

Lake Deer
Community Development District

Meeting Agenda

February 21, 2024

AGENDA

Lake Deer

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

February 14, 2024

**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, February 21, 2024 at 2:15 PM at 346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/81252537388>

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

Meeting ID: 812 5253 7388

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the November 7, 2023 Landowners' Meeting and November 15, 2023 Board of Supervisors Meeting
4. Consideration of 2024 Non-Ad Valorem Contract Agreement with Polk County Property Appraiser
5. Ratification of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manger's Report
 - i. Consideration of Proposals for Aquatic Maintenance Services
 - a) Aquatic Weed Management
 - b) Solitude
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

MINUTES

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

The Landowners' meeting and Election of the Board of Supervisors of the Lake Deer Community Development District was held Tuesday, **November 7, 2023** at 9:05 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present were:

Tricia Adams
Jill Burns
Lauren Gentry

FIRST ORDER OF BUSINESS

**Determination of Number of Voting Units
Represented**

Ms. Burns stated that she had been provided with a proxy form authorizing Tricia Adams to cast votes on behalf of Lake Deer Development, LLC authorizing her to cast 577 votes.

SECOND ORDER OF BUSINESS

Call to Order

Ms. Burns stated we will go ahead and call to order the Landowner's meeting.

THIRD ORDER OF BUSINESS

**Election of Chairman for the Purpose of
Conducting Landowners' Meeting**

Ms. Burns was designated as the Chair for purposes of running the Landowner's meeting.

FOURTH ORDER OF BUSINESS

**Nominations for the Positions of
Supervisor**

Ms. Burns asked for nominations for the three seats up for election, Ms. Adams nominated Chuck Cavaretta for Seat 5, Daniel Arnette for Seat 4, and Lauren Schwenk for Seat 3.

FIFTH ORDER OF BUSINESS

Casting of Ballots

Ms. Adams casted 576 votes for Chuck Cavaretta, 577 votes for Daniel Arnette, and 577 votes for Lauren Schwenk.

SIXTH ORDER OF BUSINESS

Ballot Tabulation

Ms. Burns stated that Ms. Schwenk and Mr. Arnette will serve four-year terms and Mr. Cavaretta will serve a two-year term.

SEVENTH ORDER OF BUSINESS **Landowners Questions and Comments**

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

Ms. Burns stated at this time we will adjourn the landowners' meeting.

Secretary/Assistant Secretary

Chairman/Vice Chairman

**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, **November 15, 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
Meredith Hammock	District Counsel, KVW Law
Chace Arrington	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

Organizational Matters

A. Administration of Oaths of Office to Newly Elected Board Members (Seat #3, Seat #4, and Seat #5)

Ms. Burns administered the Oath of Office to Lauren Schwenk, Daniel Arnette, and Chuck Cavaretta. Ms. Hammock stated as a reminder, Florida Ethics Laws, Public Records Laws and Sunshine Law apply to your actions as Supervisors moving forward. She asked for any questions. Hearing none.

B. Consideration of Resolution 2024-01 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated the results of the Landowners’ Election are outlined in the resolution.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-01 Canvassing and Certifying the Results of the Landowners’ Election, was approved.

C. Election of Officers

D. Consideration of Resolution 2024-02 Electing Officers

Ms. Burns stated this is included in your package for review. After we hold a Landowners’ Election, we re-elect officers. Previously Rennie was Chair, Lauren was Vice Chair, and the other three Supervisors were Assistant Secretaries, along with George Flint and I as Secretaries. Board consensus was to keep the officers the same.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, Resolution 2024-02 Electing Officers, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the July 19, 2023 Board of Supervisors Meeting

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

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Minutes of the July 19, 2023 Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

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

Ms. Burns noted this will authorize them to sign off on those documents. She noted she would be happy to answer any questions, otherwise, looking for a motion to approve.

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

SIXTH ORDER OF BUSINESS

Ratification of Uniform Collection Agreement with Polk County Tax Collector

Ms. Burns noted this is the annual renewal. It has already been signed by the Chair and just needs to be ratified.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Uniform Collection Agreement with Polk County Tax Collector, was ratified.

SEVENTH ORDER OF BUSINESS

Ratification of Fiscal Year 2023 Audit Services Engagement Letter with Grau & Associates

Ms. Burns noted this is one of the renewals for the three-year agreement. The cost is \$5,600.

