

*Lake Deer
Community Development District*

Meeting Agenda

April 17, 2024

AGENDA

Lake Deer

Community Development District

219 E. Livingston St., Orlando, Florida 32801

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

April 10, 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, April 17, 2024 at 2:15 PM** at **346 East Central Ave., Winter Haven, FL 33880.**

Zoom Video Link: <https://us06web.zoom.us/j/87897935635>

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

Meeting ID: 878 9793 5635

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 March 20, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-04 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: July 17, 2024 and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget)
5. Consideration of Resolution 2024-05 Setting a Public Hearing to Adopt Amenity Rules and Rates for the District
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Consideration of Work Order 2024-2 for Annual Consulting Engineering Services from Dewberry
 - C. Field Manger's Report
 - 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 regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held Wednesday, **March 20, 2024** at 2:16 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 |
| Savannah Hancock | District Counsel, Kilinski Van Wyk |
| Chace Arrington <i>by Zoom</i> | District Engineer, Dewberry |
| Joel Blanco | Field Manager, GMS |
| Clayton Smith | Field Manager, GMS |

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. Three Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes of the February 21, 2024
Board of Supervisors Meeting**

Ms. Burns presented the minutes from the February 21, 2024 meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

| |
|---|
| On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Minutes of the February 21, 2024 Board of Supervisors Meeting, were approved. |
|---|

FOURTH ORDER OF BUSINESS

Consideration of Equipment Lease/Purchase Agreement for Playground Equipment and Pool Furniture

Ms. Burns stated that the quotes were included in the agenda. The entity listed in the agreement will provide the funds for the purchase of the equipment and the District will make the purchase. The payment schedule was included in the agenda package for Board review.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Equipment Lease/Purchase Agreement for Playground Equipment and Pool Furniture, was approved.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing further to report.

B. Engineer

Mr. Arrington had nothing further to report to the Board.

C. Field Manager’s Report

i. Consideration of Proposal for Landscape Maintenance Services

a) Continuum *(to be provided under separate cover)*

b) Floralawn

c) Prince & Sons

Mr. Smith reviewed the three proposals received for landscape maintenance services. This includes all tracts in the CDD except for Tract R. The total for Prince & Sons was \$55,580 the total for Floralawn was \$62,971 and Continuum was \$72,463.

On MOTION by Mr. Cavaretta, seconded by Ms. Schwenk, with all in favor, the Proposal from Prince & Sons for Landscape Maintenance Services, was approved.

D. District Managers Report

i. Approval of the Check Register

Ms. Burns presented the check register that was included in the agenda package for Board’s review dated February 8, 2024 through March 6, 2024 totaling \$107,052.20. She offered to answer any questions for the Board. Hearing none, there was a motion of approval.

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 the financial statements were included in the agenda package for review.

There is no action necessary from the Board.

SIXTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There being no comments, the next item followed.

EIGHTH 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 IV

RESOLUTION 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Deer Community Development District (“**District**”) prior to June 15, 2024, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Wednesday, July 17, 2024

HOUR: 2:15 p.m.

LOCATION: 346 East Central Ave.
Winter Haven, FL 33880

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

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

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

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 17TH DAY OF APRIL 2024.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Lake Deer
Community Development District

Proposed Budget
FY2025



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Lake Deer
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|---|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
| Revenues | | | | | |
| Assessments | \$ 335,396 | \$ 219,157 | \$ 116,239 | \$ 335,396 | \$ 477,399 |
| Total Revenues | \$ 335,396 | \$ 219,157 | \$ 116,239 | \$ 335,396 | \$ 477,399 |
| Expenditures | | | | | |
| <i>General & Administrative</i> | | | | | |
| Supervisor Fees | \$ 12,000 | \$ 1,200 | \$ 4,200 | \$ 5,400 | \$ 12,000 |
| Engineering | \$ 15,000 | \$ 553 | \$ 4,200 | \$ 4,753 | \$ 12,500 |
| Attorney | \$ 25,000 | \$ 4,538 | \$ 6,370 | \$ 10,908 | \$ 25,000 |
| Annual Audit | \$ 6,000 | \$ 2,500 | \$ 3,500 | \$ 6,000 | \$ 6,000 |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ - | \$ 5,000 | \$ 5,250 |
| Arbitrage | \$ 450 | \$ - | \$ 450 | \$ 450 | \$ 450 |
| Dissemination | \$ 5,300 | \$ 3,208 | \$ 3,092 | \$ 6,300 | \$ 5,565 |
| Trustee Fees | \$ 4,500 | \$ - | \$ 4,040 | \$ 4,040 | \$ 4,500 |
| Management Fees | \$ 38,955 | \$ 16,231 | \$ 22,724 | \$ 38,955 | \$ 42,500 |
| Information Technology | \$ 1,800 | \$ 750 | \$ 1,050 | \$ 1,800 | \$ 1,890 |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 700 | \$ 1,200 | \$ 1,260 |
| Postage & Delivery | \$ 1,000 | \$ 437 | \$ 546 | \$ 983 | \$ 1,000 |
| Insurance | \$ 5,913 | \$ 5,590 | \$ - | \$ 5,590 | \$ 6,429 |
| Copies | \$ 1,000 | \$ - | \$ 7 | \$ 7 | \$ 500 |
| Legal Advertising | \$ 5,000 | \$ 930 | \$ 4,070 | \$ 5,000 | \$ 2,500 |
| Other Current Charges | \$ 2,768 | \$ 211 | \$ 301 | \$ 512 | \$ 2,000 |
| Office Supplies | \$ 625 | \$ 3 | \$ 105 | \$ 108 | \$ 625 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ - | \$ 175 | \$ 175 |
| Total General & Administrative | \$ 131,686 | \$ 41,827 | \$ 55,354 | \$ 97,181 | \$ 130,144 |

