,000	\$ -	\$ 5,400	\$ 5,400	\$ 6,000
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ 450	\$ 450	\$ 450
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 5,300
Trustee Fees	\$ 4,000	\$ -	\$ 4,040	\$ 4,040	\$ 4,500
Management Fees	\$ 36,750	\$ 15,313	\$ 21,438	\$ 36,750	\$ 38,955
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 0	\$ 350	\$ 350	\$ 1,000
Insurance	\$ 5,625	\$ 5,375	\$ -	\$ 5,375	\$ 6,181
Copies	\$ 1,000	\$ 2	\$ 7	\$ 9	\$ 1,000
Legal Advertising	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 5,000
Administrative Contingency	\$ 5,000	\$ 35	\$ 266	\$ 301	\$ 2,500
Office Supplies	\$ 625	\$ -	\$ 210	\$ 210	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total General & Administrative	\$ 138,625	\$ 28,495	\$ 60,777	\$ 89,273	\$ 131,686

Lake Deer
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Operations & Maintenance					
<i>Field Expenditures</i>					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 42,380
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 7,000
Electric	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 5,000
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Field Contingency	\$ 75,000	\$ -	\$ -	\$ -	\$ 5,500
Subtotal Field Expenditures	\$ 75,000	\$ -	\$ -	\$ -	\$ 107,880
<i>Amenity Expenditures</i>					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,600
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Playground Lease	\$ 25,000	\$ -	\$ -	\$ -	\$ 35,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 750
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 180
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 2,550
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 5,550
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 25,000	\$ -	\$ -	\$ -	\$ 62,630
Total Operations & Maintenance	\$ 100,000	\$ -	\$ -	\$ -	\$ 170,510
Total Expenditures	\$ 238,625	\$ 28,495	\$ 60,777	\$ 89,273	\$ 302,196
Excess Revenues/(Expenditures)	\$ -	\$ (8,495)	\$ 14,223	\$ 5,727	\$ -

Gross Assessments	\$ 324,942
(Less: Discount & Collections)	\$ (22,746)
Net Assessments	\$ 302,196

Product	Assessable Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	577	\$302,196	\$523.74	\$563.16
	577	\$302,196		

Lake Deer

Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

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

Attorney

The District's legal counsel, Kilinski | Van Wyk, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

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

Assessment Administration

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

Arbitrage

The District has contracted AMTEC to annually calculate the District's Arbitrage Rebate Liability on its Series 2022 bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is contracted with Governmental Management Services – Central Florida, LLC for its Series 2022 bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its Series 2022 bond.

Lake Deer

Community Development District

General Fund Narrative

Management Fees

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

Information Technology

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

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.

Postage & Delivery

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

Insurance

The District's general liability and public official's liability insurance coverages with Florida Insurance Alliance.

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.

Administrative Contingency

Bank charges and any other miscellaneous expenses incurred during the year that do not fit into any administrative category.

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.

Lake Deer

Community Development District

General Fund Narrative

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:

Field Expenditures

Property Insurance

The District's estimated property insurance coverages with Florida Insurance Alliance.

Field Management

Represents the estimated costs of onsite field management of contracts for the District such as landscape and lake maintenance. Services to include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed.

Landscape Replacement

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

Lake Maintenance

Represents the estimated costs to maintain the lakes within the District's boundaries.

Streetlights

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

Electric

Represents estimated electric charges of common areas throughout the District.