On MOTION by Mr. Cavaretta, seconded by Mr. Arnette, with all in favor, the Fiscal Year 2023 Audit Services Engagement Letter with Grau & Associates, was ratified.

EIGHTH ORDER OF BUSINESS

Ratification of Encroachment Agreement and License for Installation Improvements

Ms. Burns stated this is something that her and Roy worked on with Andrew when the builder was requesting that they would be able to connect the fence to the existing CDD perimeter wall. The perimeter wall where it was placed left a gap of maybe six to 12 inches between the back of the property and the wall which was a maintenance issue for us anyway so we allowed the builder to connect to the fence and they will maintain that. She stated she would answer any questions, it has already been approved so just looking for a motion to ratify.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Encroachment Agreement and License for Installation Improvements, was ratified.

NINTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds

Ms. Burns stated under internal revenue code, the District has to demonstrate that they do not earn more interest on the bonds than they pay. She noted page four of the agenda shows the negative arbitrage amount listed.

On MOTION by Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the Arbitrage Rebate Report from AMTEC for Series 2022 Project Bonds, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock stated she did not have anything specific to report to the Board.

B. Engineer

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

Ms. Burns stated this is included in your package and has already been executed. It is just their annual work authorization.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Dewberry Work Authorization 2024-01 to Provide District Engineering Services, was ratified.

C. District Manager’s Report

i. Approval of Check Register

Ms. Burns noted the check register was included in the package. It is from July 8th through November 23rd totaling \$2,192,572.41. 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 totaling \$2,192,572.41, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns stated the financial statements were included in the agenda package for review. These are through the month of September so are year-end financials. There is no action necessary from the Board.

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

Ms. Burns noted that these requisitions have already been approved and just need to be ratified by the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Arnette, with all in favor, the Series 2022 Requisitions #57 to #60, were ratified.

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 Ms. Schwenk, seconded by Mr. Cavaretta, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Lake Deer Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Deer Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

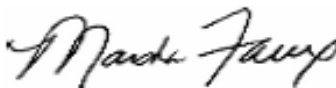
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION V



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as "Agreement," establishes the terms and conditions under which the Lake Deer Community Development District hereinafter referred to as "agency," can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in FS 119.071.

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with FS 282.3185 and FS 501.171 and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as "confidential data," will be protected as follows:

- 1. The agency will not release confidential data that may reveal identifying information of individuals exempted from Public Records disclosure.
- 2. The agency will not present the confidential data in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
- 3. The agency shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
- 4. The agency shall ensure any employee granted access to confidential data is subject to the terms and conditions of this Agreement.
- 5. The agency shall ensure any third party granted access to confidential data is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the agency by the third party before personal identifying information is released.
- 6. The agency agrees to comply with all regulations for the security of confidential personal information as defined in FS 501.171.
- 7. The agency, when defined as "local government" by FS 282.3185, is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on January 1, 2024, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew. A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux
Print: Marsha M. Faux CFA, ASA
Title: Polk County Property Appraiser
Date: December 1, 2023

Agency: DocuSigned by: Lake Deer CDD
Signature: Rennie Heath
Print: 8215FA2B8FB744A... Rennie Heath
Title: Chairman
Date: 1/12/2024

Please email the signed agreement to pataxroll@polk-county.net.

SECTION VI

SECTION C

SECTION 1

SECTION (a)

ESTIMATE

Aquatic Weed Management, Inc. WATERWEED1@AOL.COM
PO Box 1259 +1 (863) 412-1919
Haines City, FL 33845



Lake Deer CDD

Bill to

Lake Deer CDD
GMS - Central Florida
219 E Livingston St.
Orlando, FL 32801

Estimate details

Estimate no.: 1376
Estimate date: 12/06/2023

#	Date	Product or service	SKU	Qty	Rate	Amount
1.		Scope of Work Monthly pond herbicide maintenance on 17 ponds. Services include treatments for ALL vegetation (emerged, submerged and floating) within the ordinary high water level. Priced as \$/treatment for annual maintenance.		12	\$1,400.00	\$16,800.00
					Total	\$16,800.00

Note to customer

Thank you for your business!

SECTION (b)

SERVICES CONTRACT

CUSTOMER NAME: Lake Deer CDD
SUBMITTED TO: Joel Blanco
CONTRACT EFFECTIVE DATE: March 1, 2024-February 28, 2025
SUBMITTED BY: Stephen AmRhein
SERVICES: Aquatic Vegetation Management

This agreement (the "Agreement") is made as of the date indicated above and is by and between SOLitude Lake Management, LLC ("SOLitude" or the "Company") and the customer identified above (the "Customer") on the terms and conditions set forth in this Agreement.

