

*Lake Deer*  
*Community Development District*

*Meeting Agenda*

*April 16, 2025*

# AGENDA

# *Lake Deer*

## *Community Development District*

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

April 9, 2025

### **Board of Supervisors Meeting 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 16, 2025 at 2:00 PM** at the **Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.**

**Zoom Video Link:** <https://us06web.zoom.us/j/82629254883>

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

**Meeting ID:** 826 2925 4883

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (Public Comments are limited to three (3) minutes each)
3. Approval of Minutes of the February 19, 2025 Board of Supervisors Meeting
4. Consideration of Resolution 2025-03 Approving the Proposed Fiscal Year 2025/2026 Budget (Suggested Date: July 16, 2025), Declaring Special Assessments, and Setting the Public Hearings on the Adoption of the Fiscal Year 2025/2026 Budget and the Imposition of Operations and Maintenance Assessments
5. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manger's Report
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

# MINUTES



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

The regular meeting of the Board of Supervisors of the Lake Deer Community Development District was held **Wednesday, February 19, 2025** at 2:00 p.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath	Chairperson
Bobbie Henley	Vice Chairperson
Lindsey Roden	Assistant Secretary
Emily Cassidy	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Roy Van Wyk	District Counsel, Kilinski Van Wyk
Clayton Smith	Field Manager, GMS

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. Four 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 November 20, 2024, Board of Supervisors Meeting**

Ms. Burns presented the minutes from the November 20, 2024, Board of Supervisors meeting. She asked for any questions, comments, or corrections. The Board had no changes to the minutes.

On MOTION by Ms. Cassidy, seconded by Ms. Roden with all in favor, the Minutes of the November 20, 2024, Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS****Consideration of Resolution 2025-02 Electing Officers**

Ms. Burns stated this resolution allows the Board to make any changes to the Board. Ms. Henley made a motion to add her as Vice Chair and Mr. Heath as Chair.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, Resolution 2025-02 Electing Officers, was approved.

**FIFTH ORDER OF BUSINESS****Discussion Regarding District Security Services**

- A. Consideration of Proposal from Current Demands for Camera Installation**
- B. Consideration of Proposal from Current Demands for Overnight Monitoring Services**
- C. Presentation of Security Services Comparison for Overnight Monitoring Systems**
- D. Consideration of Proposals for Security Services from Nation Security**

Ms. Burns stated the security items are all generalized so there is no need for a closed session. Ms. Burns stated there were no cameras installed at this location currently. She noted Current Demands does the access systems at most communities they have, and they are very good with their responses. She added they offer overnight monitoring at a lower price than Securitas, which is who they currently use. The monthly service cost is \$120 or \$1,440 annually. She added it is only a one-time cost for the installation of the cameras with Current Demands. She stated the first year would be \$5,060 and every year after is only \$1,440. She noted it will be lower than what they have budgeted. She recommended approving Current Demands proposal and combining it with Nation Security's guard service. She added Nation Security offers seasonal officers.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the Current Demands and Nation Security Proposals, were approved.

**SIXTH ORDER OF BUSINESS****Consideration of 2025 Data Sharing and Usage Agreement with Polk County Property Appraiser**

Ms. Burns asked if the Board had any questions on the Data Sharing and Usage agreement. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the 2025 Data Sharing and Usage Agreement with Polk County Appraiser, was approved.

**SEVENTH ORDER OF BUSINESS**

**Consideration of 2025 Contract Agreement  
with Polk County Property Appraiser**

Ms. Burns asked for any questions on the 2025 Contract Agreement with the Polk County Property Appraiser. Hearing none, she asked for a motion to approve.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the 2025 Contract Agreement with the Polk County Property Appraiser, was approved.

**EIGHTH ORDER OF BUSINESS**

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

Ms. Burns stated the district must demonstrate they do not earn more interest than what they pay on the bonds. She asked for a motion to accept.

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

**NINTH ORDER OF BUSINESS**

**Ratification of Streetlighting Agreements with  
Duke Energy**

Ms. Burns stated there were some additional lights that were added to a previously approved street lighting contract, however there were some lights that were not included that needed to be fixed.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, the Streetlighting Agreements with Duke Energy, were ratified.

**TENTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Hancock had nothing further to report.

**B. Engineer**

There were no comments at this time.

**C. Field Manager's Report**

Mr. Smith reviewed the Field Managers Report. He stated the perimeter fence repairs have been completed and leftover material have been stored. He added pressure washing will start soon to remove dirt from the fence. He noted they have been having issues with the pond vendor. He added the amenity is going well.

