

*Lake Deer
Community Development District*

Meeting Agenda

November 15, 2023

AGENDA

Lake Deer

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

November 8, 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, November 15, 2023 at 2:15 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/83617848882>

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

Meeting ID: 836 1784 8882

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. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)
 - B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2024-02 Electing Officers
4. Approval of Minutes of the July 19, 2023 Board of Supervisors Meeting
5. Consideration of Resolution 2024-03 Granting the Chairperson and Vice Chairperson the Authority to Execute Plats and Documents Related to the Development of the District's Improvements
6. Ratification of Uniform Collection Agreement with Polk County Tax Collector
7. Ratification of Fiscal Year 2023 Audit Services Engagement Letter with Grau & Associates
8. Ratification of Encroachment Agreement and License for Installation of Improvements
9. Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds

¹ Comments will be limited to three (3) minutes

10. Staff Reports

A. Attorney

B. Engineer

i. Ratification of Dewberry Work Authorization 2024-01 to Provide District Engineering Services

C. District Manager's Report

i. Approval of Check Register

ii. Balance Sheet & Income Statement

iii. Ratification of Summary of Series 2022 Requisitions #57 to #60

11. Other Business

12. Supervisors Requests and Audience Comments

13. Adjournment

SECTION III

SECTION B

RESOLUTION 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNER’S ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting, the Minutes of which are attached hereto as **Exhibit A**, was held on November 7, 2023, at which the below recited persons were duly elected by virtue of the votes cast in his/her favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desires to canvas the votes and declare and certify the results of said election.

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

SECTION 1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

Lauren Schwenk	Seat 3	Votes	577
Daniel Arnette	Seat 4	Votes	577
Chuck Cavaretta	Seat 5	Votes	576

SECTION 2. In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisor, the above-named persons are declared to have been elected for the following terms of office:

Lauren Schwenk	4 Year Term
Daniel Arnette	4 Year Term
Chuck Cavaretta	2 Year Term

SECTION 3. This resolution shall become effective immediately upon its adoption.

[Signature page for Resolution 2024-01]

PASSED AND ADOPTED this 15th day of November 2023.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Minutes of Landowner Meeting and Election

SECTION D

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Lake Deer Community Development District (hereinafter 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 Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	_____

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

PASSED AND ADOPTED this 15th day of November 2023.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

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, **July 19, 2023** at 2:47 p.m. at 346 E. Central Avenue, Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chairperson
Daniel Arnette	Assistant Secretary
Chuck Cavaretta	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Roy Van Wyk	District Counsel, KVV Law
Rey Malave <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 Supervisors were present at roll call 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

**Approval of Minutes of the April 19, 2023
Board of Supervisors Meeting**

Ms. Burns presented the minutes of the April 19, 2023 Board of Supervisors meeting and asked for a motion to approve.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the Minutes of the April 19, 2023 Board of Supervisors Meeting, were approved.
--

FOURTH ORDER OF BUSINESS

Public Hearings

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

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

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

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

A. Public Hearing on the Adoption of the Fiscal Year 2024 Budget

i. Consideration of Resolution 2023-03 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds

Ms. Burns presented the Fiscal Year 2024 budget, and the Board decided to increase the Field Contingency to \$20,000, as well as Security to \$20,000, Amenity Contingency to \$5,000, and Janitorial to \$7,500. She asked for a motion to approve as amended.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, Resolution 2023-03 Adopting the District's Fiscal Year 2024 Budget and Appropriating Funds, was approved as amended.

B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

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

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

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

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

i. Consideration of Resolution 2023-04 Imposing Special Assessments and Certifying an Assessment Roll

Ms. Burns presented the Special Assessment Role, noting that they would be updating the number with the updated budget amount based on what the Board adopted and asked for a motion to approve as amended due to the updated budget amount.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Resolution 2023-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved as amended.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2023-05
Appointing Assistant Treasurer**

Ms. Burns noted that this would appoint Darrin Mousing as Assistant Treasurer and asked for a motion to approve this resolution.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, Resolution 2023-05 Appointing Darrin Mousing as Assistant Treasurer, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2023-06
Designation of Regular Monthly Meeting
Date, Time and Location for Fiscal Year 2024**

Ms. Burns noted that the schedule provided was the same as the current year and asked for a motion to approve this resolution.

On MOTION by Mr. Arnette, seconded by Mr. Cavaretta, with all in favor, Resolution 2023-06 Designation of Regular Monthly Meeting Date, Time and Location for Fiscal Year 2024, was approved.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2023-07
Designating a Date, Time, and Location for a
Landowner's Meeting and Election**

Ms. Burns noted that this would occur on November 7, 2023 at 9:05 a.m. and asked for a motion to approve this resolution.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, Accepting the Annual District Engineering Report, was approved.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns noted the check register was included in the package, totaling \$6,841,702.50 from March through July. She asked for any questions, otherwise looking for a motion to approve.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, 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 #51 to #56

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. Arnette, seconded by Ms. Schwenk, with all in favor, the Series 2022 Requisitions #51 to #56, were ratified.

iv. Presentation of the Number of Registered Voters - 0

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

ELEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

TWELFTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being no comments, the next item followed.

THIRTEENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE DEER COMMUNITY DEVELOPMENT DISTRICT GRANTING THE CHAIRPERSON, VICE CHAIRPERSON, SECRETARY, AND ASSISTANT SECRETARY THE AUTHORITY TO EXECUTE REAL AND PERSONAL PROPERTY CONVEYANCE AND DEDICATION DOCUMENTS, PLATS AND OTHER DOCUMENTS RELATED TO THE DEVELOPMENT OF THE DISTRICT'S IMPROVEMENTS; APPROVING THE SCOPE AND TERMS OF SUCH AUTHORIZATION; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to construct, install, operate, and/or maintain systems and facilities for certain basic infrastructure, including but not limited to, earthwork, water, sewer, reuse and drainage system, roadway improvements, recreation improvements, wetland mitigation, and landscape and hardscape improvements; and

WHEREAS, the District has adopted a Master Engineer's Report, as amended ("**Engineer's Report**"), which sets forth the scope of the District's capital improvement plan and the improvements that are to be constructed thereto ("**Improvements**"); and

WHEREAS, in connection with the development of the Improvements in accordance with the Engineer's Report, which includes, but is not limited to, obtaining all necessary permits and approvals from local governments and agencies for the construction and/or operation of infrastructure improvements, the District is required, from time to time, to accept, convey and dedicate certain interests in real and personal property, including, but not limited to easements, plat dedications, deeds and bills of sale for infrastructure improvements ("**Permits and Conveyances**"); and

WHEREAS, to facilitate the efficient development of the Improvements, the District desires to authorize the Chairperson and the Vice Chairperson to approve and execute the Permits and Conveyances necessary to finalize the development of the District's capital improvement plan ("**Conveyance Authority**"); and

WHEREAS, the Conveyance Authority shall be subject to the District Engineer and District Counsel agreeing that each such proposed Permit or Conveyance is legal, consistent with the District's improvement plan and necessary for the development of the Improvements; and

WHEREAS, the Board of Supervisors finds that granting to the Chairperson and the Vice Chairperson the Conveyance Authority is in the best interests of the District so that the development of the Improvements may proceed expeditiously, subject to the terms and limitations imposed by this Resolution.

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

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

SECTION 2. DELEGATION OF AUTHORITY. The Chairperson and the Vice Chairperson of the District's Board of Supervisors is hereby authorized to sign, accept, or execute Permits and Conveyances as defined above. The Vice Chairperson, Secretary, and Assistant Secretary of the District's Board of Supervisors are hereby authorized to countersign any such Permits and Conveyances signed by the Chairperson or the Vice Chairperson, respectively. Such authority shall be subject to the District Engineer and District Counsel's review and approval.

SECTION 3. SEVERABILITY. 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. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 15th day of November, 2023.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VI

UNIFORM COLLECTION
AGREEMENT
DISTRICT

THIS AGREEMENT made and entered into this 8th day of, August 2023
by and between Lake Deer Community Development District (“District”),
whose address is 219 E. Livingston Street, Orlando, FL 32801
and the Honorable Joe G. Tedder, State Constitutional Tax Collector in and for the Polk County
Political Subdivision, whose address is Polk County Tax Collectors Office, P.O. Box 1189,
Bartow, Florida 33831-1189 (“Tax Collector”).

SECTION I

Findings and Determinations

The parties find and determine:

1. District is authorized to impose and levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology of collection for, certain non-ad valorem special assessments for Lake Deer CDD as authorized by constitutional and statutory municipal home rule and by section 197.3632, Florida Statutes (2012) and Rule 12D-18, Florida Administrative Code.