Water & Sewer

Represents estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Lake Deer

Community Development District

General Fund Narrative

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Field Contingency

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

Amenity Expenditures

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity - Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

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

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents the estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost with Governmental Management Services – Central Florida LLC of managing and monitoring access to the District's amenity facilities

Lake Deer
Community Development District
General Fund Narrative

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Amenity Contingency

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

Lake Deer
Community Development District
Proposed Budget
Debt Service Fund Series 2022

Description	Adopted Budget FY2023	Actuals Thru 2/28/23	Projected Next 7 Months	Projected Thru 9/30/23	Proposed Budget FY2024
Revenues					
Assessments	\$ -	\$ -	\$ 484,803	\$ 484,803	\$ 1,217,394
Interest	\$ -	\$ 14,513	\$ 10,628	\$ 25,141	\$ -
Carryforward Surplus	\$ -	\$ 655,857	\$ -	\$ 655,857	\$ 500,543
Total Revenues	\$ -	\$ 670,370	\$ 495,431	\$ 1,165,801	\$ 1,717,937
Expenditures					
Interest Payment - 11/01	\$ -	\$ 180,455	\$ -	\$ 180,455	\$ 484,803
Principal Payment - 05/01	\$ -	\$ -	\$ -	\$ -	\$ 250,000
Interest Payment - 05/01	\$ -	\$ -	\$ 484,803	\$ 484,803	\$ 484,803
Total Expenditures	\$ -	\$ 180,455	\$ 484,803	\$ 665,258	\$ 1,219,606
Net Change in Fund Balance	\$ -	\$ 489,915	\$ 10,628	\$ 500,543	\$ 498,331

Interest Payment 11/1/24 \$ 479,178

Product	Assessable Units	Maximum Annual Debt Service	Net Per Unit	Gross Per Unit
Single Family	577	\$1,217,394	\$2,110	\$2,269
	577	\$1,217,394		

Lake Deer
Community Development District
Special Assessment Bonds Series 2022
Amortization Schedule