1. The Services. SOLitude will provide services at the Customer's property as described in Schedule A attached hereto:

2. PAYMENT TERMS. The Annual Contract Price is **\$12,600.00**. SOLitude shall invoice Customer **\$1,050.00 per month** for the Services to be provided under this Agreement. The term of this agreement is for a period of twelve (12) months, with payment invoiced on the first day of each month, reminding them that a contract payment is due by the end of that same month. The customer is obligated to pay each monthly contract payment per the terms of this contract, without any obligation on the part of SOLitude to invoice or send any other sort of reminder or notice. Due to the seasonality of these services, and the disproportionate amount of time and materials dedicated to providing these services during some times of the year as compared to others, based on the season, weather patterns, and other natural factors, the amount billed and paid to date is not necessarily equivalent to the amount of work performed to date.

The Customer will be liable for any returned check fees and any collection costs, including reasonable attorney fees and court costs, for any invoices not otherwise timely paid, and interest at the rate of 1% per month may be added to all unpaid invoices. Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees above. SOLitude shall be reimbursed by the customer for any non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the customer that are not covered specifically by the written specifications of this contract.

3. TERM AND EXPIRATION. This Agreement is for an annual management program as described in the Schedule A attached. Any additional services will be provided only upon additional terms as agreed to by the parties in writing. Contract will automatically renew annually at the end of the contract effective date for subsequent one (1) year terms, with a six percent (6%) escalation in the Annual Contract Price each year, under the same terms, specifications, and conditions as set forth by this contract, unless either party gives written notice of cancellation thirty (30) days prior to the termination date of this contract, or subsequent renewal contracts.

Competitively Sensitive & Proprietary Materials – The information contained herein is the intellectual property of SOLitude Lake Management. Recipient may not disclose to any outside party any proprietary information, processes, or pricing contained in this document or any of its attachments without the prior written consent of SOLitude Lake Management. This document is provided to the recipient in good faith and it shall be the responsibility of the recipient to keep the information contained herein confidential.



4. PRICING. The Company reserves the right to annually increase the amount charged for the services beyond the escalation percentage stated in the TERM AND EXPIRATION above, which shall be communicated by written notice to the Customer, which notice may be by invoice.

5. TERMINATION. If SOLitude terminates your service for nonpayment or other default before the end of the Services Contract, if the Customer terminates this Services Contract for any reason other than in accordance with the cancellation policy outlined above, or in the event this Contract does not automatically renew and the customer terminates it before the termination date, Customer agrees to pay SOLitude, in addition to all other amounts owed, an Early Termination Fee in the amount specified below ("Early Termination Fee"). The Customer's Early Termination Fee will be 50% of the remaining value of the Contracted Price. The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Services Contract on which the Customer's rate plan is based.

6. INSURANCE AND LIMITATION OF LIABILITY. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. The Company will be responsible for those damages, claims, causes of action, injuries or legal costs to the extent of its own direct negligence or misconduct, and then only to an amount not to exceed the annual value of this Agreement. In no event will any party to this Agreement be liable to the other for incidental, consequential or purely economic damages.

7. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

8. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

9. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the state in which the Services are performed.

10. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

11. NOTICE. Any written notice provided under this Agreement may be sent via overnight mail, certified mail, hand delivery or electronic mail with delivery confirmation, to the individuals and addresses listed below.

12. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

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13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude.

Customers understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The customer is responsible for notifying SOLitude in advance of the contract signing and the start of the contract if they utilize any of the water in their lakes or ponds for irrigation purposes. The customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the customer for irrigation without the consent or knowledge of SOLitude.

Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The customer also understands and accepts that similar risks would remain even if no work was performed. The customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

15. NONPERFORMANCE. In the case of any default on the part of the Company with respect to any of the terms of this Agreement, the Customer shall give written notice thereof, and if said default is not made good within (30) Thirty Days, the Customer shall notify the Company in writing that there has been a breach of the Agreement. The Company in case of such breach shall be entitled to receive payment only for work completed prior to said breach, so long as the total paid hereunder does not exceed the Contract sum.