**i. Items Relating to Aquatic Maintenance Services**

**a. Consideration of Renewal of Agreement with Solitude for Aquatic Maintenance Services**

Mr. Smith stated Solitude has sent over a renewal for their contract, but they have had performance issues, so they brought new proposals to the board. He stated Solitude's current contract is cheaper at \$13,154 and AWM is \$16,800. He recommended to switch the vendors as Solitude has not been performing well.

On MOTION by Mr. Heath, seconded by Ms. Roden, with all in favor, the termination of Solitude for Aquatic Maintenance Services, was approved.

**b. Consideration of Proposal for Aquatic Maintenance Services from Aquatic Weed Management, Inc.**

On MOTION by Ms. Roden, seconded by Ms. Roden, with all in favor, the Proposal for Aquatic Maintenance Services from Aquatic Weed Management, Inc., was approved.

**ii. Consideration of Proposal for Solar Light Installation at Mailboxes**

Mr. Smith asked for a motion to approve the solar lights.

On MOTION by Ms. Henley, seconded by Ms. Cassidy, with all in favor, the Proposal for Solar Light Installation at Mailboxes, was approved.

**D. District Managers Report**

**i. Approval of the Check Register**

Ms. Burns presented the check register included in the agenda package for review. She offered to answer any questions the Board may have.

On MOTION by Ms. Roden, seconded by Ms. Henley, 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.

**ELEVENTH ORDER OF BUSINESS      Other Business**

There being no comments, the next item followed.

**TWELFTH ORDER OF BUSINESS      Supervisors      Requests      and      Audience  
Comments**

There being no comments, the next item followed.

**THIRTEENTH ORDER OF BUSINESS      Adjournment**

Ms. Burns asked for a motion to adjourn the meeting.

On MOTION by Mr. Heath, seconded by Ms. Cassidy, with all in favor, the meeting was adjourned.

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE DEER COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2026; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Lake Deer Community Development District (“**District**”) prior to June 15, 2025, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Fiscal Year 2026**”); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2026 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-CF, LLC, 219 E. Livingston St., Orlando, FL 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment

roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District's Office. The Assessments shall be paid in one or more installments pursuant to a bill issued by the District in November of 2025, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Wednesday, July 16, 2025  
HOUR: 2:00 PM  
LOCATION: Prime HOA Offices  
375 Avenue A S.E.  
Winter Haven, Florida 33880

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

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

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

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

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

**PASSED AND ADOPTED THIS 16<sup>th</sup> DAY OF APRIL 2025.**

ATTEST:

**LAKE DEERCOMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**Exhibit A:** Proposed Budget for Fiscal Year 2026

***Lake Deer***  
***Community Development District***

***Proposed Budget***  
***FY2026***



# Table of Contents

<b>1-2</b>	<u>General Fund</u>
<b>3-7</b>	<u>General Fund Narrative</u>
<b>8</b>	<u>Debt Service Fund Series 2022</u>
<b>9</b>	<u>Amortization Schedule Series 2022</u>
<b>10</b>	<u>Capital Reserve</u>

**Lake Deer**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
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**Revenues**

Assessments	\$ 477,399	\$ 469,179	\$ 8,219	\$ 477,399	\$ 602,766
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Total Revenues</b>	<b>\$ 477,399</b>	<b>\$ 469,179</b>	<b>\$ 8,219</b>	<b>\$ 477,399</b>	<b>\$ 602,766</b>
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**Expenditures**

**General & Administrative**

Supervisor Fees	\$ 12,000	\$ 800	\$ 7,000	\$ 7,800	\$ 12,000
Engineering	\$ 12,500	\$ 1,409	\$ 7,292	\$ 8,700	\$ 12,500
Attorney	\$ 25,000	\$ 3,013	\$ 14,583	\$ 17,596	\$ 25,000
Annual Audit	\$ 6,000	\$ -	\$ 6,000	\$ 6,000	\$ 6,000
Assessment Administration	\$ 5,250	\$ 5,250	\$ -	\$ 5,250	\$ 5,408
Arbitrage	\$ 450	\$ 450	\$ -	\$ 450	\$ 450
Dissemination	\$ 5,565	\$ 2,919	\$ 3,246	\$ 6,165	\$ 5,565
Amortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Trustee Fees	\$ 4,500	\$ -	\$ 4,500	\$ 4,500	\$ 4,500
Management Fees	\$ 42,500	\$ 17,708	\$ 24,792	\$ 42,500	\$ 45,000
Information Technology	\$ 1,890	\$ 788	\$ 1,103	\$ 1,890	\$ 1,947
Website Maintenance	\$ 1,260	\$ 525	\$ 735	\$ 1,260	\$ 1,298
Postage & Delivery	\$ 1,000	\$ 547	\$ 583	\$ 1,131	\$ 1,000
Insurance	\$ 6,429	\$ 5,981	\$ -	\$ 5,981	\$ 6,878
Copies	\$ 500	\$ -	\$ 292	\$ 292	\$ 500
Legal Advertising	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Other Current Charges	\$ 2,000	\$ 320	\$ 1,167	\$ 1,487	\$ 2,000
Office Supplies	\$ 625	\$ 9	\$ 365	\$ 374	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total General &amp; Administrative</b>	<b>\$ 130,144</b>	<b>\$ 39,894</b>	<b>\$ 73,115</b>	<b>\$ 113,009</b>	<b>\$ 134,345</b>
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**Operations & Maintenance**