Lake Deer
Community Development District
Proposed Budget
General Fund

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|---|--------------------------|-------------------------|----------------------------|---------------------------|---------------------------|
| Operations & Maintenance | | | | | |
| <i>Field Expenditures</i> | | | | | |
| Property Insurance | \$ 5,000 | \$ 1,068 | \$ - | \$ 1,068 | \$ 10,000 |
| Field Management | \$ 15,000 | \$ - | \$ 4,375 | \$ 4,375 | \$ 15,000 |
| Landscape Maintenance | \$ 42,380 | \$ - | \$ 32,422 | \$ 32,422 | \$ 55,580 |
| Landscape Replacement | \$ 5,000 | \$ - | \$ - | \$ - | \$ 10,000 |
| Lake Maintenance | \$ 5,500 | \$ - | \$ 7,350 | \$ 7,350 | \$ 12,600 |
| Streetlights | \$ 7,000 | \$ - | \$ - | \$ - | \$ 45,000 |
| Electric | \$ 5,000 | \$ 429 | \$ 700 | \$ 1,129 | \$ 3,500 |
| Water & Sewer | \$ 5,000 | \$ 1,417 | \$ 3,500 | \$ 4,917 | \$ 10,000 |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ - | \$ - | \$ - | \$ 2,500 |
| Irrigation Repairs | \$ 5,000 | \$ - | \$ - | \$ - | \$ 7,500 |
| General Repairs & Maintenance | \$ 5,000 | \$ - | \$ - | \$ - | \$ 15,000 |
| Field Contingency | \$ 20,000 | \$ 238 | \$ 19,763 | \$ 20,000 | \$ 7,500 |
| Subtotal Field Expenditures | \$ 122,380 | \$ 3,151 | \$ 68,109 | \$ 71,260 | \$ 194,180 |
| <i>Amenity Expenditures</i> | | | | | |
| Amenity - Electric | \$ 3,600 | \$ - | \$ 3,600 | \$ 3,600 | \$ 14,400 |
| Amenity - Water | \$ 1,250 | \$ - | \$ 1,125 | \$ 1,125 | \$ 4,500 |
| Playground Lease | \$ 35,000 | \$ - | \$ 9,094 | \$ 9,094 | \$ 36,375 |
| Internet | \$ 750 | \$ - | \$ 625 | \$ 625 | \$ 2,500 |
| Pest Control | \$ 180 | \$ - | \$ 325 | \$ 325 | \$ 1,300 |
| Janitorial Services | \$ 7,500 | \$ - | \$ 3,750 | \$ 3,750 | \$ 15,000 |
| Security Services | \$ 20,000 | \$ - | \$ 8,500 | \$ 8,500 | \$ 34,000 |
| Pool Maintenance | \$ 5,550 | \$ - | \$ 3,750 | \$ 3,750 | \$ 15,000 |
| Amenity Management | \$ 1,250 | \$ - | \$ 3,125 | \$ 3,125 | \$ 12,500 |
| Amenity Repairs & Maintenance | \$ 1,250 | \$ - | \$ 2,500 | \$ 2,500 | \$ 10,000 |
| Amenity Contingency | \$ 5,000 | \$ - | \$ 1,875 | \$ 1,875 | \$ 7,500 |
| Subtotal Amenity Expenditures | \$ 81,330 | \$ - | \$ 38,269 | \$ 38,269 | \$ 153,075 |
| Total Operations & Maintenance | \$ 203,710 | \$ 3,151 | \$ 106,378 | \$ 109,529 | \$ 347,255 |
| Total Expenditures | \$ 335,396 | \$ 44,978 | \$ 161,732 | \$ 206,710 | \$ 477,399 |
| Excess Revenues/(Expenditures) | \$ - | \$ 174,179 | \$ (45,493) | \$ 128,686 | \$ - |

| | |
|-------------------|-------------|
| Gross Assessments | \$ 513,332 |
| Discount | \$ (35,933) |
| Net Assessments | \$ 477,399 |

| Product | Assessable Units | Net Assessments | Net Per Unit | Gross Per Unit |
|---------------|------------------|-----------------|--------------|----------------|
| Single Family | 577 | \$477,399 | \$827.38 | \$889.66 |
| | 577 | \$477,399 | | |

| Product | FY2025 | FY2024 | Increase/ (Decrease) |
|---------------|----------|----------|-------------------------|
| Single Family | \$889.66 | \$625.03 | \$264.63 |

Lake Deer

Community Development District

General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

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

Attorney

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

Annual Audit

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

Assessment Administration

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

Arbitrage

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

Dissemination

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

Trustee Fees

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

Lake Deer

Community Development District

General Fund Narrative

Management Fees

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

Information Technology

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

Website Maintenance

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

Postage & Delivery

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

Insurance

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

Copies

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

Legal Advertising

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

Other Current Charges

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

Office Supplies

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

Lake Deer

Community Development District

General Fund Narrative

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

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

Field Management

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

Landscape Maintenance

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

Landscape Replacement

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

Lake Maintenance

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

Streetlights

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

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

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

Irrigation Repairs

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

Lake Deer

Community Development District

General Fund Narrative

General Repairs & Maintenance

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

Field Contingency

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

Amenity Expenditures

Amenity - Electric

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

Amenity - Water

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

Playground Lease

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

Internet

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

Pest Control

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

Janitorial Services

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

Security Services

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

Pool Maintenance

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

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Lake Deer
Community Development District
General Fund Narrative

Amenity Repairs & Maintenance

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

Amenity Contingency

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

Lake Deer

Community Development District Proposed Budget Debt Service Fund Series 2022

| Description | Adopted Budget FY2024 | Actuals Thru 2/29/24 | Projected Next 7 Months | Projected Thru 9/30/24 | Proposed Budget FY2025 |
|-----------------------------------|-----------------------------|----------------------------|-------------------------------|------------------------------|------------------------------|
| Revenues | | | | | |
| Assessments - On Roll | \$ 1,084,417 | \$ 708,061 | \$ 376,356 | \$ 1,084,417 | \$ 698,756 |
| Assessments - Prepayments | \$ - | \$ 4,324,977 | \$ - | \$ 4,324,977 | \$ - |
| Assessments - Lot Closing | \$ - | \$ 415,096 | \$ - | \$ 415,096 | \$ - |
| Interest | \$ - | \$ 86,486 | \$ 36,036 | \$ 122,522 | \$ 61,261 |
| Carryforward Surplus | \$ 514,477 | \$ 2,715,389 | \$ - | \$ 2,715,389 | \$ 508,865 |
| Total Revenues | \$ 1,598,894 | \$ 8,250,009 | \$ 412,392 | \$ 8,662,401 | \$ 1,268,883 |
| Expenditures | | | | | |
| Interest Payment - 11/01 | \$ 484,803 | \$ 532,873 | \$ - | \$ 532,873 | \$ 286,538 |
| Special Call - 11/01 | \$ - | \$ 1,955,000 | \$ - | \$ 1,955,000 | \$ - |
| Special Call - 02/01 | \$ - | \$ 3,520,000 | \$ - | \$ 3,520,000 | \$ - |
| Special Call - 05/01 | \$ - | \$ - | \$ 1,635,000 | \$ 1,635,000 | \$ - |
| Principal Payment - 05/01 | \$ 250,000 | \$ - | \$ 175,000 | \$ 175,000 | \$ 160,000 |
| Interest Payment - 05/01 | \$ 484,803 | \$ - | \$ 335,663 | \$ 335,663 | \$ 286,538 |
| Total Expenditures | \$ 1,219,606 | \$ 6,007,873 | \$ 2,145,663 | \$ 8,153,536 | \$ 733,075 |
| Net Change in Fund Balance | \$ 379,288 | \$ 2,242,136 | \$ (1,733,270) | \$ 508,865 | \$ 535,808 |

Interest Payment 11/1/25 \$ 282,938

| Product | Assessable Units | Maximum Annual Debt Service | Net Per Unit | Gross Per Unit |
|---------------------------|------------------|--------------------------------|--------------|----------------|
| Single Family | 83 | \$174,953 | \$2,108 | \$2,267 |
| Single Family - Paid Down | 388 | \$523,803 | \$1,350 | \$1,452 |
| No Debt | 106 | \$0 | \$0 | \$0 |
| | 577 | \$698,756 | | |