16. E-Verify. Solitude Lake Management LLC utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

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ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

Lake Deer CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

**1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Contracts to:

**2844 Crusader Circle, Suite 450
Virginia Beach, VA 23453**

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SCHEDULE A – SERVICES

Visual Inspections:

1. A visual inspection of the lake(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Physical components such as above ground pipes, inlet and outlet structures, trash racks, emergency spillways, and dams
 - Erosion
 - Issues with shoreline and bank stabilization measures such as rip rap stone, bulkheads, retaining walls, etc.
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customers will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the lake(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the lake(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the lake(s) underground, underwater, or inside any of the associated structures.

Aquatic Weed Control:

1. Lake(s) will be inspected on a **two (2) time per month** basis.
2. Any growth of undesirable aquatic weeds and vegetation found in the lake(s) with each inspection shall be treated and controlled through the application of aquatic

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herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found in the lake(s) at the time of application.

3. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected on a **two (2) time per month** basis.
2. Any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the lake areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
3. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Lake Algae Control:

1. Lake(s) will be inspected on a **two (2) time per month** basis. Any algae found in the lake(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Trash Removal:

1. Trash will be removed from the lake(s) with each service and disposed off site. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the lake areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

Pond Dye:

Pond Dye will be applied to the pond(s) on an as needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Service Reporting:

1. Customer will be provided with a monthly service report detailing all of the work performed as part of this contract.

Customer Responsibilities (when applicable):

1. Customer will be responsible for the following:

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- a. Providing information required for the permit application process upon request.
- b. Providing Certified Abutters List for abutter notification where required.
- c. Perform any public filings or recordings with any agency or commission associated with the permitting process, if required.
- d. Compliance with any other special requirements or conditions required by the local municipality.
- e. Compliance and enforcement of temporary water-use restrictions where applicable.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this contract will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense.

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SECTION D

SECTION 1

Lake Deer

Community Development District

Summary of Check Register

November 4, 2023 to February 7, 2024

Bank	Date	Check No.'s	Amount
General Fund	11/6/23	194 - 196	\$ 251,402.00
	11/9/23	197 - 198	\$ 5,930.30
	11/16/23	199	\$ 3,953.88
	11/30/23	200 - 205	\$ 52,059.78
	12/14/23	206 - 209	\$ 474,639.14
	12/21/23	210 - 211	\$ 2,469.30
	1/4/24	212	\$ 172,423.72
	1/9/24	213 - 216	\$ 115,099.17
	1/11/24	217 - 219	\$ 4,699.19
	1/12/24	220 - 221	\$ 27,927.50
	1/18/24	222 - 223	\$ 2,589.25
	1/29/24	224 - 225	\$ 37,187.00
			\$ 1,150,380.23
Total Amount			\$ 1,150,380.23

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/06/23	00041	8/22/23	220460 031 FR#20	202310	300	20700	10200		GREENLAND SERVICES, LLC	*	2,000.00	2,000.00	000194
11/06/23	00006	9/07/23	7424 031 FR#20	202310	300	20700	10200		KILINSKI / VAN WYK, PLLC	*	152.00	152.00	000195
11/06/23	00035	10/05/23	11329 031 FR#19	202310	300	20700	10200		STEWART & ASSOCAITES PROPERTY SVC	*	156,000.00	249,250.00	000196
		10/23/23	11337 031 FR#20	202310	300	20700	10200			*	93,250.00		
11/09/23	00042	10/31/23	00059890 NOT OF LANDOWNERS MTG	202310	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT	*	930.30	930.30	000197
11/09/23	00001	9/30/23	30 ASSESSMENT ROLL FY24	202310	310	51300	31700		GOVERNMENTAL MANAGEMENT SERVICES	*	5,000.00	5,000.00	000198
11/16/23	00001	11/01/23	31 MANAGEMENT FEES NOV23	202311	310	51300	34000			*	3,246.25		
		11/01/23	31 WEBSITE ADMIN NOV23	202311	310	51300	35200			*	100.00		
		11/01/23	31 INFORMATION TECH NOV23	202311	310	51300	35100			*	150.00		
		11/01/23	31 DISSEMINATION SVCS NOV23	202311	310	51300	31300			*	441.67		
		11/01/23	31 OFFICE SUPPLIES NOV23	202311	310	51300	51000			*	.18		
		11/01/23	31 POSTAGE NOV23	202311	310	51300	42000			*	15.78		
									GOVERNMENTAL MANAGEMENT SERVICES			3,953.88	000199
11/30/23	00035	8/28/23	11320 031 SER22 FR#21	202311	300	20700	10200		STEWART & ASSOCAITES PROPERTY SVC	*	2,460.00	2,460.00	000200
11/30/23	00016	9/25/23	PAYAPP#1 031 SER22 FR#22	202311	300	20700	10200		TUCKER PAVING INC	*	48,379.78	48,379.78	000201
11/30/23	00029	11/15/23	CC111520 SUPERVISOR FEE 11/15/23	202311	310	51300	11000		CHUCK CAVARETTA	*	200.00	200.00	000202