DATE	BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/23	\$ 17,750,000.00	\$ -	\$ 484,803.13	\$ 484,803.13
05/01/24	\$ 17,750,000.00	\$ 250,000.00	\$ 484,803.13	\$ -
11/01/24	\$ 17,500,000.00	\$ -	\$ 479,178.13	\$ 1,213,981.25
05/01/25	\$ 17,500,000.00	\$ 265,000.00	\$ 479,178.13	\$ -
11/01/25	\$ 16,675,000.00	\$ -	\$ 473,215.63	\$ 1,217,393.75
05/01/26	\$ 16,675,000.00	\$ 275,000.00	\$ 473,215.63	\$ -
11/01/26	\$ 16,675,000.00	\$ -	\$ 467,028.13	\$ 1,215,243.75
05/01/27	\$ 16,675,000.00	\$ 285,000.00	\$ 467,028.13	\$ -
11/01/27	\$ 16,675,000.00	\$ -	\$ 460,615.63	\$ 1,212,643.75
05/01/28	\$ 16,675,000.00	\$ 300,000.00	\$ 460,615.63	\$ -
11/01/28	\$ 16,375,000.00	\$ -	\$ 453,115.63	\$ 1,213,731.25
05/01/29	\$ 16,375,000.00	\$ 315,000.00	\$ 453,115.63	\$ -
11/01/29	\$ 16,060,000.00	\$ -	\$ 445,240.63	\$ 1,213,356.25
05/01/30	\$ 16,060,000.00	\$ 335,000.00	\$ 445,240.63	\$ -
11/01/30	\$ 15,005,000.00	\$ -	\$ 436,865.63	\$ 1,217,106.25
05/01/31	\$ 15,005,000.00	\$ 350,000.00	\$ 436,865.63	\$ -
11/01/31	\$ 15,005,000.00	\$ -	\$ 428,115.63	\$ 1,214,981.25
05/01/32	\$ 15,005,000.00	\$ 370,000.00	\$ 428,115.63	\$ -
11/01/32	\$ 15,005,000.00	\$ -	\$ 418,865.63	\$ 1,216,981.25
05/01/33	\$ 15,005,000.00	\$ 390,000.00	\$ 418,865.63	\$ -
11/01/33	\$ 14,615,000.00	\$ -	\$ 408,140.63	\$ 1,217,006.25
05/01/34	\$ 14,615,000.00	\$ 410,000.00	\$ 408,140.63	\$ -
11/01/34	\$ 14,205,000.00	\$ -	\$ 396,865.63	\$ 1,215,006.25
05/01/35	\$ 14,205,000.00	\$ 435,000.00	\$ 396,865.63	\$ -
11/01/35	\$ 13,770,000.00	\$ -	\$ 384,903.13	\$ 1,216,768.75
05/01/36	\$ 13,770,000.00	\$ 460,000.00	\$ 384,903.13	\$ -
11/01/36	\$ 13,310,000.00	\$ -	\$ 372,253.13	\$ 1,217,156.25
05/01/37	\$ 13,310,000.00	\$ 485,000.00	\$ 372,253.13	\$ -
11/01/37	\$ 12,825,000.00	\$ -	\$ 358,915.63	\$ 1,216,168.75
05/01/38	\$ 12,825,000.00	\$ 510,000.00	\$ 358,915.63	\$ -
11/01/38	\$ 12,315,000.00	\$ -	\$ 344,890.63	\$ 1,213,806.25
05/01/39	\$ 12,315,000.00	\$ 540,000.00	\$ 344,890.63	\$ -
11/01/39	\$ 11,775,000.00	\$ -	\$ 330,040.63	\$ 1,214,931.25
05/01/40	\$ 11,775,000.00	\$ 570,000.00	\$ 330,040.63	\$ -
11/01/40	\$ 9,965,000.00	\$ -	\$ 314,365.63	\$ 1,214,406.25
05/01/41	\$ 9,965,000.00	\$ 605,000.00	\$ 314,365.63	\$ -
11/01/41	\$ 9,965,000.00	\$ -	\$ 297,728.13	\$ 1,217,093.75
05/01/42	\$ 9,965,000.00	\$ 635,000.00	\$ 297,728.13	\$ -
11/01/42	\$ 9,965,000.00	\$ -	\$ 280,265.63	\$ 1,212,993.75
05/01/43	\$ 9,965,000.00	\$ 675,000.00	\$ 280,265.63	\$ -
11/01/43	\$ 9,290,000.00	\$ -	\$ 261,281.25	\$ 1,216,546.88
05/01/44	\$ 9,290,000.00	\$ 710,000.00	\$ 261,281.25	\$ -
11/01/44	\$ 8,580,000.00	\$ -	\$ 241,312.50	\$ 1,212,593.75
05/01/45	\$ 8,580,000.00	\$ 755,000.00	\$ 241,312.50	\$ -
11/01/45	\$ 7,825,000.00	\$ -	\$ 220,078.13	\$ 1,216,390.63
05/01/46	\$ 7,825,000.00	\$ 795,000.00	\$ 220,078.13	\$ -
11/01/46	\$ 7,030,000.00	\$ -	\$ 197,718.75	\$ 1,212,796.88
05/01/47	\$ 7,030,000.00	\$ 845,000.00	\$ 197,718.75	\$ -
11/01/47	\$ 6,185,000.00	\$ -	\$ 173,953.13	\$ 1,216,671.88
05/01/48	\$ 6,185,000.00	\$ 890,000.00	\$ 173,953.13	\$ -
11/01/48	\$ 5,295,000.00	\$ -	\$ 148,921.88	\$ 1,212,875.00
05/01/49	\$ 5,295,000.00	\$ 945,000.00	\$ 148,921.88	\$ -
11/01/49	\$ 4,350,000.00	\$ -	\$ 122,343.75	\$ 1,216,265.63
05/01/50	\$ 4,350,000.00	\$ 1,000,000.00	\$ 122,343.75	\$ -
11/01/50	\$ 3,350,000.00	\$ -	\$ 94,218.75	\$ 1,216,562.50
05/01/51	\$ 3,350,000.00	\$ 1,055,000.00	\$ 94,218.75	\$ -
11/01/51	\$ 2,295,000.00	\$ -	\$ 64,546.88	\$ 1,213,765.63
05/01/52	\$ 2,295,000.00	\$ 1,115,000.00	\$ 64,546.88	\$ -
05/02/52	\$ 1,180,000.00	\$ -	\$ 33,187.50	\$ 1,212,734.38
05/03/52	\$ 1,180,000.00	\$ 1,180,000.00	\$ 33,187.50	\$ 1,213,187.50
		\$ 17,750,000.00	\$ 19,185,950.00	\$ 36,935,950.00