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

| DATE | BALANCE | PRINCIPAL | INTEREST | TOTAL |
|----------|------------------|-------------------------|-------------------------|-------------------------|
| 11/01/24 | \$ 10,465,000.00 | \$ - | \$ 286,537.50 | \$ 286,537.50 |
| 05/01/25 | \$ 10,465,000.00 | \$ 160,000.00 | \$ 286,537.50 | \$ - |
| 11/01/25 | \$ 10,305,000.00 | \$ - | \$ 282,937.50 | \$ 729,475.00 |
| 05/01/26 | \$ 10,305,000.00 | \$ 165,000.00 | \$ 282,937.50 | \$ - |
| 11/01/26 | \$ 10,140,000.00 | \$ - | \$ 279,225.00 | \$ 727,162.50 |
| 05/01/27 | \$ 10,140,000.00 | \$ 170,000.00 | \$ 279,225.00 | \$ - |
| 11/01/27 | \$ 9,970,000.00 | \$ - | \$ 275,400.00 | \$ 724,625.00 |
| 05/01/28 | \$ 9,970,000.00 | \$ 180,000.00 | \$ 275,400.00 | \$ - |
| 11/01/28 | \$ 9,790,000.00 | \$ - | \$ 270,900.00 | \$ 726,300.00 |
| 05/01/29 | \$ 9,790,000.00 | \$ 190,000.00 | \$ 270,900.00 | \$ - |
| 11/01/29 | \$ 9,600,000.00 | \$ - | \$ 266,150.00 | \$ 727,050.00 |
| 05/01/30 | \$ 9,600,000.00 | \$ 200,000.00 | \$ 266,150.00 | \$ - |
| 11/01/30 | \$ 9,400,000.00 | \$ - | \$ 261,150.00 | \$ 727,300.00 |
| 05/01/31 | \$ 9,400,000.00 | \$ 210,000.00 | \$ 261,150.00 | \$ - |
| 11/01/31 | \$ 9,190,000.00 | \$ - | \$ 255,900.00 | \$ 727,050.00 |
| 05/01/32 | \$ 9,190,000.00 | \$ 220,000.00 | \$ 255,900.00 | \$ - |
| 11/01/32 | \$ 8,970,000.00 | \$ - | \$ 250,400.00 | \$ 726,300.00 |
| 05/01/33 | \$ 8,970,000.00 | \$ 230,000.00 | \$ 250,400.00 | \$ - |
| 11/01/33 | \$ 8,740,000.00 | \$ - | \$ 244,075.00 | \$ 724,475.00 |
| 05/01/34 | \$ 8,740,000.00 | \$ 245,000.00 | \$ 244,075.00 | \$ - |
| 11/01/34 | \$ 8,495,000.00 | \$ - | \$ 237,337.50 | \$ 726,412.50 |
| 05/01/35 | \$ 8,495,000.00 | \$ 260,000.00 | \$ 237,337.50 | \$ - |
| 11/01/35 | \$ 8,235,000.00 | \$ - | \$ 230,187.50 | \$ 727,525.00 |
| 05/01/36 | \$ 8,235,000.00 | \$ 275,000.00 | \$ 230,187.50 | \$ - |
| 11/01/36 | \$ 7,960,000.00 | \$ - | \$ 222,625.00 | \$ 727,812.50 |
| 05/01/37 | \$ 7,960,000.00 | \$ 290,000.00 | \$ 222,625.00 | \$ - |
| 11/01/37 | \$ 7,670,000.00 | \$ - | \$ 214,650.00 | \$ 727,275.00 |
| 05/01/38 | \$ 7,670,000.00 | \$ 305,000.00 | \$ 214,650.00 | \$ - |
| 11/01/38 | \$ 7,365,000.00 | \$ - | \$ 206,262.50 | \$ 725,912.50 |
| 05/01/39 | \$ 7,365,000.00 | \$ 325,000.00 | \$ 206,262.50 | \$ - |
| 11/01/39 | \$ 7,040,000.00 | \$ - | \$ 197,325.00 | \$ 728,587.50 |
| 05/01/40 | \$ 7,040,000.00 | \$ 340,000.00 | \$ 197,325.00 | \$ - |
| 11/01/40 | \$ 6,700,000.00 | \$ - | \$ 187,975.00 | \$ 725,300.00 |
| 05/01/41 | \$ 6,700,000.00 | \$ 360,000.00 | \$ 187,975.00 | \$ - |
| 11/01/41 | \$ 6,340,000.00 | \$ - | \$ 178,075.00 | \$ 726,050.00 |
| 05/01/42 | \$ 6,340,000.00 | \$ 380,000.00 | \$ 178,075.00 | \$ - |
| 11/01/42 | \$ 5,960,000.00 | \$ - | \$ 167,625.00 | \$ 725,700.00 |
| 05/01/43 | \$ 5,960,000.00 | \$ 405,000.00 | \$ 167,625.00 | \$ - |
| 11/01/43 | \$ 5,555,000.00 | \$ - | \$ 156,234.38 | \$ 728,859.38 |
| 05/01/44 | \$ 5,555,000.00 | \$ 425,000.00 | \$ 156,234.38 | \$ - |
| 11/01/44 | \$ 5,130,000.00 | \$ - | \$ 144,281.25 | \$ 725,515.63 |
| 05/01/45 | \$ 5,130,000.00 | \$ 450,000.00 | \$ 144,281.25 | \$ - |
| 11/01/45 | \$ 4,680,000.00 | \$ - | \$ 131,625.00 | \$ 725,906.25 |
| 05/01/46 | \$ 4,680,000.00 | \$ 475,000.00 | \$ 131,625.00 | \$ - |
| 11/01/46 | \$ 4,205,000.00 | \$ - | \$ 118,265.63 | \$ 724,890.63 |
| 05/01/47 | \$ 4,205,000.00 | \$ 505,000.00 | \$ 118,265.63 | \$ - |
| 11/01/47 | \$ 3,700,000.00 | \$ - | \$ 104,062.50 | \$ 727,328.13 |
| 05/01/48 | \$ 3,700,000.00 | \$ 535,000.00 | \$ 104,062.50 | \$ - |
| 11/01/48 | \$ 3,165,000.00 | \$ - | \$ 89,015.63 | \$ 728,078.13 |
| 05/01/49 | \$ 3,165,000.00 | \$ 565,000.00 | \$ 89,015.63 | \$ - |
| 11/01/49 | \$ 2,600,000.00 | \$ - | \$ 73,125.00 | \$ 727,140.63 |
| 05/01/50 | \$ 2,600,000.00 | \$ 595,000.00 | \$ 73,125.00 | \$ - |
| 11/01/50 | \$ 2,005,000.00 | \$ - | \$ 56,390.63 | \$ 724,515.63 |
| 05/01/51 | \$ 2,005,000.00 | \$ 630,000.00 | \$ 56,390.63 | \$ - |
| 11/01/51 | \$ 1,375,000.00 | \$ - | \$ 38,671.88 | \$ 725,062.50 |
| 05/01/52 | \$ 1,375,000.00 | \$ 670,000.00 | \$ 38,671.88 | \$ - |
| 11/01/52 | \$ 705,000.00 | \$ - | \$ 19,828.13 | \$ 728,500.00 |
| 05/01/53 | \$ 705,000.00 | \$ 705,000.00 | \$ 19,828.13 | \$ 724,828.13 |
| | | \$ 10,465,000.00 | \$ 10,892,475.00 | \$ 21,357,475.00 |

SECTION V

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF PUBLIC HEARING AND AUTHORIZE PUBLICATION OF NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES, RATES, FEES AND CHARGES OF THE DISTRICT AND PROVIDING 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, the District’s Board of Supervisors (“**Board**”) is authorized by Section 190.011(5), *Florida Statutes*, to adopt rules and orders pursuant to Chapter 120, *Florida Statutes*, and to authorize user charges or fees; and

WHEREAS, the Board finds it is in the District’s best interests to set a public hearing to adopt the rules, rates, fees and charges set forth in **Exhibit A**, which relate to the District’s amenity facilities.

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

SECTION 1. A Public Hearing will be held to adopt rates, fees and charges of the District on _____, _____, **2024, at 2:15 p.m., at 346 East Central Ave. Winter Haven, Florida 33880.**

SECTION 2. The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes*.

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

PASSED AND ADOPTED this 17th day of April 2024.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Chairman, Board of Supervisors

EXHIBIT A

LAKE DEER COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – _____, 2024¹

¹LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2023); In accordance with Chapter 190 of the Florida Statutes, and on _____, 2024, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lake Deer Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services.

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DEFINITIONS

“Amenities” or “Amenity Facilities”– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, walking trails, parks, tot lot, and playground, together with their appurtenant facilities and areas.