LKDR LAKE DEER ZYAN

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/30/23	00021	11/15/23	DA111520	202311	310	51300	11000		SUPERVISOR FEE 11/15/23 DANIEL ARNETTE	*	200.00	200.00	000203
11/30/23	00006	11/07/23	7913	202310	310	51300	31500		GENERAL COUNSEL OCT23 KILINSKI / VAN WYK, PLLC	*	620.00	620.00	000204
11/30/23	00008	11/15/23	LS111520	202311	310	51300	11000		SUPERVISOR FEE 11/15/23 LAUREN SCHWENK	*	200.00	200.00	000205
12/14/23	00001	12/01/23	34	202312	310	51300	34000		MANAGEMENT FEES DEC23	*	3,246.25		
		12/01/23	34	202312	310	51300	35200		WEBSITE ADMIN DEC23	*	100.00		
		12/01/23	34	202312	310	51300	35100		INFORMATION TECH DEC23	*	150.00		
		12/01/23	34	202312	310	51300	31300		DISSEMINATION SVCS DEC23	*	441.67		
		12/01/23	34	202312	310	51300	51000		OFFICE SUPPLIES DEC23	*	2.62		
		12/01/23	34	202312	310	51300	42000		POSTAGE DEC23	*	46.77		
									GOVERNMENTAL MANAGEMENT SERVICES			3,987.31	000206
12/14/23	00043	12/13/23	12132023	202312	300	20700	10000		ASSESS TRANSFER - S2022 LAKE DEER CDD C/O US BANK	*	443,298.33	443,298.33	000207
12/14/23	00030	11/15/23	0025452	202312	300	20700	10200		031 FR#24 LEADING EDGE LAND SERVICES INC.	*	761.50	761.50	000208
12/14/23	00028	8/01/23	23-02-00	202312	300	20700	10200		031 FR#23 ROBERTS CONSULTING SERVICES, INC.	*	26,592.00	26,592.00	000209
12/21/23	00013	12/13/23	2381305	202311	310	51300	31100		GENERAL ENGINEERING NOV23 DEWBERRY ENGINEERS INC.	*	115.00	115.00	000210
12/21/23	00006	12/16/23	8195	202311	310	51300	31500		GENERAL COUNSEL NOV23 KILINSKI / VAN WYK, PLLC	*	2,354.30	2,354.30	000211

LKDR LAKE DEER ZYAN

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
1/04/24	00043	1/02/24 01022024	202401 300-20700-10000	ASSESS TRANSFER - S2022	*	172,423.72	
				LAKE DEER CDD C/O US BANK			172,423.72 000212
1/09/24	00023	10/31/23 021886	202401 300-20700-10200	031 FR#25	*	45,375.00	
		11/30/23 021933	202401 300-20700-10200	031 FR#28	*	3,485.02	
				ABSOLUTE ENGINEERING, INC.			48,860.02 000213
1/09/24	00016	11/25/23 PAYAPP#1	202401 300-20700-10200	031 FR#27	*	24,904.15	
				TUCKER PAVING INC			24,904.15 000214
1/09/24	00044	11/27/23 1221	202401 300-20700-10200	031 FR#26	*	41,335.00	
				WILDMON CONSTRUCTION LLC			41,335.00 000215
1/09/24	00017	10/30/23 1801	202401 300-20700-10200	031 FR#25	*	2,700.00	
		10/30/23 1802	202401 300-20700-10200	031 FR#25	*	16,112.50	
		10/30/23 1803	202401 300-20700-10200	031 FR#25	*	3,275.00	
		10/30/23 1816	202401 300-20700-10200	031 FR#25	*	5,840.00	
				WOOD & ASSOCIATES ENGINEERING LLC			27,927.50 000216
1/11/24	00017	10/30/23 1801	202401 300-20700-10200	031 FR#25	V	2,700.00-	
		10/30/23 1802	202401 300-20700-10200	031 FR#25	V	16,112.50-	
		10/30/23 1803	202401 300-20700-10200	031 FR#25	V	3,275.00-	
		10/30/23 1816	202401 300-20700-10200	031 FR#25	V	5,840.00-	
				WOOD & ASSOCIATES ENGINEERING LLC			27,927.50-000216
1/11/24	00038	1/05/24 2	202401 310-51300-31300	AMORT SERIES 2022 2-1-24	*	500.00	
				DISCLOSURE SERVICES LLC			500.00 000217
1/11/24	00001	1/01/24 36	202401 310-51300-34000	MANAGEMENT FEES JAN24	*	3,246.25	
		1/01/24 36	202401 310-51300-35200	WEBSITE ADMIN JAN24	*	100.00	