2. The term “Assessments” means those certain levies by the District which purport to constitute non-ad valorem special assessments for Lake Deer CDD improvements and related systems, facilities and services pursuant to Ordinance a non-ad valorem special assessment is lienable under Section 4, Article X, Florida Constitution, if it results in a special benefit peculiar to the parcels of property involved, over and above general community benefit, as a result of a logical connection to the property involved from the system, facility and service provided by the District and if it is apportioned to the property fairly and reasonably.

3. The uniform statutory collection methodology is provided in section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code (“uniform methodology”), with its enforcement provisions, including the use of tax certificates and tax deeds for enforcing against any delinquencies; and

4. The uniform methodology is more fair to the delinquent property owner than traditional lien foreclosure methodology.

5. The uniform methodology provides for more efficiency of collection by virtue of the Assessment being on the official tax notice issued by the Tax Collector which will produce positive economic benefits to the District and its citizens; and

6. The uniform methodology, through use of the official tax notice, will tend to eliminate confusion.

7. The Tax Collector, as the State Constitutional Officer for the county political subdivision, charged by general law in Chapter 197, Florida Statutes, and related rules and regulations, to function as the agent of the Florida Department of Revenue for purposes of the uniform methodology for the Assessments.

8. The sole and exclusive responsibility to determine, impose and levy the Assessments and to determine that it is a legal, constitutional and lienable non-ad valorem special assessment for Lake Deer CDD and related systems, facilities and services is that of the District and no other person, entity or officer.

SECTION II

Applicable Law and Regulations

1. Section 2, Article VIII, Florida Constitution; Chapter 170, Florida Statutes; sections 197.3631, 3632 and 3635, Florida Statutes; Rule 12D-18, Florida Administrative Code; and all other applicable provisions of constitutional and statutory law, govern the exercise by the District of its local self-government power to render and pay for municipal services.

2. Section 1(d), Article VIII, Florida Constitution; Chapter 197, Florida and other applicable provisions of constitutional and statutory law apply to Tax Collector in his capacity as a state constitutional county officer and agent of the Florida Department of Revenue for purpose the of collecting and enforcing the collection of non-ad valorem special assessments levied by District.

3. Section 197.3631, Florida Statutes, constitutes supplemental authority for District to levy non-ad valorem assessments including such non-ad valorem special assessments as the “Assessments” for Lake Deer CDD and related systems, facilities and services.

4. Section 197.3632, Florida Statutes, and Rule 12D-18, Florida Administrative Code, have provisions that apply both to District and to Tax Collector, as well as, to the Department of Revenue and the Property Appraiser in and for the county.

SECTION III

Purpose

The purpose of this Agreement under Rule 12D-18, Florida Administrative Code, is to establish the terms and conditions under which the Tax Collector shall collect and enforce the collection of those certain non-ad valorem special assessments, the “Assessments,” levied by District to include compensation by District to the Tax Collector for actual costs of collection pursuant to section 197.3632(8)(c), Florida Statutes; payment by District of any costs involved in separate mailings because of non-merger of any non-ad valorem special assessment roll as certified by the Chair of the Board of Lake Deer Community Development District

or his or her designee, pursuant to section 197.3632(7), Florida Statutes; and reimbursement by District for necessary administrative costs, including, but not limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming which attend all of the collection and enforcement duties imposed upon the Tax Collector by the uniform methodology, as provided in section 197.3632(2), Florida Statutes.

SECTION IV

Term

The term of this Agreement shall commence upon execution, effective for 2023 tax notice purposes, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless District shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by 10 January of each calendar year, if District intends to discontinue to use the uniform methodology for such Assessments pursuant to section 197.3632(6), Florida Statutes (2012) and Rule 12D-18.006(3), Florida Administrative Code, using form DR-412 promulgated by the Florida Department of Revenue.

SECTION V

Duties and Responsibilities of District

District agrees, covenants and contracts to:

1. Compensate the Tax Collector for collections on behalf of the special assessment district in the amount of two percent (2%) on the balance pursuant to section 192.091(2)(b), Florida Statutes and 12D-18.004(2), Florida Administrative Code. The Authority agrees the 2% will be deducted from the balance at the time of each distribution.
2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessment by the Tax Collector under the uniform methodology, pursuant to section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.
3. To pay for or alternatively to reimburse the Tax Collector for any separate tax notice necessitated by the inability of the Tax Collector to merge the non-ad valorem special assessment roll certified by District pursuant to section 197.3632(7), Florida Statutes and Rule 12D-18.004(2) Florida Administrative Code.
4. District upon being timely billed shall pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to sections 197.3632 and 197.3635, Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. By 15 September of each calendar year, the Chair of the
Lake Deer Community Development District

of the District, or his or her designee, shall certify, using DR Form 408 to the Tax Collector the non-ad valorem assessment (“Assessment”) roll on compatible electronic medium, tied to the property parcel identification number, and otherwise in conformance with the ad valorem tax rolls submitted by the Property Appraiser in July to the Department of Revenue. District or its agent on behalf of District shall post the non-ad valorem special assessment for each parcel on the said non-ad valorem assessment roll and shall exercise its responsibility that such non-ad valorem assessment roll be free of errors and omissions. Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. District agrees to abide by and implement its duties under the uniform law pursuant to all the provisions of sections 197.3632 and 197.3635, Florida Statutes, or its successor of statutory provisions and all applicable rules promulgated by the Department of Revenue and their successor rules.

7. District acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem special assessments, including the District’s “Assessment” and that it is the sole responsibility and duty of District to follow all procedural and substantive requirements for the levy and imposition of constitutionally lienable non-ad valorem special assessments, including the Assessments.

8. District shall indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; District shall pay for or reimburse Tax Collector for fees for legal services rendered to Tax Collector with regard to any such legal action. Nothing herein shall be deemed or construed as a waiver of sovereign immunity by the Tax Collector or the District, and the parties shall have and maintain at all times and for all purposes any and all rights, immunities and protections available under controlling legal precedent as provided under Section 768.28, Florida Statute, or its successor and as provided under other applicable law.

SECTION VI

Duties of the Tax Collector

1. The Tax Collector shall merge timely the legally certified “Assessment” roll of the District with all non-ad valorem assessment rolls, merge said rolls with the tax roll, prepare a collection roll and prepare a combined notice (the tax notice) for both ad valorem taxes and non-ad valorem special assessments for all levying authorities within the county political subdivision, pursuant to sections 197.3632 and 197.3635, Florida Statutes, and its successor provisions, and any applicable rules, and their successor rules, promulgated by the Department of Revenue, and in accordance with any specific ordinances or resolutions adopted by district, so long as said ordinances and resolutions shall themselves each and every one clearly state intent to use the uniform method for collecting such assessments and so long as they are further not inconsistent

with, or contrary to, the provisions of sections 197.3632 and 197.3635, Florida Statutes, and their successor provisions, and any applicable rules.

2. Tax Collector shall collect the Assessments of District as certified by the Chair of the Lake Deer Community Development District or his or her designee, to the Tax Collector no later than 15 September of each calendar year on compatible electronic medium, tied to the property identification number for each parcel, and in the format used in July by the Property Appraiser for the ad valorem rolls submitted to the Department of Revenue, using, DR Form 408, and free of errors or omissions.

3. The Tax Collector agrees to cooperate with District in implementation of the uniform methodology for collecting Assessments pursuant to sections 197.3632 and 197.3635, Florida Statutes, and any successor provisions and applicable rules. The Tax Collector shall not accept any non-ad valorem assessment roll for the Assessments of District that is not officially, timely and legally certified to the Tax Collector pursuant to Chapter 197, Florida Statutes, and Rule 12D-18, Florida Administrative Code.

4. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request District to file a corrected roll or a correction of the amount of any assessment and District shall bear the cost of any such error or omission.

5. If Tax Collector determines that a separate mailing is authorized pursuant to section 197.3632(7), Florida Statutes, and any applicable rules promulgated by the Department of Revenue, and any successor provision to said law or rules, the Tax Collector shall either mail a separate notice of the particular non-ad valorem special assessment (“Assessment”) or shall direct District to mail such a separate notice. In making this decision, the Tax Collector shall consider all costs to District and to the taxpayers of such a separate mailing as well as the adverse effect to the taxpayers of delay in multiple notices. If such a separate mailing is effected, District shall bear all costs associated with the separate notice for the non-ad valorem special assessment that could not be merged, upon timely billing by the Tax Collector.

SECTION VII

Entire Agreement

1. The parties shall perform all their obligations under this agreement in accordance with good faith and prudent practice.

2. This agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alter substantially the benefits of the Agreement for either of the parties or renders the statutory and regulatory obligations unperformable.