**Field Expenditures**

Property Insurance	\$ 10,000	\$ 8,878	\$ -	\$ 8,878	\$ 10,210
Field Management	\$ 15,000	\$ 6,250	\$ 8,750	\$ 15,000	\$ 15,450
Landscape Maintenance	\$ 55,580	\$ 35,160	\$ 49,224	\$ 84,384	\$ 84,384
Landscape Replacement	\$ 10,000	\$ 6,600	\$ 2,500	\$ 9,100	\$ 10,000
Lake Maintenance	\$ 12,600	\$ 5,250	\$ 9,800	\$ 15,050	\$ 16,800
Streetlights	\$ 45,000	\$ -	\$ 10,000	\$ 10,000	\$ 45,000
Electric	\$ 3,500	\$ 86	\$ 175	\$ 261	\$ 3,500
Water & Sewer	\$ 10,000	\$ 18,748	\$ 21,000	\$ 39,748	\$ 36,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,458	\$ 1,458	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 716	\$ 4,375	\$ 5,091	\$ 7,500
General Repairs & Maintenance	\$ 15,000	\$ 1,403	\$ 8,750	\$ 10,153	\$ 15,000
Field Contingency	\$ 7,500	\$ 31,504	\$ 4,375	\$ 35,879	\$ 10,000

<b>Subtotal Field Expenditures</b>	<b>\$ 194,180</b>	<b>\$ 114,595</b>	<b>\$ 120,407</b>	<b>\$ 235,002</b>	<b>\$ 256,344</b>
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# Lake Deer

## Community Development District

### Proposed Budget

### General Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b><u>Amenity Expenditures</u></b>					
Amenity - Electric	\$ 14,400	\$ 4,155	\$ 5,816	\$ 9,971	\$ 14,400
Amenity - Water	\$ 4,500	\$ 4,158	\$ 5,822	\$ 9,980	\$ 10,000
Playground Lease	\$ 36,375	\$ 15,153	\$ 21,219	\$ 36,371	\$ 36,366
Internet	\$ 2,500	\$ 325	\$ 1,458	\$ 1,783	\$ 2,500
Pest Control	\$ 1,300	\$ 380	\$ 758	\$ 1,138	\$ 1,300
Janitorial Services	\$ 15,000	\$ 3,313	\$ 8,750	\$ 12,063	\$ 15,000
Security Services	\$ 34,000	\$ -	\$ 3,920	\$ 3,920	\$ 12,500
Pool Maintenance	\$ 15,000	\$ 11,248	\$ 18,200	\$ 29,448	\$ 32,136
Amenity Management	\$ 12,500	\$ 5,208	\$ 7,292	\$ 12,500	\$ 12,875
Amenity Repairs & Maintenance	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
Holiday Lighting	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Amenity Contingency	\$ 7,500	\$ 2,756	\$ 2,500	\$ 5,256	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 153,075</b>	<b>\$ 46,696</b>	<b>\$ 78,235</b>	<b>\$ 124,931</b>	<b>\$ 162,077</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 347,255</b>	<b>\$ 161,291</b>	<b>\$ 198,643</b>	<b>\$ 359,933</b>	<b>\$ 418,421</b>
<b><u>Capital Improvements</u></b>					
Transfer Out- Capital Reserve	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Capital Improvement Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Total Expenditures</b>	<b>\$ 477,399</b>	<b>\$ 201,184</b>	<b>\$ 271,758</b>	<b>\$ 472,942</b>	<b>\$ 602,766</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 267,995</b>	<b>\$ (263,539)</b>	<b>\$ 4,457</b>	<b>\$ -</b>

Gross Assessments	\$ 648,135
Discount	\$ (45,369)
Net Assessments	\$ 602,766

Product	Assessable Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family	577	\$602,766	\$1,044.65	\$1,123.28
	577	<b>\$602,766</b>		

Product	FY2026	FY2025	Increase/ (Decrease)
Single Family	\$1,123.28	\$889.66	\$233.62

# 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.

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#### **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.