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/01/24	36	1/01/24	36	202401	310-51300-35100		INFORMATION TECH JAN24	*	150.00		
1/01/24	36	1/01/24	36	202401	310-51300-31300		DISSEMINATION SVCS JAN24	*	441.67		
1/01/24	36	1/01/24	36	202401	310-51300-51000		OFFICE SUPPLIES JAN24	*	.15		
1/01/24	36	1/01/24	36	202401	310-51300-42000		POSTAGE JAN24	*	10.52		
GOVERNMENTAL MANAGEMENT SERVICES										3,948.59	000218
1/11/24	00045	1/03/24	01032024	202401	310-51300-42000		MAILING 2023 TAX NOTICES	*	250.60		
JOE G TEDDER, TAX COLLECTOR										250.60	000219
1/12/24	00026	1/11/24	01112024	202401	300-20700-10200		RET FDS W&A#1803 FR#25	*	3,275.00		
LAKE DEER DEV, LLC										3,275.00	000220
1/12/24	00017	10/30/23	1801	202401	300-20700-10200		031 FR#25	*	2,700.00		
		10/30/23	1802	202401	300-20700-10200		031 FR#25	*	16,112.50		
		10/30/23	1816	202401	300-20700-10200		031 FR#25	*	5,840.00		
WOOD & ASSOCIATES ENGINEERING LLC										24,652.50	000221
1/18/24	00006	11/07/23	7914	202401	300-20700-10200		031 FR#29	*	354.00		
		1/12/24	8502	202312	310-51300-31500		GENERAL COUNSEL DEC23	*	660.00		
KILINSKI / VAN WYK, PLLC										1,014.00	000222
1/18/24	00030	12/15/23	0025629	202401	300-20700-10200		031 FR#29	*	1,575.25		
LEADING EDGE LAND SERVICES INC.										1,575.25	000223
1/29/24	00024	12/05/23	3430831	202401	300-20700-10200		031 FR#30	*	12,149.00		
		1/02/24	3463796	202401	300-20700-10200		031 FR#30	*	890.00		
HUB INTERNATIONAL MIDWEST LIMITED										13,039.00	000224
1/29/24	00035	12/13/23	11352	202401	300-20700-10200		031 FR#30	*	24,148.00		
STEWART & ASSOCAITES PROPERTY SVC										24,148.00	000225
TOTAL FOR BANK A									1,150,380.23		
LKDR LAKE DEER							ZYAN				

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
TOTAL FOR REGISTER						1,150,380.23	

LKDR LAKE DEER ZYAN

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
December 31, 2023



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5	<u>Capital Project Fund Series 2022</u>
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8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Lake Deer
Community Development District
Combined Balance Sheet
December 31, 2023

	General Fund	Debt Service Fund	Capital Project Fund	Total Governmental Funds
Assets:				
Cash:				
Operating Account	\$ 405,864	\$ -	\$ -	\$ 405,864
Investments:				
<i>Series 2022</i>				
Reserve	\$ -	\$ 1,099,474	\$ -	\$ 1,099,474
Revenue	\$ -	\$ 490,299	\$ -	\$ 490,299
Prepayment	\$ -	\$ 3,262,717	\$ -	\$ 3,262,717
Construction	\$ -	\$ -	\$ 74	\$ 74
Due from Developer	\$ -	\$ -	\$ 250,241	\$ 250,241
Due from General Fund	\$ -	\$ 172,424	\$ -	\$ 172,424
Total Assets	\$ 405,864	\$ 5,024,914	\$ 250,315	\$ 5,681,093
Liabilities:				
Accounts Payable	\$ 660	\$ -	\$ -	\$ 660
Retainage Payable	\$ -	\$ -	\$ 1,027,801	\$ 1,027,801
Contracts Payable	\$ -	\$ -	\$ 250,241	\$ 250,241
Due to Debt Service	\$ 172,424	\$ -	\$ -	\$ 172,424
Total Liabilities	\$ 173,084	\$ -	\$ 1,278,042	\$ 1,451,126
Fund Balance:				
Restricted for:				
Debt Service - Series 2022	\$ -	\$ 5,024,914	\$ -	\$ 5,024,914
Capital Projects - Series 2022	\$ -	\$ -	\$ (1,027,727)	\$ (1,027,727)
Unassigned	\$ 232,780	\$ -	\$ -	\$ 232,780
Total Fund Balances	\$ 232,780	\$ 5,024,914	\$ (1,027,727)	\$ 4,229,967
Total Liabilities & Fund Balance	\$ 405,864	\$ 5,024,914	\$ 250,315	\$ 5,681,093