“Amenity Policies” or “Policies” and “Amenity Rates” – shall mean these Amenity Policies and Rates of the Lake Deer Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager’s Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

“Amenity Manager” – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

“Amenity Rates” – shall mean those rates and fees established by the Board of Supervisors of the Lake Deer Community Development District as provided in **Exhibit A** attached hereto.

“Access Card” or “Card” – shall mean an electronic Access Card issued by the District Manager to each Patron Household (as defined herein) to access the Amenity Facilities.

“Board of Supervisors” or “Board” – shall mean the Board of Supervisors of the Lake Deer Community Development District.

“District” – shall mean the Lake Deer Community Development District.

“District Staff” – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

“Guest” – shall mean any person or persons, other than a Resident or Non-Resident Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

“Homeowners Association” or “HOA” or “POA” – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

“Household” – shall mean a residential unit or a group of individuals residing within a Resident’s home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District’s request, proof of residency for individuals over the age of eighteen (18) years may be required by driver’s license or state or federal issued form of identification, including a signed affidavit of residency.

“Lakes” or “Ponds” – shall mean those water management and control facilities and waterways within the District, including but not limited to stormwater management facilities, lakes and ponds.

“Non-Resident” – shall mean any person who does not own property within the District.

“Non-Resident Patron” – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

“Non-Resident User Fee” or “Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Patron” – shall mean Residents, Guests, Non-Resident Patrons and Renters.

“Renter” – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

“Resident” – shall mean any person or Household owning property within the District, or any Renter who has been approved for issuance of an Access Card.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

- (1) **General.** Only Patrons have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.
- (2) **Use at your Own Risk.** *All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.*
- (3) **Resident Access and Usage.** Residents are permitted to access and use the Amenities in accordance with the policies and rules set forth herein, and are not responsible for paying the Annual Non-Resident User Fee set forth herein. In order to fund the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments payable by property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year, and may additionally levy debt service assessments payable by property owners to repay debt used to finance public improvements. Residents shall not be entitled to a refund of any maintenance special assessments or debt service special assessments due to closure of the Amenities or suspension of that Resident's access privileges. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and each Household shall receive an Access Card.
- (4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual Non-Resident User Fee to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual Non-Resident User Fee shall be paid in full on the anniversary date of application. Annual Non-Resident User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual Non-Resident User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.
- (5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. *Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.*
- (6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all

Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the department of their respective Renter, including the Renter's adherence to the Amenity Policies.

- (7) **Access Cards.** One complimentary Access Card will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities.

All Patrons must use the Access Card issued to their Household for entrance to the Amenity Facilities. Each Household will be authorized one (1) initial Access Card free of charge. One (1) additional Access Card may be purchased at the Amenity Rates in effect, for a maximum of two (2) Access Cards per Household in service at a time. Replacement Access Cards may be purchased in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the Card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities, and under no circumstances shall a Patron intentionally leave doors, gates, or other entrance barriers open to allow entry by non-Patrons.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen Cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen Cards.

GENERAL AMENITY POLICIES

- (1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website and/or posted at the applicable Amenity facility. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website or at the applicable Amenity facility, all outdoor Amenities are open only from dawn until dusk. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website and/or as posted at the applicable Amenity facility. No Patron is allowed in the service areas of the Amenities.
- (2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:
 - (a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued. In the case of Guests, Guests must be accompanied by a Patron possessing a valid Access Card at all times.
 - (b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.
 - (c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.
 - (d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, pond banks, roadsides, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District Staff. Off-road bikes/vehicles (including ATVs) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.
 - (e) **Fireworks/Flames.** Fireworks and open flames of any kind are not permitted anywhere on District-owned property or adjacent areas.
 - (f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, trails, playground area and sidewalks surrounding these areas.
 - (g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District-owned property.
 - (h) **Firearms.** Firearms are not permitted in any of the Amenities or on any District property in each case to the extent such prohibitions are permitted under Florida law. Among other prohibitions, no firearms may be carried to any meeting of the District's Board of Supervisors.
 - (i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons are encouraged to notify District Staff if such items need repair, maintenance or cleaning.
 - (j) **Littering.** Patrons are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

- (k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.
- (l) **Excessive Noise.** Excessive noise that will disturb other Patrons is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.
- (m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.
- (n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.
- (o) **Compliance with Laws and District Rules and Policies.** All Patrons shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.
- (p) **Courtesy.** Patrons and all users shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or District contractors may result in suspension or termination of Amenity access and usage privileges. If District Staff requests that a Patron leave the Amenity Facilities due to failure to comply with these rules and policies, or due to a threat to the health, safety, or welfare, failure to comply may result in immediate suspension or termination of Amenity access and usage privileges.
- (q) **Profanity/Obscenity.** Loud, profane, abusive, or obscene language or behavior is prohibited.
- (r) **Emergencies.** In the event of an injury or other emergency, please contact 911 and alert District Staff immediately.
- (s) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.
- (t) **Outside Vendors/Commercial Activity.** Outside vendors and commercial activity are prohibited on District property unless they are invited by the District as part of a District event or program or as authorized by the District in connection with a rental of the Amenity Facilities.
- (u) **Organized Activities.** Any organized activities taking place at the Amenity Center must first be approved by the District. This includes, but is not limited to, fitness instruction, special events, etc.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of “Service Animals” as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal’s work or tasks or the individual’s disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal’s behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual’s disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

- (1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.
- (2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.
- (3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.
- (4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.
- (5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.
- (6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.
- (7) **Horseplay.** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.
- (8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.
- (9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.
- (10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them except temporarily to allow the Patron using them to enter the pool or use the restroom facilities.
- (11) **Entrances.** Pool entrances must be kept clear at all times.
- (12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.
- (13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.
- (14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.
- (15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
 - For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
 - Operational and mechanical treatments or difficulties affecting pool water quality.
 - For a reasonable period following any mishap that resulted in contamination of pool water.
 - Any other reason deemed to be in the best interests of the District as determined by District staff.
- (16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.
- (17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect at all times.
- (18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

DOG PARK POLICIES

The Dog Park is restricted to use only by Patrons of the District and their Guests. ALL OTHER PERSONS ARE CONSIDERED TRESPASSERS AND MAY BE PROSECUTED AS SUCH UNDER FLORIDA LAW.

- (1) Dogs must be on leashes at all times, except within the Dog Park area.
- (2) Dogs inside the Dog park must be under voice control by their handler at all times. If voice control is not possible, do not enter the Dog Park.
- (3) Dog handler must have the leash with them at all times.
- (4) Dogs may not be left unattended and must be within unobstructed sight of the dog handler.
- (5) Dogs must be vaccinated and wear a visible rabies and license tag at all times.
- (6) Limit of 3 dogs per ADULT dog handler.
- (7) Puppies under four months of age should not enter the Dog Park.
- (8) Children under the age of twelve (12) are not permitted within the Dog Park area.
- (9) Dog handlers are responsible for the behavior of their animals.
- (10) Aggressive dogs are not allowed in the Dog Park. Any dogs showing signs of aggression should be removed from the Dog Park immediately.
- (11) Female dogs in heat are not permitted in the Dog Park.
- (12) Human or dog food inside the Dog Park is prohibited.
- (13) Dog handlers must clean up any dog droppings made by their pets.
- (14) Dog handlers must fill in any holes made by their pets.
- (15) Please do not brush or groom pets inside the Dog Park. The Dog Park is for play time.
- (16) Only licensed and insured dog trainers will be permitted to do training at the Dog Park. Owner must register trainer with the District prior to working with the dog.
- (17) The Dog Park is a designated “No Smoking” area.