3. This Agreement shall be governed by the laws of the State of Florida.

4. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector: Address Joe G. Tedder
P.O. Box 1189
Bartow, FL 33831-1189

b. As to District: Address Lake Deer Community Development District
219 E. Livingston Street
Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:


Joe G. Tedder, Tax Collector

POLK COUNTY TAX COLLECTOR

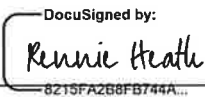
By: Joe G. Tedder
Printed Name

Date: August 9, 2023

ATTEST:

By: _____
Printed Name

ATTEST:

DocuSigned by:

8215FA268FB744A...

By: Rennie Heath
Printed Name

As authorized for execution by the District Chairman of the Lake Deer CDD
to be ratified at the Board of Supervisors next held meeting.

SECTION VII



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 19, 2023

Board of Supervisors
Lake Deer Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Lake Deer Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2023. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Lake Deer Community Development District as of and for the fiscal year ended September 30, 2023. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2023 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

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

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$5,600 for the September 30, 2023 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2023 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Lake Deer Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Lake Deer Community Development District.

DocuSigned by:



By: 8215FA2B8FB744A...

Title: Chairman

Date: 10/9/2023



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VIII

After recording, please return to:

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

Parcel ID Numbers: 282822935720000010; 282822935720000020; 282822935720000030; 282822935720000040;
282822935720000050; 282822935720000060; 282822935720000070; 282822935720000080;
282822935720000090; 282822935720000100; 282822935720000110; 282822935720000120;
282822935720000130; 282822935720000140; 282822935720000150; 282822935720000160;
282822935720000170; 282822935720000180; 282822935720000190; 282822935720000200;
282822935720000210; 282822935720000220; 282822935720000230; 282822935720000240;
282822935720000250; 282822935720000260; 282822935720000270; 282822935720000280;

ENCROACHMENT AGREEMENT AND LICENSE FOR INSTALLATION OF IMPROVEMENTS

THIS ENCROACHMENT AGREEMENT AND LICENSE FOR INSTALLATION OF IMPROVEMENTS (“Agreement”) is entered into as of this 19 day of ~~October~~ 2023, by and between **POINCIANA OWNER LLC (“Owner”)**, a Delaware limited liability company, with a mailing address of 515 N Flagler Dr Suite 210, West Palm Beach, Florida 33401, and the **LAKE DEER COMMUNITY DEVELOPMENT DISTRICT (“CDD”)**, a local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (together with the Owner, and their respective successors and/or assigns, collectively, the **“Parties”**).

RECITALS

WHEREAS, Owner is the owner of Lots 1-28, Lake Deer Estates, as per the plat (“**Plat**”) of *Lake Deer Estates* recorded in Plat Book 199, Page 19-27 et seq., of the Official Records of Polk County, Florida (“**Property**”); and

WHEREAS, Owner desires to install and maintain a fence and related appurtenances (“**Improvements**”) within the CDD’s lawfully owned Buffer/Open Space Zone (“**CDD Property**”) and as shown on the Plat (“**License Area**”), attached as **Exhibit A**; and

WHEREAS, due to CDD’s legal interests in the CDD Property, among other reasons, Owner requires CDD’s consent before constructing improvements within any portion of the CDD Property; and

WHEREAS, CDD has agreed to consent to the installation of the Improvements within the License Area and to provide a permanent right to maintain, access and use the Improvements notwithstanding their encroachment on the CDD Property, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

- 1. RECITALS.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. LICENSE FOR IMPROVEMENTS INSTALLATION AND MAINTENANCE; LIMITATION. Subject to the terms of this Agreement, CDD hereby grants Owner the permanent and irrevocable right, privilege, and permission to install, access, repair, remove, modify and maintain the Improvements on the License Area. CDD agrees and acknowledges that it hereby unconditionally and irrevocably waives any claim that CDD may currently have, or in the future may have, against Owner that asserts, claims or alleges that the Improvements or any portion thereof encroaches on the CDD Property.

3. OWNER RESPONSIBILITIES. Owner has the following responsibilities:

a. Owner shall be fully responsible for the installation and maintenance of the Improvements.

b. Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).

c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the installation of the Improvements (including but not limited to any approvals of the Lake Deer Homeowners Association, if applicable, as well as any other necessary legal interests and approvals).

d. Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD, and, in the event of any such damage, the Owner shall promptly either repair the damage or compensate CDD for its reasonable out-of-pocket costs and expenses for such repairs, at CDD's option.

e. Owner's exercise of rights hereunder shall not unreasonably interfere with any other rights of CDD.

f. Upon completion of the installation, the Improvements will be owned by Owner. Owner shall be responsible for the maintenance and repair of any such Improvements, and agrees to maintain the Improvements in good and working condition.

4. COVENANTS RUN WITH THE LAND. This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Whenever the word "CDD" is used herein, it shall be deemed to mean the current owner of the CDD Property and its successors and assigns. Upon the sale of the Property, Owner shall advise the subsequent owner of the terms and conditions of this Agreement. Upon the sale of the CDD Property, CDD shall advise the subsequent owner of the terms and conditions of this Agreement.

5. SOVEREIGN IMMUNITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

6. **ATTORNEY'S FEES AND COSTS.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable out-of-pocket attorney's fees and costs.

7. **GOVERNING LAW.** The laws of the State of Florida shall govern this Agreement.

8. **MODIFICATION.** This Agreement may not be amended except by written instrument executed by the owners of the properties impacted by such amendment.

9. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute but one and the same instrument constituting this Agreement.

[Signature pages follow]

IN WITNESS WHEREOF, the parties have caused these presents to be executed on the day and year first above written.

WITNESSES:

POINCIANA OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: [Signature]
Danil Proskura
Print Name

By: [Signature]
AUTHORIZED SIGNATORY

By: [Signature]
Hannah Caldwell
Print Name

STATE OF FLORIDA)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 19 day of ~~October~~ 2023, by Nicholas Zoumas. She/He [] is personally known to me or [x] produced driver's license as identification.



Courtney Bell
NOTARY PUBLIC

Courtney Bell
(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]

[SIGNATURE PAGE TO LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

WITNESSES:

LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT

By: *Kristin Cassidy*
Print Name

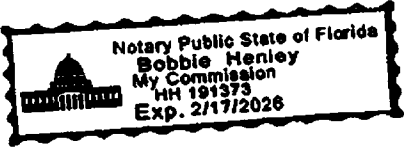
By: *Warren K. Heath, II*
WARREN K. "RENNIE" HEATH, II
Chairperson, Board of Supervisors

By: *Jessica Kawalski*
Print Name

STATE OF FLORIDA)
COUNTY OF Polk)

The foregoing instrument was acknowledged before me this 23 day of October, 2023, by Warren K. "Rennie" Heath, II, as Chairperson of the Board of Supervisors of the Lake Deer Community Development District, on behalf of said district. She/He [X] is personally known to me or [] produced _____ as identification.