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - On Roll	\$ 335,396	\$ 190,576	\$ 190,576	\$ -
Total Revenues	\$ 335,396	\$ 190,576	\$ 190,576	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 3,000	\$ 600	\$ 2,400
Engineering	\$ 15,000	\$ 3,750	\$ 115	\$ 3,635
Attorney	\$ 25,000	\$ 6,250	\$ 3,634	\$ 2,616
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,300	\$ 1,325	\$ 1,825	\$ (500)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 38,955	\$ 9,739	\$ 9,739	\$ -
Information Technology	\$ 1,800	\$ 450	\$ 450	\$ -
Website Maintenance	\$ 1,200	\$ 300	\$ 300	\$ -
Postage & Delivery	\$ 1,000	\$ 250	\$ 68	\$ 182
Insurance	\$ 5,913	\$ 5,913	\$ 5,590	\$ 323
Copies	\$ 1,000	\$ 250	\$ -	\$ 250
Legal Advertising	\$ 5,000	\$ 1,250	\$ 930	\$ 320
Administrative Contingency	\$ 2,768	\$ 692	\$ 132	\$ 560
Office Supplies	\$ 625	\$ 156	\$ 3	\$ 153
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative	\$ 131,686	\$ 38,500	\$ 28,561	\$ 9,939

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
<i>Operations & Maintenance</i>				
<i>Field Expenditures</i>				
Property Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000
Field Management	\$ 15,000	\$ 3,750	\$ -	\$ 3,750
Landscape Maintenance	\$ 42,380	\$ 10,595	\$ -	\$ 10,595
Landscape Replacement	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Lake Maintenance	\$ 5,500	\$ 1,375	\$ -	\$ 1,375
Streetlights	\$ 7,000	\$ 1,750	\$ -	\$ 1,750
Electric	\$ 5,000	\$ 1,250	\$ 245	\$ 1,005
Water & Sewer	\$ 5,000	\$ 1,250	\$ 358	\$ 892
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 625	\$ -	\$ 625
Irrigation Repairs	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
General Repairs & Maintenance	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Field Contingency	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Total Field Expenditures	\$ 122,380	\$ 34,345	\$ 603	\$ 33,742
<i>Amenity Expenditures</i>				
Amenity - Electric	\$ 3,600	\$ 900	\$ -	\$ 900
Amenity - Water	\$ 1,250	\$ 313	\$ -	\$ 313
Playground Lease	\$ 35,000	\$ 8,750	\$ -	\$ 8,750
Internet	\$ 750	\$ 188	\$ -	\$ 188
Pest Control	\$ 180	\$ 45	\$ -	\$ 45
Janitorial Services	\$ 7,500	\$ 1,875	\$ -	\$ 1,875
Security Services	\$ 20,000	\$ 5,000	\$ -	\$ 5,000
Pool Maintenance	\$ 5,550	\$ 1,388	\$ -	\$ 1,388
Amenity Access Management	\$ 1,250	\$ 313	\$ -	\$ 313
Amenity Repairs & Maintenance	\$ 1,250	\$ 313	\$ -	\$ 313
Amenity Contingency	\$ 5,000	\$ 1,250	\$ -	\$ 1,250
Total Amenity Expenditures	\$ 81,330	\$ 20,333	\$ -	\$ 20,333
Total Expenditures	\$ 335,396	\$ 93,178	\$ 29,164	\$ 64,014
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 161,413	
Fund Balance - Beginning	\$ -		\$ 71,367	
Fund Balance - Ending	\$ -		\$ 232,780	