# Lake Deer

## Community Development District

### General Fund Narrative

#### Amortization Schedules

In the event of an Optional Redemption, an additional is incurred for the creation of new revised amortization schedule. The fee is per schedule, per bond issue.

#### Trustee Fees

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

#### 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.

# Lake Deer

## Community Development District

### General Fund Narrative

#### 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.

#### 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



# **Lake Deer**

## **Community Development District**

### **General Fund Narrative**

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.

#### **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.

# **Lake Deer**

## **Community Development District**

### **General Fund Narrative**

#### *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.

#### *Amenity Repairs & Maintenance*

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

#### *Holiday Lighting*

Represents funds allocated to decorate the District for holiday seasons.

#### *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 FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Assessments - On Roll	\$ 636,656	\$ 625,692	\$ 10,963	\$ 636,656	\$ 636,656
Assessments - Prepayments	\$ -	\$ 1,236,255	\$ -	\$ 1,236,255	\$ -
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	\$ 90,784	\$ 35,100	\$ 49,140	\$ 84,240	\$ 42,120
Carryforward Surplus	\$ 249,601	\$ 1,026,267	\$ -	\$ 1,026,267	\$ 757,678
<b>Total Revenues</b>	<b>\$ 977,040</b>	<b>\$ 2,923,314</b>	<b>\$ 60,104</b>	<b>\$ 2,983,418</b>	<b>\$ 1,436,453</b>
<b>Expenditures</b>					
Interest Payment - 11/01	\$ 249,303	\$ 249,303	\$ -	\$ 249,303	\$ 209,500
Special Call - 11/01	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Special Call - 02/01	\$ -	\$ 1,335,000	\$ -	\$ 1,335,000	\$ -
Interest Payment - 02/01	\$ -	\$ 18,267	\$ -	\$ 18,267	\$ -
Special Call - 05/01	\$ -	\$ -	\$ 15,000	\$ 15,000	\$ -
Interest Payment - 05/01	\$ 249,303	\$ -	\$ 115,000	\$ 115,000	\$ 209,500
Principal Payment - 05/01	\$ 135,000	\$ -	\$ 212,506	\$ 212,506	\$ 120,000
Transfer Out	\$ -	\$ 270,664	\$ -	\$ 270,664	\$ -
<b>Total Expenditures</b>	<b>\$ 633,606</b>	<b>\$ 1,883,234</b>	<b>\$ 342,506</b>	<b>\$ 2,225,741</b>	<b>\$ 539,000</b>
<b>Net Change in Fund Balance</b>	<b>\$ 343,434</b>	<b>\$ 1,040,080</b>	<b>\$ (282,403)</b>	<b>\$ 757,678</b>	<b>\$ 897,453</b>

Interest Payment 11/1/26 \$ 206,800

Product	Assessable Units	Maximum Annual		Gross Per Unit
		Debt Service	Net Per Unit	
Single Family	83	\$174,953	\$2,108	\$2,266.53
Single Family - Paid Down	342	\$461,702	\$1,350	\$1,451.62
No Debt	152	\$0	\$0	\$0
	577	\$636,656		