Bobbie Henley
NOTARY PUBLIC

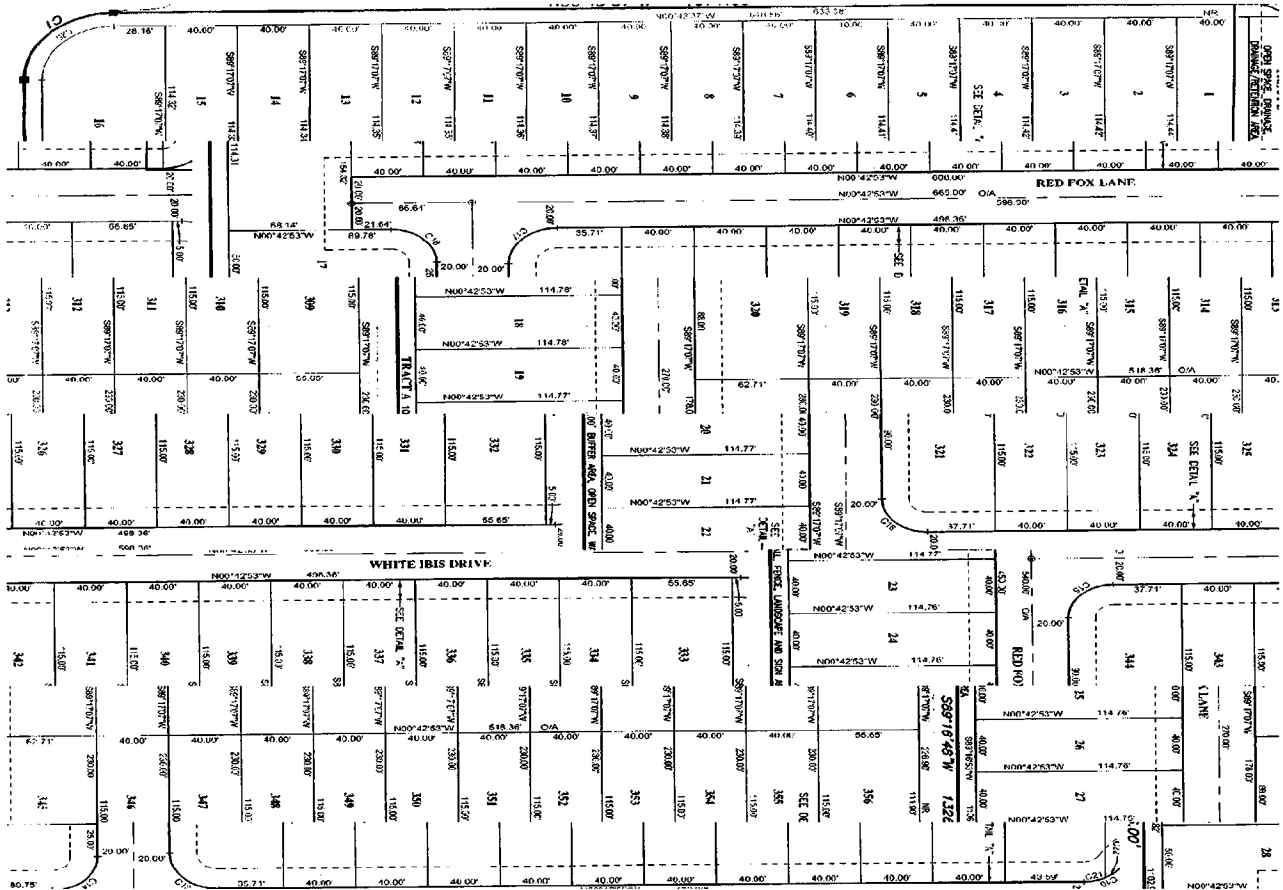


Bobbie Henley
(Print, Type or Stamp Commissioned Name of Notary Public)

[End of signature pages]

Exhibit A: Map of License Area

EXHIBIT A - MAP OF LICENSE AREA



TRACT A LICENSE AREA EXHIBIT A

SECTION IX

REBATE REPORT

\$17,750,000

Lake Deer Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

Dated: August 24, 2022
Delivered: August 24, 2022

Rebate Report to the Computation Date
August 24, 2025
Reflecting Activity To
September 30, 2023



AMTEC

TABLE OF CONTENTS

AMTEC Opinion	3
Summary of Rebate Computations	4
Summary of Computational Information and Definitions	5
Methodology	7
Sources and Uses	8
Proof of Arbitrage Yield	9
Bond Debt Service	11
Arbitrage Rebate Calculation Detail Report – Acquisition & Construction Fund	13
Arbitrage Rebate Calculation Detail Report – Debt Service Reserve Fund	15
Arbitrage Rebate Calculation Detail Report – Capitalized Interest Fund	16
Arbitrage Rebate Calculation Detail Report – Costs of Issuance Account	17
Arbitrage Rebate Calculation Detail Report – Rebate Computation Credit	18



AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
(F) 860-321-7581

www.amteccorp.com

October 13, 2023

Lake Deer Community Development District
c/o Ms. Katie Costa
Director of Operations – Accounting Division
Government Management Services – CF, LLC
6200 Lee Vista Boulevard, Suite 300
Orlando, FL 32822

Re: \$17,750,000 Lake Deer Community Development District (Polk County, Florida), Special
Assessment Bonds, Series 2022

Dear Ms. Costa:

AMTEC has prepared certain computations relating to the above referenced bond issue (the “Bonds”) at the request of the Lake Deer Community Development District (the “District”).

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of August 31, 2024. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the August 24, 2025 Computation Date
Reflecting Activity from August 24, 2022 through September 30, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Fund	2.029109%	86,789.17	(172,284.40)
Debt Service Reserve Fund	3.164023%	42,514.96	(36,071.74)
Capitalized Interest Fund	2.251333%	8,216.58	(13,725.73)
Costs of Issuance Account	1.919141%	21.39	(46.41)
Totals	2.296065%	\$137,542.10	\$(222,128.28)
Bond Yield	5.544043%		
Rebate Computation Credit			(2,186.53)
Net Rebatable Arbitrage			\$(224,314.81)

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatale Arbitrage, investment activity is reflected from August 24, 2022, the date of the closing, to September 30, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 24, 2025.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between August 24, 2022 and September 30, 2023, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f)(4)(A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is August 24, 2025.

DEFINITIONS

7. Computation Date

August 24, 2025.

8. Computation Period

The period beginning on August 24, 2022, the date of the closing, and ending on September 30, 2023.

9. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

10. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

11. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

12. Issue Price

The price determined on the basis of the initial offering price at which price a substantial amount of the Bonds was sold.

13. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

14. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Funds / Accounts	Account Number
Revenue Account	238779000
Capitalized Interest Fund	238779001
Sinking Fund Account	238779002
Prepayment Account	238779003
Debt Service Reserve Fund	238779004
Acquisition & Construction Fund	238779005
Costs of Issuance Account	238779006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of September 30, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 24, 2025. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 24, 2025, is the Rebateable Arbitrage.

\$17,750,000
Lake Deer Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022
Delivered: August 24, 2022

Sources of Funds

Par Amount	\$17,750,000.00
Total	\$17,750,000.00

Uses of Funds

Acquisition & Construction Fund	\$15,302,394.48
Debt Service Reserve Fund	1,217,393.76
Capitalized Interest Fund	665,257.63
Costs of Issuance Account	209,954.13
Underwriter's Discount	355,000.00
Total	\$17,750,000.00

PROOF OF ARBITRAGE YIELD
 \$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 08/24/2022 @ 5.5440432360%
11/01/2022	180,454.50	178,627.21
05/01/2023	484,803.13	466,950.04
11/01/2023	484,803.13	454,355.21
05/01/2024	734,803.13	670,079.29
11/01/2024	479,178.13	425,184.37
05/01/2025	744,178.13	642,513.57
11/01/2025	473,215.63	397,548.01
05/01/2026	748,215.63	611,620.98
11/01/2026	467,028.13	371,470.00
05/01/2027	752,028.13	582,022.65
11/01/2027	460,615.63	346,872.26
05/01/2028	760,615.63	557,341.33
11/01/2028	453,115.63	323,065.18
05/01/2029	768,115.63	532,884.15
11/01/2029	445,240.63	300,556.48
05/01/2030	780,240.63	512,489.49
11/01/2030	436,865.63	279,208.98
05/01/2031	786,865.63	489,336.02
11/01/2031	428,115.63	259,055.48
05/01/2032	798,115.63	469,918.59
11/01/2032	418,865.63	239,969.82
05/01/2033	808,865.63	450,903.27
11/01/2033	408,140.63	221,381.81
05/01/2034	818,140.63	431,802.52
11/01/2034	396,865.63	203,810.14
05/01/2035	831,865.63	415,681.40
11/01/2035	384,903.13	187,147.47
05/01/2036	844,903.13	399,727.96
11/01/2036	372,253.13	171,364.58
05/01/2037	857,253.13	383,987.33
11/01/2037	358,915.63	156,431.89
05/01/2038	868,915.63	368,498.41
11/01/2038	344,890.63	142,319.53
05/01/2039	884,890.63	355,302.13
11/01/2039	330,040.63	128,943.88
05/01/2040	900,040.63	342,153.14
11/01/2040	314,365.63	116,283.63
05/01/2041	919,365.63	330,900.08
11/01/2041	297,728.13	104,268.61
05/01/2042	932,728.13	317,843.91
11/01/2042	280,265.63	92,929.53
05/01/2043	955,265.63	308,200.38
11/01/2043	261,281.25	82,024.27
05/01/2044	971,281.25	296,690.90
11/01/2044	241,312.50	71,723.94
05/01/2045	996,312.50	288,140.96
11/01/2045	220,078.13	61,931.47
05/01/2046	1,015,078.13	277,945.14
11/01/2046	197,718.75	52,678.40
05/01/2047	1,042,718.75	270,319.27
11/01/2047	173,953.13	43,880.06
05/01/2048	1,063,953.13	261,145.48
11/01/2048	148,921.88	35,566.70
05/01/2049	1,093,921.88	254,212.28
11/01/2049	122,343.75	27,664.14
05/01/2050	1,122,343.75	246,937.08
11/01/2050	94,218.75	20,170.79
05/01/2051	1,149,218.75	239,394.04