Lake Deer
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Assessments - On Roll	\$ 1,084,417	\$ 615,722	\$ 615,722	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 3,242,118	\$ 3,242,118
Interest	\$ -	\$ -	\$ 39,163	\$ 39,163
Total Revenues	\$ 1,084,417	\$ 615,722	\$ 3,897,003	\$ 3,281,281
Expenditures:				
Interest - 11/1	\$ 484,803	\$ 484,803	\$ 484,803	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 1,955,000	\$ (1,955,000)
Principal - 5/1	\$ 250,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 484,803	\$ -	\$ -	\$ -
Total Expenditures	\$ 1,219,606	\$ 484,803	\$ 2,439,803	\$ (1,955,000)
Excess (Deficiency) of Revenues over Expenditures	\$ (135,189)		\$ 1,457,200	
Fund Balance - Beginning	\$ 514,477		\$ 3,567,714	
Fund Balance - Ending	\$ 379,288		\$ 5,024,914	

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending December 31, 2023

	Adopted Budget	Prorated Budget Thru 12/31/23	Actual Thru 12/31/23	Variance
Revenues:				
Interest	\$ -	\$ -	\$ 2	\$ 2
Developer Contributions	\$ -	\$ -	\$ 465,005	\$ 465,005
Total Revenues	\$ -	\$ -	\$ 465,007	\$ 465,007
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 410,486	\$ (410,486)
Total Expenditures	\$ -	\$ -	\$ 410,486	\$ (410,486)
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 54,522	
Fund Balance - Beginning	\$ -	\$ -	\$ (1,082,249)	
Fund Balance - Ending	\$ -	\$ -	\$ (1,027,727)	

Lake Deer
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ -	\$ 190,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,576
Total Revenues	\$ -	\$ -	\$ 190,576	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 190,576
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Engineering	\$ -	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 115
Attorney	\$ 620	\$ 2,354	\$ 660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,634
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ 942	\$ 442	\$ 442	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,825
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,246	\$ 3,246	\$ 3,246	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,739
Information Technology	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300
Postage & Delivery	\$ 5	\$ 16	\$ 47	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68
Insurance	\$ 5,590	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,590
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 930	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 930
Other Current Charges	\$ 38	\$ 55	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 132
Office Supplies	\$ 0	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 16,797	\$ 7,078	\$ 4,686	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,561

Lake Deer
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance:</i>													
<i>Field Expenditures</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Electric	\$ 79	\$ 131	\$ 36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 245
Water & Sewer	\$ -	\$ -	\$ 358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 358
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures	\$ 79	\$ 131	\$ 394	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 603
<i>Amenity Expenditures</i>													
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Internet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Security Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Amenity Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Amenity Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ 16,876	\$ 7,208	\$ 5,080	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,164
Excess Revenues (Expenditures)	\$ (16,876)	\$ (7,208)	\$ 185,497	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 161,413

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	\$1,099,474	
Bonds Outstanding - 08/24/2022	\$	17,750,000
Special Call - 11/01/23	\$	(1,955,000)
Current Bonds Outstanding		\$15,795,000

Lake Deer
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2024

Gross Assessments \$ 360,642.31 \$ 1,165,178.56 \$ 1,525,820.87
 Net Assessments \$ 335,397.35 \$ 1,083,616.06 \$ 1,419,013.41

ON ROLL ASSESSMENTS

Date	Distribution	Distribution Period	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	23.64%	76.36%	100.00%
								O&M Portion	Series 2022 Debt Service	Total
12/1/12	CHK#193	1 % Fee	(\$15,258.21)	\$0.00	\$0.00	\$0.00	(\$15,258.21)	(\$3,606.42)	(\$11,651.79)	(\$15,258.21)
12/8/23	ACH	11/13/23 - 11/22/23	\$633,251.64	(\$12,158.47)	(\$25,328.36)	\$0.00	\$595,764.81	\$140,814.69	\$454,950.12	\$595,764.81
12/21/23	ACH	11/23/23 - 11/30/23	\$239,999.48	(\$4,607.99)	(\$9,599.74)	\$0.00	\$225,791.75	\$53,368.03	\$172,423.72	\$225,791.75
TOTAL			\$ 857,992.91	\$ (16,766.46)	\$ (34,928.10)	\$ -	\$ 806,298.35	\$ 190,576.30	\$ 615,722.05	\$ 806,298.35

57%	Net Percent Collected
\$ 612,715.06	Balance Remaining to Collect