USE OF THE DOG PARK IS AT PATRON’S OWN RISK

Use of the Dog Park is voluntary and evidences your waiver of any claims against the District resulting from activities occurring at the Dog Park. The District is not responsible for any injury or harm caused by use of the Dog Park.

PLAYGROUND POLICIES

- (1) **Use at Own Risk.** Patrons may use the playgrounds and parks at their own risk and must comply with all posted signage.
- (2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.
- (3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.
- (4) **Shoes.** Proper footwear is required and no loose clothing, especially with strings, should be worn.
- (5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.
- (6) **Food & Drink.** No food, drinks or gum are permitted on the playground, other than such water in non-breakable containers as may be necessary for reasonable hydration, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.
- (7) **Glass.** No glass containers or objects are permitted. Patrons should notify District Staff if broken glass is observed at the playground or parks.

LAKES AND PONDS POLICIES

Lakes and Ponds (used interchangeably and reference to one shall implicate the other) within the District primarily function as retention ponds to facilitate the District's system for treatment and attenuation of stormwater run-off and overflow. As a result, contaminants may be present in the water. These policies are intended to limit contact with such contaminants and ensure the continued operations of the Ponds while allowing limited recreational use of the same.

- (1) Users of District Lakes shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement or regulation of any governmental entity relating to the District Lakes.
- (2) Wading and swimming in District Lakes are prohibited.
- (3) Patrons may fish from District Lakes. However, the District has a "catch and release" policy for all fish caught in these waters.
- (4) Pets are not allowed in the District Lakes.
- (5) Owners of property lying contiguous to the District Lakes shall take such actions as may be necessary to remove underbrush, weeds or unsightly growth from the Owner's property that detract from the overall beauty, setting and safety of the property.
- (6) No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District Lakes or other District stormwater management facilities.
- (7) No pipes, pumps or other devices used for irrigation or the withdrawal of water shall be placed in or around the District Lakes, except by the District.
- (8) No foreign materials may be disposed of in the District Lakes, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the Lake environment.
- (9) Easements through residential backyards along the community's stormwater management system are for maintenance purposes only and are not general grants for access for fishing or any other recreational purpose. Access to residents' backyards via these maintenance easements is prohibited. Unless individual property owners explicitly grant permission for others to access their backyards, entering their private property can be considered trespassing. Please be considerate of the privacy rights of other residents.
- (10) Beware of wildlife - water moccasins and other snakes, alligators, snapping turtles, birds and other wildlife which may pose a threat to your safety are commonly found in stormwater management facilities in Florida. Wildlife may neither be removed from nor released into the District Lakes; notwithstanding the foregoing, nuisance alligators posing a threat to the health, safety and welfare may be removed by a properly permitted and licensed nuisance alligator trapper, in accordance with all applicable state and local laws, rules, ordinances and policies including but not limited to rules promulgated by the Florida Fish and Wildlife Conservation Commission ("FWC"). Anyone concerned about an alligator is encouraged to call FWC's toll-free Nuisance Alligator Hotline at 866-FWC-GATOR (866-392-4286).
- (11) Any hazardous condition concerning the District Lakes must immediately be reported to the District Manager and the proper authorities.

SUSPENSION AND TERMINATION OF PRIVILEGES

- (1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. In order to protect the rights and privileges of rule-abiding Patrons, inappropriate behavior by Patrons will not be tolerated.
- (2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:
 - Submits false information on any application for use of the Amenities;
 - Permits the unauthorized use of an Access Card;
 - Exhibits unsatisfactory behavior, deportment or appearance;
 - Fails to pay amounts owed to the District in a proper and timely manner;
 - Fails to abide by any District rules or policies (e.g., Amenity Policies);
 - Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other Patrons, in an unreasonable or abusive manner;
 - Damages or destroys District property; or
 - Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.
- (3) **Authority of District Staff.** District Staff or their designee, may immediately remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.
- (4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:
 - (a) Offenses:
 - i First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.
 - ii Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.
 - iii Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.
 - (b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second

offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

(c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal or exceed one year. In situations that pose a long-term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

(d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity, or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on _____, 2024, by the Board of Supervisors for the Lake Deer Community Development District, at a duly noticed public hearing and meeting.

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Amenity Rates

Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

| TYPE | RATE |
|------------------------------------|-------------|
| Annual Non-Resident User Fee | \$2,500.00 |
| Additional/Replacement Access Card | \$30.00 |

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

**LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
AMENITIES ACCESS REGISTRATION FORM**

NAME: _____

ADDRESS: _____

HOME TELEPHONE: _____ CELL PHONE: _____

EMAIL ADDRESS: _____

ADDITIONAL RESIDENT 1: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 2: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 3: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 4: _____ DOB IF UNDER 18 _____

ADDITIONAL RESIDENT 5: _____ DOB IF UNDER 18 _____

ACCEPTANCE:

I acknowledge receipt of the Access Card (s) for the above listed residents and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the Lake Deer Community Development District ("District") for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that I am financially responsible for any damages caused by me, my family members or my guests and the damages resulting from the loss or theft of my or my family members' Access Card (s). It is understood that Access Card s are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations, and any necessary replacement will be at an applicable Replacement Access Card fee. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its supervisors, agents, officers, professional staff and employees from any and all liability for any injuries that might occur, whether such occurrence happens wholly or in part by me or my family members' or guests' fault, in conjunction with the use of any of the District's Amenity Facilities (as defined in the District's Amenity Policies & Rates), as well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability 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.

Signature of Patron (Parent or Legal Guardian if Minor)

Date

AFFIDAVIT OF RESIDENCY: (REQUIRED IF LEGAL FORM OF PROOF OF RESIDENCY NOT PROVIDED)

I hereby state that the address listed above is the bona fide residence for all residents listed in this Amenities Access Registration Form and that such address is located within the Lake Deer Community Development District. I acknowledge that a false statement in this affidavit may subject me to penalties for making a false statement pursuant to Section 837.06, *Florida Statutes*. I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Signature of Patron
State of Florida
County of _____

The foregoing was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 20__, by _____ who is [] personally known to me or [] produced _____ as identification.

(NOTARY SEAL)
Official Notary Public Signature _____

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms in the **Amenity Policies and Rates** of the Lake Deer Community Development District.

Signature of Patron
(Parent or Legal Guardian if minor)

Date

GUEST POLICY:

Please refer to the **Amenity Policies and Rates** for the most current policies regarding guests.

PLEASE RETURN THIS FORM TO:

Lake Deer Community Development District
Attn: Amenity Access Team
219 East Livingston Street
Orlando, Florida 32801
Answering Service: (689) 500-4540
Email: amenityaccess@gmscfl.com

OFFICE USE ONLY:

Date Received

Date Entered in System

Staff Member Signature

PRIMARY RESIDENT:

Access Card #

ADDITIONAL INFORMATION:

Phase ___ - ___ Phase ___ - ___ Phase ___ - ___

New Construction: _____ Re-Sale: _____ Prior Owner: _____

Rental: _____ Landlord/Owner: _____

Lease Term: _____ Tenant/Renter: _____

SECTION VI

SECTION B

SECTION 1



Sent Via Email: jburns@gmscfl.com

April 2, 2024

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 Number 2024-2
 Lake Deer Community Development District
 Annual Engineer’s Report 2024**

Dear Ms. Burns:

Dewberry Engineers Inc. (Engineer) is pleased to submit this Work Authorization to provide professional consulting engineering services for the Lake Deer Community Development District (CDD). We will provide these services pursuant to our current agreement (“District Engineering Agreement”) as follows:

I. Scope of Work

We will provide the Annual Engineer’s Report for the CDD as required by the Trust Indenture for this fiscal year. The report will address the requirements as detailed in Section 9.21 of the Trust.