PROOF OF ARBITRAGE YIELD

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Date	Debt Service	Present Value to 08/24/2022 @ 5.5440432360%
11/01/2051	64,546.88	13,083.11
05/01/2052	1,179,546.88	232,635.52
11/01/2052	33,187.50	6,368.84
05/01/2053	1,213,187.50	226,536.90
	37,601,207.87	17,750,000.00

Proceeds Summary

Delivery date	08/24/2022
Par Value	17,750,000.00
Target for yield calculation	17,750,000.00

BOND DEBT SERVICE
 \$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
08/24/2022					
11/01/2022			180,454.50	180,454.50	
05/01/2023			484,803.13	484,803.13	665,257.63
11/01/2023			484,803.13	484,803.13	
05/01/2024	250,000	4.500%	484,803.13	734,803.13	1,219,606.26
11/01/2024			479,178.13	479,178.13	
05/01/2025	265,000	4.500%	479,178.13	744,178.13	1,223,356.26
11/01/2025			473,215.63	473,215.63	
05/01/2026	275,000	4.500%	473,215.63	748,215.63	1,221,431.26
11/01/2026			467,028.13	467,028.13	
05/01/2027	285,000	4.500%	467,028.13	752,028.13	1,219,056.26
11/01/2027			460,615.63	460,615.63	
05/01/2028	300,000	5.000%	460,615.63	760,615.63	1,221,231.26
11/01/2028			453,115.63	453,115.63	
05/01/2029	315,000	5.000%	453,115.63	768,115.63	1,221,231.26
11/01/2029			445,240.63	445,240.63	
05/01/2030	335,000	5.000%	445,240.63	780,240.63	1,225,481.26
11/01/2030			436,865.63	436,865.63	
05/01/2031	350,000	5.000%	436,865.63	786,865.63	1,223,731.26
11/01/2031			428,115.63	428,115.63	
05/01/2032	370,000	5.000%	428,115.63	798,115.63	1,226,231.26
11/01/2032			418,865.63	418,865.63	
05/01/2033	390,000	5.500%	418,865.63	808,865.63	1,227,731.26
11/01/2033			408,140.63	408,140.63	
05/01/2034	410,000	5.500%	408,140.63	818,140.63	1,226,281.26
11/01/2034			396,865.63	396,865.63	
05/01/2035	435,000	5.500%	396,865.63	831,865.63	1,228,731.26
11/01/2035			384,903.13	384,903.13	
05/01/2036	460,000	5.500%	384,903.13	844,903.13	1,229,806.26
11/01/2036			372,253.13	372,253.13	
05/01/2037	485,000	5.500%	372,253.13	857,253.13	1,229,506.26
11/01/2037			358,915.63	358,915.63	
05/01/2038	510,000	5.500%	358,915.63	868,915.63	1,227,831.26
11/01/2038			344,890.63	344,890.63	
05/01/2039	540,000	5.500%	344,890.63	884,890.63	1,229,781.26
11/01/2039			330,040.63	330,040.63	
05/01/2040	570,000	5.500%	330,040.63	900,040.63	1,230,081.26
11/01/2040			314,365.63	314,365.63	
05/01/2041	605,000	5.500%	314,365.63	919,365.63	1,233,731.26
11/01/2041			297,728.13	297,728.13	
05/01/2042	635,000	5.500%	297,728.13	932,728.13	1,230,456.26
11/01/2042			280,265.63	280,265.63	
05/01/2043	675,000	5.625%	280,265.63	955,265.63	1,235,531.26
11/01/2043			261,281.25	261,281.25	
05/01/2044	710,000	5.625%	261,281.25	971,281.25	1,232,562.50
11/01/2044			241,312.50	241,312.50	
05/01/2045	755,000	5.625%	241,312.50	996,312.50	1,237,625.00
11/01/2045			220,078.13	220,078.13	
05/01/2046	795,000	5.625%	220,078.13	1,015,078.13	1,235,156.26
11/01/2046			197,718.75	197,718.75	
05/01/2047	845,000	5.625%	197,718.75	1,042,718.75	1,240,437.50
11/01/2047			173,953.13	173,953.13	
05/01/2048	890,000	5.625%	173,953.13	1,063,953.13	1,237,906.26
11/01/2048			148,921.88	148,921.88	
05/01/2049	945,000	5.625%	148,921.88	1,093,921.88	1,242,843.76
11/01/2049			122,343.75	122,343.75	
05/01/2050	1,000,000	5.625%	122,343.75	1,122,343.75	1,244,687.50
11/01/2050			94,218.75	94,218.75	
05/01/2051	1,055,000	5.625%	94,218.75	1,149,218.75	1,243,437.50

BOND DEBT SERVICE

\$17,750,000

Lake Deer Community Development District
(Polk County, Florida)
Special Assessment Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/01/2051			64,546.88	64,546.88	
05/01/2052	1,115,000	5.625%	64,546.88	1,179,546.88	1,244,093.76
11/01/2052			33,187.50	33,187.50	
05/01/2053	1,180,000	5.625%	33,187.50	1,213,187.50	1,246,375.00
	17,750,000		19,851,207.87	37,601,207.87	37,601,207.87

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Acquisition & Construction Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-15,302,394.48	-18,030,542.38
08/24/22		2,323,761.54	2,738,047.37
08/24/22		22,500.00	26,511.35
08/24/22		899.75	1,060.16
08/24/22		17,639.00	20,783.72
08/25/22		686,150.54	808,356.31
08/25/22		1,493,506.83	1,759,505.54
08/25/22		308,535.19	363,486.37
09/02/22		189,679.40	223,224.47
09/02/22		3,850.00	4,530.88
09/02/22		3,750.00	4,413.19
09/08/22		853,438.35	1,003,455.11
09/23/22		3,750.00	4,399.14
09/27/22		2,470.00	2,895.80
09/27/22		3,750.00	4,396.46
10/24/22		435.00	507.90
10/24/22		3,750.00	4,378.47
10/26/22		1,664,827.09	1,943,248.26
11/02/22		1,275.00	1,486.87
11/02/22		29,217.25	34,072.39
11/14/22		201,157.91	234,157.88
11/14/22		44,147.85	51,390.31
11/15/22		195,518.24	227,558.45
11/17/22		3,750.00	4,363.20
12/05/22		1,704.21	1,977.47
12/09/22		7,500.00	8,697.28
12/14/22		1,012,857.16	1,173,655.71
12/22/22		6,225.00	7,204.50
12/22/22		3,750.00	4,340.06
12/27/22		290,988.21	336,519.53
12/27/22		120,274.40	139,093.90
12/27/22		3,750.00	4,336.77
01/18/23		152.00	175.22
01/18/23		3,750.00	4,322.96
01/19/23		3,750.00	4,322.30
02/16/23		139,201.90	159,789.20
02/17/23		1,532.50	1,758.88
02/23/23		3,750.00	4,300.03
02/23/23		1,360,795.37	1,560,390.48
02/23/23		24,431.50	28,015.00
03/02/23		-407,112.33	-466,187.88
03/03/23		133,334.63	152,659.46
03/03/23		255.00	291.96
03/03/23		3,750.00	4,293.51
03/09/23		-1,620.54	-1,853.72
03/10/23		12,773.80	14,609.62
03/16/23		3,750.00	4,285.04
03/22/23		2,681,412.96	3,061,195.00

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Acquisition & Construction Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
04/03/23		159,239.09	181,489.41
04/03/23		1,249,210.67	1,423,761.64
04/03/23		18,310.00	20,868.44
04/06/23		510.00	581.00
04/06/23		3,750.00	4,272.04
04/07/23		-407,112.33	-463,715.88
04/24/23		3,750.00	4,260.37
04/26/23		-407,112.32	-462,379.42
05/02/23		716,830.27	813,401.11
05/05/23		579,803.91	657,614.91
06/08/23		26.50	29.91
06/21/23		255.00	287.21
07/11/23		152.00	170.68
07/17/23		765.00	858.23
08/09/23		647.50	723.98
08/09/23		1,245.00	1,392.06
09/18/23		-0.85	-0.94
09/30/23	de minimis	199.50	221.34

08/24/25	TOTALS:	86,789.17	-172,284.40

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-172,284.40
COMP DATE:	08/24/25	NET INCOME:	86,789.17
BOND YIELD:	5.544043%	TAX INV YIELD:	2.029109%

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-1,217,393.76	-1,434,433.66
09/20/22		400.24	469.74
03/14/23		12,232.25	13,981.75
09/14/23		24,454.92	27,198.59
09/30/23	MMkt Bal	1,217,393.76	1,350,690.02
09/30/23	MMkt Acc	5,427.55	6,021.83

08/24/25	TOTALS:	42,514.96	-36,071.74

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-36,071.74
COMP DATE:	08/24/25	NET INCOME:	42,514.96
BOND YIELD:	5.544043%	TAX INV YIELD:	3.164023%