SECTION V

RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE DEER COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 19th day of April 2023.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

SECTION C

SECTION 1

Lake Deer

Community Development District

Summary of Check Register

January 1, 2023 to February 28, 2023

Bank	Date	Check No.'s	Amount
General Fund	1/25/23	116 - 117	\$ 4,171.67
			<hr/>
			\$ 4,171.67
Total Amount			\$ 4,171.67

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
1/25/23	00001	1/01/23 19	202301 310-51300-34000	MANAGEMENT FEES - JAN 23	*	3,062.50		
		1/01/23 19	202301 310-51300-35200	WEBSITE ADMIN - JAN 23	*	100.00		
		1/01/23 19	202301 310-51300-35100	INFO TECHNOLOGY - JAN 23	*	150.00		
		1/01/23 19	202301 310-51300-31300	DISSEMINATION - JAN 23	*	416.67		

GOVERNMENTAL MANAGEMENT SERVICES							3,729.17	000116
1/25/23	00006	1/12/23 5408	202212 310-51300-31500	GENERAL COUNSEL - DEC 22	*	442.50		

KILINSKI / VAN WYK, PLLC							442.50	000117

TOTAL FOR BANK A						4,171.67		
TOTAL FOR REGISTER						4,171.67		

LKDR LAKE DEER MBYINGTON

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
February 28, 2023



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1	<hr/>	<u>Balance Sheet</u>
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5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

Lake Deer
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 14,880	\$ -	\$ -	\$ 14,880
Investments:				
<i>Series 2022</i>				
Reserve	\$ -	\$ 1,227,413	\$ -	\$ 1,227,413
Revenue	\$ -	\$ 5,112	\$ -	\$ 5,112
Interest	\$ -	\$ 484,803	\$ -	\$ 484,803
Construction	\$ -	\$ -	\$ 4,325,299	\$ 4,325,299
Cost of Issuance	\$ -	\$ -	\$ 1,618	\$ 1,618
Due from Developer	\$ -	\$ -	\$ 903,312	\$ 903,312
Total Assets	\$ 14,880	\$ 1,717,329	\$ 5,230,229	\$ 6,962,438
Liabilities:				
Accounts Payable	\$ 6,682	\$ -	\$ -	\$ 6,682
Retainage Payable	\$ -	\$ -	\$ 288,828	\$ 288,828
Total Liabilities	\$ 6,682	\$ -	\$ 288,828	\$ 295,510
Fund Balance:				
Restricted for:				
Debt Service - Series 2022	\$ -	\$ 1,717,329	\$ -	\$ 1,717,329
Capital Projects - Series 2022	\$ -	\$ -	\$ 4,941,401	\$ 4,941,401
Unassigned	\$ 8,199	\$ -	\$ -	\$ 8,199
Total Fund Balances	\$ 8,199	\$ 1,717,329	\$ 4,941,401	\$ 6,666,928
Total Liabilities & Fund Balance	\$ 14,880	\$ 1,717,329	\$ 5,230,229	\$ 6,962,438