II. Fees

The CDD will compensate the Engineer pursuant to the hourly rate schedule contained in the District Engineering Agreement. We estimate a budget in the amount of \$4,500, plus other direct costs. The CDD will reimburse the Engineer all direct costs, which include items such as printing, drawings, travel, deliveries, et cetera, pursuant to the Engineering Agreement.

Thank you for considering Dewberry. We look forward to helping you create a quality project.

Sincerely,

Rey Malavé, P.E.
 Dewberry Engineers Inc.
 Associate Vice President

April 2, 2024

 Date

APPROVED AND ACCEPTED

By: _____
 Authorized Representative of
 Lake Deer
 Community Development District

 Date

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



Lake Deer CDD

Field Management Report



April 17th, 2024

Joel Blanco

Field Manager

GMS

In Progress

Landscaping Review

- ✚ GMS staff has reviewed all landscaping areas including areas surrounding the pond since vendor started on April 1st.
- ✚ Common areas, including frontage area and median on Cottontail Blvd. have been neatly trimmed and appear in satisfactory conditions.
- ✚ Vendor detailed the landscaping beds on the entrance medians where community signs are located.
- ✚ Landscaping around the ponds have been neatly trimmed with some ponds allowing the edge grasses to grow in to support the littoral shelves.



In Progress

Pond Reviews

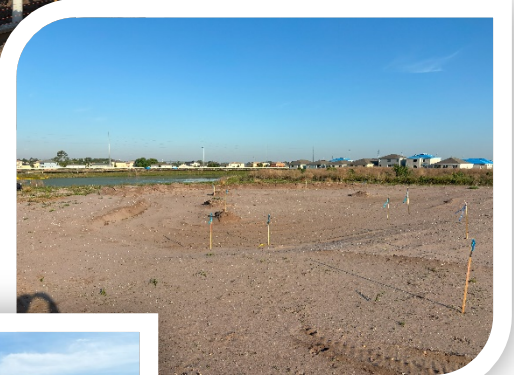
- ✚ GMS staff has reviewed all ponds throughout the community since aquatics vendor started.
- ✚ Ponds appear in good shape.
- ✚ Most of the ponds have had edge weeds sprayed and appear treated.
- ✚ Present algae blooms appear treated throughout the community.
- ✚ Duckweed was found in some ponds, vendor has started treatment and will continue to treat until its completed gone from the pond.



In Progress

Amenity Review

- ✚ GMS staff has been monitoring amenity construction progress.
- ✚ Clubhouse utilities have been located and flagged.
- ✚ Pool dimensions have mapped and currently prepped for excavation.
- ✚ Staff will continue to monitor progress and prep for opening.



Conclusion

in progress

For any questions or comments regarding the above information, please contact me by phone at 786-238-9473, or by email at jblanco@gmscfl.com. Thank you.

Respectfully,

Joel Blanco

SECTION D

SECTION 1

Lake Deer

Community Development District

Summary of Check Register

March 7, 2024 to April 3, 2024

| Bank | Date | Check No.'s | Amount |
|---------------------|---------|-------------|----------------------|
| General Fund | 3/12/24 | 238 | \$ 3,968.53 |
| | 3/19/24 | 239 - 240 | \$ 947.50 |
| | 3/22/24 | 241 | \$ 2,000.00 |
| | 3/26/24 | 242 - 244 | \$ 600.00 |
| | 4/3/24 | 245 - 247 | \$ 94,611.44 |
| | | | <hr/> |
| | | | \$ 102,127.47 |
| Total Amount | | | \$ 102,127.47 |

| CHECK DATE | VEND# | INVOICE DATE | INVOICE | EXPENSED TO YRMO | DPT | ACCT# | SUB | SUBCLASS | VENDOR NAME | STATUS | AMOUNT | CHECK AMOUNT | CHECK # |
|----------------------------------|-------|--------------|----------|------------------|-----------------|-------|-----|----------|---------------------------|--------|-----------|--------------|---------|
| 3/12/24 | 00001 | 3/01/24 | 40 | 202403 | 310-51300-34000 | | | | MANAGEMENT FEES MAR24 | * | 3,246.25 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-35200 | | | | WEBSITE ADMIN MAR24 | * | 100.00 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-35100 | | | | INFORMATION TECH MAR24 | * | 150.00 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-31300 | | | | DISSEMINATION SVCS MAR24 | * | 441.67 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-51000 | | | | OFFICE SUPPLIES MAR24 | * | 2.62 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-42000 | | | | POSTAGE MAR24 | * | 27.24 | | |
| | | 3/01/24 | 40 | 202403 | 310-51300-42500 | | | | COPIES MAR24 | * | .75 | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | | 3,968.53 | 000238 |
| 3/19/24 | 00001 | 1/31/24 | 41 | 202401 | 330-57200-49000 | | | | REPAIRED VINYL PERIMETER | * | 237.50 | | |
| GOVERNMENTAL MANAGEMENT SERVICES | | | | | | | | | | | | 237.50 | 000239 |
| 3/19/24 | 00006 | 3/08/24 | 8902 | 202402 | 310-51300-31500 | | | | GENERAL COUNSEL FEB24 | * | 710.00 | | |
| KILINSKI / VAN WYK, PLLC | | | | | | | | | | | | 710.00 | 000240 |
| 3/22/24 | 00041 | 2/08/24 | 220485 | 202403 | 300-20700-10200 | | | | 031 FR#35 | * | 2,000.00 | | |
| GREENLAND SERVICES, LLC | | | | | | | | | | | | 2,000.00 | 000241 |
| 3/26/24 | 00029 | 3/20/24 | CC032020 | 202403 | 310-51300-11000 | | | | SUPERVISOR FEE 03/20/24 | * | 200.00 | | |
| CHUCK CAVARETTA | | | | | | | | | | | | 200.00 | 000242 |
| 3/26/24 | 00021 | 3/20/24 | DA032020 | 202403 | 310-51300-11000 | | | | SUPERVISOR FEE 03/20/24 | * | 200.00 | | |
| DANIEL ARNETTE | | | | | | | | | | | | 200.00 | 000243 |
| 3/26/24 | 00008 | 3/20/24 | LS032020 | 202403 | 310-51300-11000 | | | | SUPERVISOR FEE 03/20/24 | * | 200.00 | | |
| LAUREN SCHWENK | | | | | | | | | | | | 200.00 | 000244 |
| 4/03/24 | 00013 | 3/29/24 | 22402789 | 202402 | 310-51300-31100 | | | | GENERAL ENGINEERING FEB24 | * | 172.50 | | |
| DEWBERRY ENGINEERS INC. | | | | | | | | | | | | 172.50 | 000245 |
| 4/03/24 | 00043 | 4/03/24 | 04032024 | 202404 | 300-20700-10000 | | | | ASSESS TRANSFER S2022 | * | 92,338.94 | | |
| LAKE DEER CDD C/O US BANK | | | | | | | | | | | | 92,338.94 | 000246 |
| LKDR LAKE DEER ZYAN | | | | | | | | | | | | | |

| CHECK DATE | VEND# |INVOICE..... DATE INVOICE | ...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS | VENDOR NAME | STATUS | AMOUNT |CHECK..... AMOUNT # |
|----------------------------------|-------|-----------------------------------|---|-------------|--------|------------|-----------------------------|
| 4/03/24 | 00047 | 3/26/24 | PSI05815 202403 320-53800-47000 LAKE MAINTENANCE MAR24 | | * | 1,050.00 | |
| | | 4/02/24 | PSI06523 202404 320-53800-47000 LAKE MAINTENANCE APR24 | | * | 1,050.00 | |
| SOLITUDE LAKE MANAGEMENT LLC DBA | | | | | | | 2,100.00 000247 |
| TOTAL FOR BANK A | | | | | | 102,127.47 | |
| TOTAL FOR REGISTER | | | | | | 102,127.47 | |