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Capitalized Interest Fund

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-665,257.63	-783,861.37
09/02/22		218.71	257.39
10/04/22		820.18	960.55
11/01/22		180,454.50	210,473.30
11/02/22		1,006.09	1,173.28
12/02/22		777.01	902.01
01/03/23		905.85	1,046.64
02/01/23		963.63	1,108.67
03/02/23		873.97	1,000.79
04/04/23		1,179.46	1,344.06
05/01/23		484,803.13	550,199.02
05/02/23		1,471.68	1,669.94

08/24/25	TOTALS:	8,216.58	-13,725.73

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-13,725.73
COMP DATE:	08/24/25	NET INCOME:	8,216.58
BOND YIELD:	5.544043%	TAX INV YIELD:	2.251333%

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Costs of Issuance Account

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-209,954.13	-247,385.26
08/24/22		6,000.00	7,069.69
08/24/22		30,000.00	35,348.47
08/24/22		50,000.00	58,914.12
08/24/22		58,000.00	68,340.38
08/24/22		56,954.13	67,108.05
08/24/22		1,500.00	1,767.42
09/09/22		5,900.00	6,936.04
03/09/23		1,620.54	1,853.72
09/18/23		0.85	0.94

08/24/25	TOTALS:	21.39	-46.41

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-46.41
COMP DATE:	08/24/25	NET INCOME:	21.39
BOND YIELD:	5.544043%	TAX INV YIELD:	1.919141%

\$17,750,000
 Lake Deer Community Development District
 (Polk County, Florida)
 Special Assessment Bonds, Series 2022
 Rebate Computation Credit

ARBITRAGE REBATE CALCULATION
 DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/23		-1,960.00	-2,186.53

08/24/25	TOTALS:	-1,960.00	-2,186.53

ISSUE DATE: 08/24/22 REBATABLE ARBITRAGE: -2,186.53
 COMP DATE: 08/24/25
 BOND YIELD: 5.544043%

SECTION X

SECTION B

SECTION 1



Dewberry Engineers Inc. | 407.843.5120
800 N. Magnolia Ave, Suite 1000 | 407.649.8664 fax
Orlando, FL 32803 | www.dewberry.com

Sent Via Email: jburns@gmscfl.com

September 19, 2023

Ms. Jillian Burns, District Manager
Lake Deer Community Development District
c/o Governmental Management Services
219 East Livingston Street
Orlando, Florida 32801

Subject: **Work Authorization 2024-1
Lake Deer Community Development District
District Engineering Services**

Dear Ms. Burns:

Dewberry Engineers Inc. is pleased to submit this Work Authorization to provide general engineering services for the Lake Deer Community Development District (District). We will provide these services pursuant to our current agreement ("District Engineering Agreement") as follows.

I. General Engineering Services

The District will engage the services of Dewberry Engineers Inc. (Engineer) as District Engineer to perform those services as necessary, pursuant to the District Engineering Agreement, including attendance at Board of Supervisors meetings, review and approval of requisitions, or other activities as directed by the District's Board of Supervisors.

Our fee for this task will be based on time and materials, in accordance with the enclosed Schedule of Charges. The referenced Schedule of Charges is valid for fiscal year 2024 only. We estimate a budget of \$10,000, plus other direct costs.

II. Other Direct Costs

Other direct costs include items such as printing, drawings, travel, deliveries, et cetera. This does not include any of the application fees for the various agencies, which are the owner's responsibility and have not been accounted for in this proposal. We estimate a budget of \$100.

This Work Authorization, together with the referenced District Engineering Agreement, represents the entire understanding between the Lake Deer Community Development District and Dewberry Engineers Inc. with regard to the referenced project. If you wish to accept this Work Authorization, please sign where indicated and return one complete copy to Aimee Powell, Senior Office Administrator in our Orlando office at 800 N. Magnolia Avenue, Suite 1000, Orlando, Florida 32803 (or via email at apowell@dewberry.com). Upon receipt, we will promptly schedule our services.

Ms. Jillian Burns
Lake Deer CDD
Work Authorization 2024-1
September 19, 2023

Thank you for choosing Dewberry Engineers Inc. We look forward to continuing to work with you and your staff.

Sincerely,



Reinardo Malavé, P.E.
Associate Vice President

RM:ap

Q:\Lake Deer CDD_50137546\Adm\Correspondence\AAS\Lake Deer CDD District Engineering Services – 09-19-2023
Enclosures

APPROVED AND ACCEPTED

DocuSigned by:



By: 8215FA2B8FB744A...
Authorized Representative of
Lake Deer Community Development District

Date: 10/12/2023



STANDARD HOURLY BILLING RATE SCHEDULE

Professional/Technical/Construction/Surveying Services

LABOR CLASSIFICATION	HOURLY RATES
Professional	
Engineer I, II, III	\$115.00, \$135.00, \$155.00
Engineer IV, V, VI	\$170.00, \$195.00, \$225.00
Engineer VII, VIII, IX	\$250.00, \$275.00, \$305.00
Environmental Specialist I, II, III	\$105.00, \$125.00, \$150.00
Senior Environmental Scientist IV, V, VI	\$170.00, \$190.00, \$210.00
Planner I, II, III	\$105.00, \$125.00, \$150.00
Senior Planner IV, V, VI	\$170.00, \$190.00, \$210.00
Landscape Designer I, II, III	\$105.00, \$125.00, \$150.00
Senior Landscape Architect IV, V, VI	\$170.00, \$190.00, \$210.00
Principal	\$350.00
Technical	
CADD Technician I, II, III, IV, V	\$80.00, \$100.00, \$120.00, \$140.00, \$175.00
Designer I, II, III	\$110.00, \$135.00, \$160.00
Designer IV, V, VI	\$180.00, \$200.00, \$220.00
Construction	
Construction Professional I, II, III	\$125.00, \$155.00, \$185.00
Construction Professional IV, V, VI	\$215.00, \$240.00, \$285.00
Survey	
Surveyor I, II, III	\$68.00, \$83.00, \$98.00
Surveyor IV, V, VI	\$115.00, \$125.00, \$145.00
Surveyor VII, VIII, IX	\$160.00, \$190.00, \$235.00
Senior Surveyor IX	\$290.00
Fully Equipped 1, 2, 3 Person Field Crew	\$145.00, \$175.00, \$230.00
Administration	
Administrative Professional I, II, III, IV	\$70.00, \$95.00, \$115.00, \$145.00
Other Direct Costs (Printing, Postage, Etc.)	Cost + 15%

SECTION C

SECTION 1

Lake Deer

Community Development District

Summary of Check Register

July 8, 2023 to November 3, 2023

Bank	Date	Check No.'s	Amount
General Fund	7/13/23	155	\$ 3,733.58
	7/14/23	156 - 157	\$ 27,457.50
	7/20/23	158 - 159	\$ 21,855.00
	7/27/23	160 - 163	\$ 2,630.00
	8/3/23	164 - 167	\$ 1,499,314.58
	8/4/23	168	\$ 1,370.98
	8/10/23	169	\$ 3,788.42
	8/17/23	170	\$ 1,154.56
	8/31/23	171 - 176	\$ 176,210.50
	9/14/23	177 - 178	\$ 3,819.37
	9/21/23	179	\$ 5,590.00
	9/29/23	180 - 182	\$ 26,362.50
	10/5/23	183	\$ 325.72
	10/12/23	184 - 185	\$ 1,216.50
	10/13/23	186 - 188	\$ 393,560.52
	10/19/23	189 - 192	\$ 8,924.47
	11/2/23	193	\$ 15,258.21
			\$ 2,192,572.41
Total Amount			\$ 2,192,572.41