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Developer Contributions	\$ 238,625	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 238,625	\$ 20,000	\$ 20,000	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
Engineering	\$ 15,000	\$ 6,250	\$ 1,275	\$ 4,975
Attorney	\$ 25,000	\$ 10,417	\$ 2,188	\$ 8,229
Annual Audit	\$ 4,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 4,000	\$ -	\$ -	\$ -
Management Fees	\$ 36,750	\$ 15,313	\$ 15,313	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 0	\$ 417
Insurance	\$ 5,625	\$ 5,625	\$ 5,375	\$ 250
Copies	\$ 1,000	\$ 417	\$ 2	\$ 415
Legal Advertising	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Administrative Contingency	\$ 5,000	\$ 2,083	\$ 35	\$ 2,048
Office Supplies	\$ 625	\$ 260	\$ -	\$ 260
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,625	\$ 55,540	\$ 28,495	\$ 27,044
<i>Operations & Maintenance</i>				
Playground Lease	\$ 25,000	\$ -	\$ -	\$ -
Field Contingency	\$ 75,000	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ 100,000	\$ -	\$ -	\$ -
Total Expenditures	\$ 238,625	\$ 55,540	\$ 28,495	\$ 27,044
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (8,495)	
Fund Balance - Beginning	\$ -	\$ -	\$ 16,694	
Fund Balance - Ending	\$ -	\$ -	\$ 8,199	

Lake Deer
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 14,513	\$ 14,513
Total Revenues	\$ -	\$ -	\$ 14,513	\$ 14,513
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ 180,455	\$ (180,455)
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ 180,455	\$ (180,455)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (165,942)	
Fund Balance - Beginning	\$ -	\$ -	\$ 1,883,270	
Fund Balance - Ending	\$ -	\$ -	\$ 1,717,329	

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 61,554	\$ 61,554
Total Revenues	\$ -	\$ -	\$ 61,554	\$ 61,554
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,324,516	\$ (2,324,516)
Total Expenditures	\$ -	\$ -	\$ 2,324,516	\$ (2,324,516)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (2,262,963)	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,204,363	
Fund Balance - Ending	\$ -	\$ -	\$ 4,941,401	

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	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Total Revenues	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
Engineering	\$ -	\$ 510	\$ -	\$ -	\$ 765	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,275
Attorney	\$ 282	\$ 76	\$ 443	\$ 380	\$ 1,008	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,188
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,313
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 9,563	\$ 4,315	\$ 4,172	\$ 4,144	\$ 6,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,495
<i>Operations & Maintenance:</i>													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 9,563	\$ 4,315	\$ 4,172	\$ 4,144	\$ 6,302	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,495
Excess Revenues (Expenditures)	\$ (9,563)	\$ 15,685	\$ (4,172)	\$ (4,144)	\$ (6,302)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (8,495)

Lake Deer

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Revenue Bonds		
Maturity Date:	5/1/53	
Optional Redemption Date:	5/1/37	
Reserve Fund Definition	Max Annual Debt Service	
Reserve Fund Requirement	\$1,217,394	
Reserve Fund Balance	\$1,227,413	
 Bonds Outstanding - 08/24/2022		 \$17,750,000
Current Bonds Outstanding		\$17,750,000

SECTION 3

Requisition	Payee/Vendor	Amount
35	Dewberry Engineering	\$ 1,532.50
36	Tucker Paving, Inc.	\$ 139,201.90
37	Lake Deer Dev, LLC	\$ 3,750.00
38	Tucker Paving, Inc.	\$ 1,360,795.37
39	Wood & Associates Engineering, LLC	\$ 24,431.50
40	Lake Deer Development, LLC	\$ 3,750.00
41	Dewberry Engineers, Inc.	\$ 255.00
42	Rinker Materials	\$ 1,333,334.63
43	Absolute Engineering, Inc.	\$ 12,773.80
44	Lake Deer Dev, LLC	\$ 3,750.00
45	Tucker Paving, Inc.	\$ 2,681,412.96
46	Empire Pipe & Supply	\$ 159,239.09
47	Empire Pipe & Supply	\$ 1,249,210.67
48	Absolute Engineering, Inc.	\$ 18,310.00
49	Lake Deer Dev, LLC	\$ 3,750.00
50	Dewberry Engineering	\$ 510.00
	TOTAL	\$ 6,996,007.42

SECTION 4

Lake Deer
Community Development District

Funding Request #7
April 3, 2023

Bill to: RhiCas II, LLC

General Fund
FY2023

1	Operations & Maintenance Funding	\$	20,000.00
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Total: \$ 20,000.00

Please make check payable to:

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