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
February 29, 2024



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| 9 | <u>Assessment Receipt Schedule</u> |

Lake Deer
Community Development District
Combined Balance Sheet
February 29, 2024

| | General Fund | Debt Service Fund | Capital Project Fund | Total Governmental Funds |
|---|-------------------|----------------------|-------------------------|-----------------------------|
| Assets: | | | | |
| Cash: | | | | |
| Operating Account | \$ 409,355 | \$ - | \$ - | \$ 409,355 |
| Investments: | | | | |
| <i>Series 2022</i> | | | | |
| Reserve | \$ - | \$ 852,325 | \$ - | \$ 852,325 |
| Revenue | \$ - | \$ 617,980 | \$ - | \$ 617,980 |
| Prepayment | \$ - | \$ 1,531,817 | \$ - | \$ 1,531,817 |
| Construction | \$ - | \$ - | \$ 75 | \$ 75 |
| Due from Developer | \$ - | \$ - | \$ 1,104,415 | \$ 1,104,415 |
| Due from General Fund | \$ - | \$ 92,339 | \$ - | \$ 92,339 |
| Total Assets | \$ 409,355 | \$ 3,094,461 | \$ 1,104,489 | \$ 4,608,305 |
| Liabilities: | | | | |
| Accounts Payable | \$ 71,470 | \$ - | \$ - | \$ 71,470 |
| Retainage Payable | \$ - | \$ - | \$ 1,027,801 | \$ 1,027,801 |
| Contracts Payable | \$ - | \$ - | \$ 75,303 | \$ 75,303 |
| Due to Debt Service | \$ 92,339 | \$ - | \$ - | \$ 92,339 |
| Total Liabilities | \$ 163,809 | \$ - | \$ 1,103,104 | \$ 1,266,913 |
| Fund Balance: | | | | |
| Restricted for: | | | | |
| Debt Service - Series 2022 | \$ - | \$ 3,094,461 | \$ - | \$ 3,094,461 |
| Capital Projects - Series 2022 | \$ - | \$ - | \$ 1,386 | \$ 1,386 |
| Unassigned | \$ 245,546 | \$ - | \$ - | \$ 245,546 |
| Total Fund Balances | \$ 245,546 | \$ 3,094,461 | \$ 1,386 | \$ 3,341,392 |
| Total Liabilities & Fund Balance | \$ 409,355 | \$ 3,094,461 | \$ 1,104,489 | \$ 4,608,305 |

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

| | Adopted | Prorated Budget | Actual | |
|---|-------------------|-------------------|-------------------|------------------|
| | Budget | Thru 02/29/24 | Thru 02/29/24 | Variance |
| Revenues: | | | | |
| Assessments - On Roll | \$ 335,396 | \$ 219,157 | \$ 219,157 | \$ - |
| Total Revenues | \$ 335,396 | \$ 219,157 | \$ 219,157 | \$ - |
| Expenditures: | | | | |
| <u>General & Administrative:</u> | | | | |
| Supervisor Fees | \$ 12,000 | \$ 5,000 | \$ 1,200 | \$ 3,800 |
| Engineering | \$ 15,000 | \$ 6,250 | \$ 553 | \$ 5,698 |
| Attorney | \$ 25,000 | \$ 10,417 | \$ 4,538 | \$ 5,878 |
| Annual Audit | \$ 6,000 | \$ 2,500 | \$ 2,500 | \$ - |
| Assessment Administration | \$ 5,000 | \$ 5,000 | \$ 5,000 | \$ - |
| Arbitrage | \$ 450 | \$ - | \$ - | \$ - |
| Dissemination | \$ 5,300 | \$ 2,208 | \$ 3,208 | \$ (1,000) |
| Trustee Fees | \$ 4,500 | \$ - | \$ - | \$ - |
| Management Fees | \$ 38,955 | \$ 16,231 | \$ 16,231 | \$ - |
| Information Technology | \$ 1,800 | \$ 750 | \$ 750 | \$ - |
| Website Maintenance | \$ 1,200 | \$ 500 | \$ 500 | \$ - |
| Postage & Delivery | \$ 1,000 | \$ 417 | \$ 437 | \$ (20) |
| Insurance | \$ 5,913 | \$ 5,913 | \$ 5,590 | \$ 323 |
| Copies | \$ 1,000 | \$ 417 | \$ - | \$ 417 |
| Legal Advertising | \$ 5,000 | \$ 2,083 | \$ 930 | \$ 1,153 |
| Administrative Contingency | \$ 2,768 | \$ 1,153 | \$ 211 | \$ 942 |
| Office Supplies | \$ 625 | \$ 260 | \$ 3 | \$ 257 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ 175 | \$ 175 | \$ - |
| Total General & Administrative | \$ 131,686 | \$ 59,275 | \$ 41,827 | \$ 17,448 |

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|-------------------|
| <u>Operations & Maintenance</u> | | | | |
| <u>Field Expenditures</u> | | | | |
| Property Insurance | \$ 5,000 | \$ 5,000 | \$ 1,068 | \$ 3,932 |
| Field Management | \$ 15,000 | \$ 6,250 | \$ - | \$ 6,250 |
| Landscape Maintenance | \$ 42,380 | \$ 17,658 | \$ - | \$ 17,658 |
| Landscape Replacement | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Lake Maintenance | \$ 5,500 | \$ 2,292 | \$ - | \$ 2,292 |
| Streetlights | \$ 7,000 | \$ 2,917 | \$ - | \$ 2,917 |
| Electric | \$ 5,000 | \$ 2,083 | \$ 429 | \$ 1,654 |
| Water & Sewer | \$ 5,000 | \$ 2,083 | \$ 1,417 | \$ 667 |
| Sidewalk & Asphalt Maintenance | \$ 2,500 | \$ 1,042 | \$ - | \$ 1,042 |
| Irrigation Repairs | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| General Repairs & Maintenance | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Field Contingency | \$ 20,000 | \$ 8,333 | \$ 238 | \$ 8,096 |
| Total Field Expenditures | \$ 122,380 | \$ 53,908 | \$ 3,151 | \$ 50,757 |
| <u>Amenity Expenditures</u> | | | | |
| Amenity - Electric | \$ 3,600 | \$ 1,500 | \$ - | \$ 1,500 |
| Amenity - Water | \$ 1,250 | \$ 521 | \$ - | \$ 521 |
| Playground Lease | \$ 35,000 | \$ 14,583 | \$ - | \$ 14,583 |
| Internet | \$ 750 | \$ 313 | \$ - | \$ 313 |
| Pest Control | \$ 180 | \$ 75 | \$ - | \$ 75 |
| Janitorial Services | \$ 7,500 | \$ 3,125 | \$ - | \$ 3,125 |
| Security Services | \$ 20,000 | \$ 8,333 | \$ - | \$ 8,333 |
| Pool Maintenance | \$ 5,550 | \$ 2,313 | \$ - | \$ 2,313 |
| Amenity Access Management | \$ 1,250 | \$ 521 | \$ - | \$ 521 |
| Amenity Repairs & Maintenance | \$ 1,250 | \$ 521 | \$ - | \$ 521 |
| Amenity Contingency | \$ 5,000 | \$ 2,083 | \$ - | \$ 2,083 |
| Total Amenity Expenditures | \$ 81,330 | \$ 33,888 | \$ - | \$ 33,888 |
| Total Expenditures | \$ 335,396 | \$ 147,071 | \$ 44,978 | \$ 102,092 |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | | \$ 174,179 | |
| Fund Balance - Beginning | \$ - | | \$ 71,367 | |
| Fund Balance - Ending | \$ - | | \$ 245,546 | |