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/13/23	00001	7/01/23	25	202307	310-51300-34000		MANAGEMENT FEES JUL23	*	3,062.50		
7/01/23		25	202307	310-51300-35200		WEBSITE ADMIN JUL23	*	100.00			
7/01/23		25	202307	310-51300-35100		INFORMATION TECH JUL23	*	150.00			
7/01/23		25	202307	310-51300-31300		DISSEMINATION SVCS JUL23	*	416.67			
7/01/23		25	202307	310-51300-51000		OFFICE SUPPLIES JUL23	*	.21			
7/01/23		25	202307	310-51300-42000		POSTAGE JUL23	*	4.20			
GOVERNMENTAL MANAGEMENT SERVICES										3,733.58	000155
7/14/23	00023	5/31/23	021686	202307	300-20700-10200		SER22 FR#11	*	23,707.50		
ABSOLUTE ENGINEERING, INC.										23,707.50	000156
7/14/23	00026	6/16/23	1462	202307	300-20700-10200		SER22 FR#11	*	3,750.00		
LAKE DEER DEV, LLC										3,750.00	000157
7/20/23	00006	7/10/23	6969	202306	310-51300-31500		GENERAL COUNSEL JUN23	*	19.50		
KILINSKI / VAN WYK, PLLC										19.50	000158
7/20/23	00017	6/27/23	1728	202307	300-20700-10200		SER22 FR#12	*	12,145.50		
6/27/23		1744	202307	300-20700-10200		SER22 FR#12	*	3,850.00			
6/27/23		1745	202307	300-20700-10200		SER22 FR#12	*	5,840.00			
WOOD & ASSOCIATES ENGINEERING LLC										21,835.50	000159
7/27/23	00029	7/19/23	CC071920	202307	310-51300-11000		SUPERVISOR FEES 07/19/23	*	200.00		
CHUCK CAVARETTA										200.00	000160
7/27/23	00021	7/19/23	DA071920	202307	310-51300-11000		SUPERVISOR FEES 07/19/23	*	200.00		
DANIEL ARNETTE										200.00	000161
7/27/23	00013	7/20/23	2309474	202306	310-51300-31100		ENGINEERS REPORT JUN23	*	2,030.00		
DEWBERRY ENGINEERS INC.										2,030.00	000162
LKDR LAKE DEER MBYINGTON											

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
7/27/23	00008	7/19/23	LS071920	202307	310-51300	11000	SUPERVISOR FEES 07/19/23 LAUREN SCHWENK	*	200.00	200.00	000163
8/03/23	00026	7/01/23	1466 SER22 FR#13	202308	300-20700	10200	LAKE DEER DEV, LLC	*	3,750.00	3,750.00	000164
8/03/23	00030	7/17/23	0024722 SER22 FR#13	202308	300-20700	10200	LEADING EDGE LAND SERVICES INC.	*	3,163.50	3,163.50	000165
8/03/23	00016	6/25/23	PAYAPP#1 SER22 FR#13	202308	300-20700	10200	TUCKER PAVING INC	*	1,487,601.08	1,487,601.08	000166
8/03/23	00017	6/27/23	1729 SER22 FR#13	202308	300-20700	10200	WOOD & ASSOCIATES ENGINEERING LLC	*	4,800.00	4,800.00	000167
8/04/23	00005	7/31/23	00057485 NOT OF BUDGET FY24	202307	310-51300	48000	CA FLORIDA HOLDINGS LLC	*	1,370.98	1,370.98	000168
8/10/23	00001	8/01/23	26	202308	310-51300	34000	MANAGEMENT FEES AUG23	*	3,062.50		
		8/01/23	26	202308	310-51300	35200	WEBSITE ADMIN AUG23	*	100.00		
		8/01/23	26	202308	310-51300	35100	INFORMATION TECH AUG23	*	150.00		
		8/01/23	26	202308	310-51300	31300	DISSEMINATION SVCS AUG23	*	416.67		
		8/01/23	26	202308	310-51300	51000	OFFICE SUPPLIES AUG23	*	2.86		
		8/01/23	26	202308	310-51300	42000	POSTAGE AUG23	*	56.39		
							GOVERNMENTAL MANAGEMENT SERVICES			3,788.42	000169
8/17/23	00006	8/11/23	7310 GENERAL COUNSEL JUL23	202307	310-51300	31500	KILINSKI / VAN WYK, PLLC	*	1,154.56	1,154.56	000170
8/31/23	00032	8/11/23	00074852 SER22 FR#15	202308	300-20700	10200	DANIELLE FENCE MFG. CO. INC.	*	159,248.00	159,248.00	000171

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/31/23	00031	8/07/23	19988 SER22 FR#15	202308	300-20700-10200		ERIC'S LAND MANAGEMENT, LLC	*	1,520.00	1,520.00	000172
8/31/23	00033	8/04/23	13636 SER22 FR#15	202308	300-20700-10200		G.B. COLLINE ENGINEERING, P.A.	*	13,784.00	13,784.00	000173
8/31/23	00006	4/11/23	6403 SER22 FR#14	202308	300-20700-10200		KILINSKI / VAN WYK, PLLC	*	381.00	381.00	000174
8/31/23	00030	8/14/23	0024900 SER22 FR#15	202308	300-20700-10200		LEADING EDGE LAND SERVICES INC.	*	825.00	825.00	000175
8/31/23	00013	8/18/23	2321547- GEN ENGINEER SVC JUL23	202307	310-51300-31100		DEWBERRY ENGINEERS INC.	*	400.00	452.50	000176
		8/18/23	2322376 ENGINEERS REPORT JUL23	202307	310-51300-31100			*	52.50		
9/14/23	00001	9/01/23	28 MANAGEMENT FEES SEP23	202309	310-51300-34000		GOVERNMENTAL MANAGEMENT SERVICES	*	3,062.50	3,743.37	000177
		9/01/23	28 WEBSITE ADMIN SEP23	202309	310-51300-35200			*	100.00		
		9/01/23	28 INFORMATION TECH SEP23	202309	310-51300-35100			*	150.00		
		9/01/23	28 DISSEMINATION SVCS SEP23	202309	310-51300-31300			*	416.67		
		9/01/23	28 OFFICE SUPPLIES SEP23	202309	310-51300-51000			*	.15		
		9/01/23	28 POSTAGE SEP23	202309	310-51300-42000			*	14.05		
9/14/23	00006	9/07/23	7423 GENERAL COUNSEL AUG23	202308	310-51300-31500			KILINSKI / VAN WYK, PLLC	*		
9/21/23	00003	8/29/23	19213 FY24 INSURANCE POLICY	202309	300-15500-10000		EGIS INSURANCE ADVISORS, LLC	*	5,590.00	5,590.00	000179
9/29/23	00013	8/18/23	2321547- SER22 FR#16	202309	300-20700-10200		DEWBERRY ENGINEERS INC.	*	255.00	255.00	000180

LKDR LAKE DEER MBYINGTON

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/29/23	00034	8/30/23	2228.04 SER22 FR#16	202309		300-20700-10200			FURR, WEGMAN & BANKS ARCHITECTS, PA	*	1,580.00	1,580.00	000181
9/29/23	00017	8/18/23	1761 SER22 FR#16	202309		300-20700-10200			WOOD & ASSOCIATES ENGINEERING LLC	*	20,677.50	24,527.50	000182
		8/18/23	1777 SER22 FR#16	202309		300-20700-10200			CA FLORIDA HOLDINGS LLC	*	3,850.00	325.72	000183
10/05/23	00005	9/30/23	00059094 FY24 BOS MEETING DATES	202309		310-51300-48000			DEPARTMENT OF ECONOMIC OPPORTUNITY	*	325.72	175.00	000184
10/12/23	00002	10/02/23	89429 SPECIAL DISTRICT FEE FY24	202310		310-51300-54000			KILINSKI / VAN WYK, PLLC	*	1,041.50	1,041.50	000185
10/12/23	00006	10/09/23	7778 GENERAL COUNSEL SEP23	202309		310-51300-31500			AMERICAN SURVEYING & MAPPING INC.	*	3,900.00	120,000.00	000186
10/13/23	00036	9/12/23	230228L0 SER22 FR#18	202310		300-20700-10200			STEWART & ASSOCAITES PROPERTY SVC	*	120,000.00	269,660.52	000187
10/13/23	00035	8/31/23	11325 SER22 FR#17	202310		300-20700-10200			TUCKER PAVING INC	*	269,660.52	450.00	000188
10/13/23	00016	8/25/23	PAYAPP#1 SER22 FR#18	202310		300-20700-10200			AMTEC	*	450.00	500.00	000189
10/19/23	00037	10/13/23	7377-10- SPECIAL ASSESS BOND S2022	202309		310-51300-31200			DISCLOSURE SERVICES LLC	*	500.00	3,246.25	000190
10/19/23	00038	9/29/23	1 AMORT SERIES 2022 11-1	202310		310-51300-31300				*	100.00		
10/19/23	00001	10/01/23	29 MANAGEMENT FEES OCT23	202310		310-51300-34000				*			
		10/01/23	29 WEBSITE ADMIN OCT23	202310		310-51300-35200				*			

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
10/01/23	29	202310 310-51300-35100	INFORMATION TECH OCT23		*	150.00		
10/01/23	29	202310 310-51300-31300	DISSEMINATION SVCS OCT23		*	441.67		
10/01/23	29	202310 310-51300-51000	OFFICE SUPPLIES OCT23		*	.24		
10/01/23	29	202310 310-51300-42000	POSTAGE OCT23		*	5.06		