Lake Deer
Community Development District
Debt Service Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|--|---------------------|----------------------------------|-------------------------|-----------------------|
| Revenues: | | | | |
| Assessments - On Roll | \$ 1,084,417 | \$ 708,061 | \$ 708,061 | \$ - |
| Assessments - Prepayments | \$ - | \$ - | \$ 4,324,977 | \$ 4,324,977 |
| Assessments - Lot Closing | \$ - | \$ - | \$ 415,096 | \$ 415,096 |
| Interest | \$ - | \$ - | \$ 86,486 | \$ 86,486 |
| Total Revenues | \$ 1,084,417 | \$ 708,061 | \$ 5,534,621 | \$ 4,826,560 |
| Expenditures: | | | | |
| Interest - 11/1 | \$ 484,803 | \$ 532,873 | \$ 532,873 | \$ - |
| Special Call - 11/1 | \$ - | \$ - | \$ 1,955,000 | \$ (1,955,000) |
| Special Call - 2/1 | \$ - | \$ - | \$ 3,520,000 | \$ (3,520,000) |
| Principal - 5/1 | \$ 250,000 | \$ - | \$ - | \$ - |
| Interest - 5/1 | \$ 484,803 | \$ - | \$ - | \$ - |
| Total Expenditures | \$ 1,219,606 | \$ 532,873 | \$ 6,007,873 | \$ (5,475,000) |
| Excess (Deficiency) of Revenues over Expenditures | \$ (135,189) | | \$ (473,253) | |
| Fund Balance - Beginning | \$ 514,477 | | \$ 3,567,714 | |
| Fund Balance - Ending | \$ 379,288 | | \$ 3,094,461 | |

Lake Deer
Community Development District
Capital Project Fund Series 2022
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

| | Adopted Budget | Prorated Budget Thru 02/29/24 | Actual Thru 02/29/24 | Variance |
|--|-------------------|----------------------------------|-------------------------|---------------------|
| Revenues: | | | | |
| Interest | \$ - | \$ - | \$ 3 | \$ 3 |
| Developer Contributions | \$ - | \$ - | \$ 1,588,415 | \$ 1,588,415 |
| Total Revenues | \$ - | \$ - | \$ 1,588,418 | \$ 1,588,418 |
| Expenditures: | | | | |
| Capital Outlay | \$ - | \$ - | \$ 504,784 | \$ (504,784) |
| Total Expenditures | \$ - | \$ - | \$ 504,784 | \$ (504,784) |
| Excess (Deficiency) of Revenues over Expenditures | \$ - | \$ - | \$ 1,083,634 | |
| Fund Balance - Beginning | \$ - | \$ - | \$ (1,082,249) | |
| Fund Balance - Ending | \$ - | \$ - | \$ 1,386 | |

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 | \$ 28,580 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 219,157 |
| Total Revenues | \$ - | \$ - | \$ 190,576 | \$ 28,580 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 219,157 |
| Expenditures: | | | | | | | | | | | | | |
| General & Administrative: | | | | | | | | | | | | | |
| Supervisor Fees | \$ - | \$ 600 | \$ - | \$ - | \$ 600 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,200 |
| Engineering | \$ - | \$ 115 | \$ - | \$ 265 | \$ 173 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 553 |
| Attorney | \$ 620 | \$ 2,354 | \$ 660 | \$ 194 | \$ 710 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 4,538 |
| Annual Audit | \$ - | \$ - | \$ - | \$ - | \$ 2,500 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 2,500 |
| Assessment Administration | \$ 5,000 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,000 |
| Arbitrage | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Dissemination | \$ 942 | \$ 442 | \$ 442 | \$ 942 | \$ 442 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,208 |
| Trustee Fees | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Management Fees | \$ 3,246 | \$ 3,246 | \$ 3,246 | \$ 3,246 | \$ 3,246 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 16,231 |
| Information Technology | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ 150 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 750 |
| Website Maintenance | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ 100 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 500 |
| Postage & Delivery | \$ 5 | \$ 16 | \$ 47 | \$ 261 | \$ 108 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 437 |
| Insurance | \$ 5,590 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 5,590 |
| Copies | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Legal Advertising | \$ 930 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 930 |
| Other Current Charges | \$ 38 | \$ 55 | \$ 39 | \$ 39 | \$ 41 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 211 |
| Office Supplies | \$ 0 | \$ 0 | \$ 3 | \$ 0 | \$ 0 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3 |
| Dues, Licenses & Subscriptions | \$ 175 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 175 |
| Total General & Administrative | \$ 16,797 | \$ 7,078 | \$ 4,686 | \$ 5,197 | \$ 8,069 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 41,827 |

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 | \$ - | \$ - | \$ - | \$ - | \$ 1,068 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,068 |
| Field Management | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Landscape Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Landscape Replacement | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Lake Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Streetlights | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Electric | \$ 79 | \$ 131 | \$ 36 | \$ 36 | \$ 147 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 429 |
| Water & Sewer | \$ - | \$ - | \$ 358 | \$ 277 | \$ 782 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 1,417 |
| Sidewalk & Asphalt Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Irrigation Repairs | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| General Repairs & Maintenance | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Field Contingency | \$ - | \$ - | \$ - | \$ 238 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 238 |
| Total Field Expenditures | \$ 79 | \$ 131 | \$ 394 | \$ 551 | \$ 1,997 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 3,151 |
| <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 | \$ 5,748 | \$ 10,066 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 44,978 |
| Excess Revenues (Expenditures) | \$ (16,876) | \$ (7,208) | \$ 185,497 | \$ 22,832 | \$ (10,066) | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 174,179 |

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 | \$852,325 | |
| Bonds Outstanding - 08/24/2022 | \$ | 17,750,000 |
| Special Call - 11/01/23 | \$ | (1,955,000) |
| Special Call - 02/01/24 | \$ | (3,520,000) |
| Current Bonds Outstanding | | \$12,275,000 |

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 | Series 2022 | | Total |
|--------------|--------------|---------------------|----------------------|-----------------------|-----------------------|--------------------|----------------------|----------------------|----------------------|----------------------|
| | | | | | | | | O&M Portion | Debt Service | |
| | | | | | | | | 23.64% | 76.36% | 100.00% |
| 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 |
| 01/10/24 | ACH | 12/16/23 - 12/31/23 | \$124,599.00 | (\$2,417.23) | (\$3,737.40) | \$0.00 | \$118,444.37 | \$27,995.46 | \$90,448.91 | \$118,444.37 |
| 01/16/24 | ACH | 10/01/23 - 12/31/23 | \$0.00 | \$0.00 | \$0.00 | \$2,475.02 | \$2,475.02 | \$584.99 | \$1,890.03 | \$2,475.02 |
| TOTAL | | | \$ 982,591.91 | \$ (19,183.69) | \$ (38,665.50) | \$ 2,475.02 | \$ 927,217.74 | \$ 219,156.75 | \$ 708,060.99 | \$ 927,217.74 |

| | |
|----------------------|-------------------------------------|
| 65% | Net Percent Collected |
| \$ 491,795.67 | Balance Remaining to Collect |