GOVERNMENTAL MANAGEMENT SERVICES							3,943.22	000191
10/19/23	00039	9/25/23 7067135	202309 310-51300-32300	TRUSTEE FEES S2022	*	4,031.25		

US BANK							4,031.25	000192
11/02/23	00040	10/19/23 4652077	202311 300-15500-10000	1% ADMIN FEE	*	15,258.21		

POLK COUNTY PROPERTY APPRAISER							15,258.21	000193

TOTAL FOR BANK A						2,192,572.41		
TOTAL FOR REGISTER						2,192,572.41		

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
September 30, 2023



Table of Contents

1	<hr/>	<u>Balance Sheet</u>
2	<hr/>	<u>General Fund</u>
3	<hr/>	<u>Debt Service Fund Series 2022</u>
4	<hr/>	<u>Capital Project Fund Series 2022</u>
5	<hr/>	<u>Month to Month</u>
6	<hr/>	<u>Long Term Debt Report</u>

Lake Deer
Community Development District
Combined Balance Sheet
September 30, 2023

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 71,626	\$ -	\$ -	\$ 71,626
Investments:				
<i>Series 2022</i>				
Reserve	\$ -	\$ 1,217,394	\$ -	\$ 1,217,394
Revenue	\$ -	\$ 193,821	\$ -	\$ 193,821
Prepayment	\$ -	\$ 1,818,735	\$ -	\$ 1,818,735
Construction	\$ -	\$ -	\$ 200	\$ 200
Due from Developer	\$ -	\$ -	\$ 393,561	\$ 393,561
Prepaid Expenses	\$ 5,590	\$ -	\$ -	\$ 5,590
Total Assets	\$ 77,216	\$ 3,229,949	\$ 393,760	\$ 3,700,925
Liabilities:				
Accounts Payable	\$ 5,848	\$ -	\$ -	\$ 5,848
Retainage Payable	\$ -	\$ -	\$ 288,828	\$ 288,828
Contracts Payable	\$ -	\$ -	\$ 393,561	\$ 393,561
Total Liabilities	\$ 5,848	\$ -	\$ 682,389	\$ 688,237
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ 5,590	\$ -	\$ -	\$ 5,590
Restricted for:				
Debt Service - Series 2022	\$ -	\$ 3,229,949	\$ -	\$ 3,229,949
Capital Projects - Series 2022	\$ -	\$ -	\$ (288,629)	\$ (288,629)
Unassigned	\$ 65,777	\$ -	\$ -	\$ 65,777
Total Fund Balances	\$ 71,367	\$ 3,229,949	\$ (288,629)	\$ 3,012,688
Total Liabilities & Fund Balance	\$ 77,216	\$ 3,229,949	\$ 393,760	\$ 3,700,925

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Developer Contributions	\$ 238,625	\$ 238,625	\$ 60,000	\$ (178,625)
Assessments - Lot Closings	\$ -	\$ -	\$ 72,375	\$ 72,375
Total Revenues	\$ 238,625	\$ 238,625	\$ 132,375	\$ (106,250)
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 2,200	\$ 9,800
Engineering	\$ 15,000	\$ 15,000	\$ 4,065	\$ 10,935
Attorney	\$ 25,000	\$ 25,000	\$ 7,604	\$ 17,396
Annual Audit	\$ 4,000	\$ 4,000	\$ 5,400	\$ (1,400)
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ 450	\$ 450	\$ -
Dissemination	\$ 5,000	\$ 5,000	\$ 5,000	\$ (0)
Trustee Fees	\$ 4,000	\$ 4,000	\$ 4,031	\$ (31)
Management Fees	\$ 36,750	\$ 36,750	\$ 36,750	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 156	\$ 844
Insurance	\$ 5,625	\$ 5,625	\$ 5,375	\$ 250
Copies	\$ 1,000	\$ 1,000	\$ 2	\$ 998
Legal Advertising	\$ 15,000	\$ 15,000	\$ 3,307	\$ 11,693
Administrative Contingency	\$ 5,000	\$ 5,000	\$ 181	\$ 4,820
Office Supplies	\$ 625	\$ 625	\$ 6	\$ 619
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 138,625	\$ 138,625	\$ 77,702	\$ 60,923
<u>Operations & Maintenance</u>				
Playground Lease	\$ 25,000	\$ 25,000	\$ -	\$ 25,000
Field Contingency	\$ 75,000	\$ 75,000	\$ -	\$ 75,000
Total Operations & Maintenance	\$ 100,000	\$ 100,000	\$ -	\$ 100,000
Total Expenditures	\$ 238,625	\$ 238,625	\$ 77,702	\$ 160,923
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 54,673	\$ -
Fund Balance - Beginning	\$ -	\$ -	\$ 16,694	\$ -
Fund Balance - Ending	\$ -	\$ -	\$ 71,367	\$ -

Lake Deer
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Assessments - Lot Closings	\$ -	\$ -	\$ 147,039	\$ 147,039
Assessments - Prepayments	\$ -	\$ -	\$ 1,806,581	\$ 1,806,581
Interest	\$ -	\$ -	\$ 58,317	\$ 58,317
Total Revenues	\$ -	\$ -	\$ 2,011,936	\$ 2,011,936
Expenditures:				
Interest - 11/1	\$ -	\$ -	\$ 180,455	\$ (180,455)
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ 484,803	\$ (484,803)
Total Expenditures	\$ -	\$ -	\$ 665,258	\$ (665,258)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,346,679	
Fund Balance - Beginning	\$ -		\$ 1,883,270	
Fund Balance - Ending	\$ -		\$ 3,229,949	

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2023

	Adopted Budget	Prorated Budget Thru 09/30/23	Actual Thru 09/30/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 83,270	\$ 83,270
Developer Contributions	\$ -	\$ -	\$ 9,000,877	\$ 9,000,877
Total Revenues	\$ -	\$ -	\$ 9,084,147	\$ 9,084,147
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 16,577,140	\$ (16,577,140)
Total Expenditures	\$ -	\$ -	\$ 16,577,140	\$ (16,577,140)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ (7,492,992)	
Fund Balance - Beginning	\$ -	\$ -	\$ 7,204,363	
Fund Balance - Ending	\$ -	\$ -	\$ (288,629)	

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	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ 60,000
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,375	\$ -	\$ -	\$ 72,375
Total Revenues	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ 72,375	\$ -	\$ -	\$ 132,375
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ -	\$ 800	\$ -	\$ -	\$ 600	\$ -	\$ -	\$ 2,200
Engineering	\$ -	\$ 510	\$ -	\$ -	\$ 765	\$ -	\$ 255	\$ 53	\$ 2,030	\$ 453	\$ -	\$ -	\$ 4,065
Attorney	\$ 282	\$ 76	\$ 443	\$ 380	\$ 1,008	\$ 640	\$ 1,693	\$ 792	\$ 20	\$ 1,155	\$ 76	\$ 1,042	\$ 7,604
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ 450
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,031	\$ 4,031
Management Fees	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 3,063	\$ 36,750
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ 20	\$ 61	\$ 4	\$ 56	\$ 14	\$ 156
Insurance	\$ 5,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,375
Copies	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,611	\$ 1,371	\$ -	\$ 326	\$ 3,307
Other Current Charges	\$ -	\$ -	\$ -	\$ 35	\$ -	\$ -	\$ -	\$ -	\$ 15	\$ 53	\$ 39	\$ 39	\$ 181
Office Supplies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3	\$ 0	\$ 0	\$ 3	\$ 0	\$ 6
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 9,563	\$ 4,315	\$ 4,172	\$ 4,144	\$ 6,302	\$ 9,769	\$ 6,477	\$ 4,596	\$ 7,466	\$ 7,365	\$ 3,903	\$ 9,631	\$ 77,702
Operations & Maintenance:													
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 9,563	\$ 4,315	\$ 4,172	\$ 4,144	\$ 6,302	\$ 9,769	\$ 6,477	\$ 4,596	\$ 7,466	\$ 7,365	\$ 3,903	\$ 9,631	\$ 77,702
Excess Revenues (Expenditures)	\$ (9,563)	\$ 15,685	\$ (4,172)	\$ (4,144)	\$ (6,302)	\$ (9,769)	\$ 13,523	\$ (4,596)	\$ 12,534	\$ 65,010	\$ (3,903)	\$ (9,631)	\$ 54,673

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	\$1,217,394	
Bonds Outstanding - 08/24/2022		\$17,750,000
Current Bonds Outstanding		\$17,750,000

SECTION 3

Requisition	Payee/Vendor	Amount
57	Dewberry Engineering	\$ 765.00
58	Furr, Wegman & Banks	\$ 1,245.00
59	Dewberry Engineering	\$ 647.50
60	Dewberry Engineering	\$ 127.50
	TOTAL	\$ 2,785.00