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

DATE		BALANCE	PRINCIPAL	INTEREST	TOTAL
11/01/25	\$	7,630,000.00	\$ -	\$ 209,500.00	\$ 209,500.00
05/01/26	\$	7,630,000.00	\$ 120,000.00	\$ 209,500.00	\$ -
11/01/26	\$	7,510,000.00	\$ -	\$ 206,800.00	\$ 536,300.00
05/01/27	\$	7,510,000.00	\$ 125,000.00	\$ 206,800.00	\$ -
11/01/27	\$	7,385,000.00	\$ -	\$ 203,987.50	\$ 535,787.50
05/01/28	\$	7,385,000.00	\$ 135,000.00	\$ 203,987.50	\$ -
11/01/28	\$	7,250,000.00	\$ -	\$ 200,612.50	\$ 539,600.00
05/01/29	\$	7,250,000.00	\$ 140,000.00	\$ 200,612.50	\$ -
11/01/29	\$	7,110,000.00	\$ -	\$ 197,112.50	\$ 537,725.00
05/01/30	\$	7,110,000.00	\$ 150,000.00	\$ 197,112.50	\$ -
11/01/30	\$	6,960,000.00	\$ -	\$ 193,362.50	\$ 540,475.00
05/01/31	\$	6,960,000.00	\$ 155,000.00	\$ 193,362.50	\$ -
11/01/31	\$	6,805,000.00	\$ -	\$ 189,487.50	\$ 537,850.00
05/01/32	\$	6,805,000.00	\$ 165,000.00	\$ 189,487.50	\$ -
11/01/32	\$	6,640,000.00	\$ -	\$ 185,362.50	\$ 539,850.00
05/01/33	\$	6,640,000.00	\$ 170,000.00	\$ 185,362.50	\$ -
11/01/33	\$	6,470,000.00	\$ -	\$ 180,687.50	\$ 536,050.00
05/01/34	\$	6,470,000.00	\$ 180,000.00	\$ 180,687.50	\$ -
11/01/34	\$	6,290,000.00	\$ -	\$ 175,737.50	\$ 536,425.00
05/01/35	\$	6,290,000.00	\$ 190,000.00	\$ 175,737.50	\$ -
11/01/35	\$	6,100,000.00	\$ -	\$ 170,512.50	\$ 536,250.00
05/01/36	\$	6,100,000.00	\$ 205,000.00	\$ 170,512.50	\$ -
11/01/36	\$	5,895,000.00	\$ -	\$ 164,875.00	\$ 540,387.50
05/01/37	\$	5,895,000.00	\$ 215,000.00	\$ 164,875.00	\$ -
11/01/37	\$	5,680,000.00	\$ -	\$ 158,962.50	\$ 538,837.50
05/01/38	\$	5,680,000.00	\$ 225,000.00	\$ 158,962.50	\$ -
11/01/38	\$	5,455,000.00	\$ -	\$ 152,775.00	\$ 536,737.50
05/01/39	\$	5,455,000.00	\$ 240,000.00	\$ 152,775.00	\$ -
11/01/39	\$	5,215,000.00	\$ -	\$ 146,175.00	\$ 538,950.00
05/01/40	\$	5,215,000.00	\$ 250,000.00	\$ 146,175.00	\$ -
11/01/40	\$	4,965,000.00	\$ -	\$ 139,300.00	\$ 535,475.00
05/01/41	\$	4,965,000.00	\$ 265,000.00	\$ 139,300.00	\$ -
11/01/41	\$	4,700,000.00	\$ -	\$ 132,012.50	\$ 536,312.50
05/01/42	\$	4,700,000.00	\$ 280,000.00	\$ 132,012.50	\$ -
11/01/42	\$	4,420,000.00	\$ -	\$ 124,312.50	\$ 536,325.00
05/01/43	\$	4,420,000.00	\$ 300,000.00	\$ 124,312.50	\$ -
11/01/43	\$	4,120,000.00	\$ -	\$ 115,875.00	\$ 540,187.50
05/01/44	\$	4,120,000.00	\$ 315,000.00	\$ 115,875.00	\$ -
11/01/44	\$	3,805,000.00	\$ -	\$ 107,015.63	\$ 537,890.63
05/01/45	\$	3,805,000.00	\$ 335,000.00	\$ 107,015.63	\$ -
11/01/45	\$	3,470,000.00	\$ -	\$ 97,593.75	\$ 539,609.38
05/01/46	\$	3,470,000.00	\$ 355,000.00	\$ 97,593.75	\$ -
11/01/46	\$	3,115,000.00	\$ -	\$ 87,609.38	\$ 540,203.13
05/01/47	\$	3,115,000.00	\$ 375,000.00	\$ 87,609.38	\$ -
11/01/47	\$	2,740,000.00	\$ -	\$ 77,062.50	\$ 539,671.88
05/01/48	\$	2,740,000.00	\$ 395,000.00	\$ 77,062.50	\$ -
11/01/48	\$	2,345,000.00	\$ -	\$ 65,953.13	\$ 538,015.63
05/01/49	\$	2,345,000.00	\$ 420,000.00	\$ 65,953.13	\$ -
11/01/49	\$	1,925,000.00	\$ -	\$ 54,140.63	\$ 540,093.75
05/01/50	\$	1,925,000.00	\$ 440,000.00	\$ 54,140.63	\$ -
11/01/50	\$	1,485,000.00	\$ -	\$ 41,765.63	\$ 535,906.25
05/01/51	\$	1,485,000.00	\$ 465,000.00	\$ 41,765.63	\$ -
11/01/51	\$	1,020,000.00	\$ -	\$ 28,687.50	\$ 535,453.13
05/01/52	\$	1,020,000.00	\$ 495,000.00	\$ 28,687.50	\$ -
11/01/52	\$	525,000.00	\$ -	\$ 14,765.63	\$ 538,453.13
05/01/53	\$	525,000.00	\$ 525,000.00	\$ 14,765.63	\$ 539,765.63
		\$ 7,630,000.00	\$ 7,644,087.50	\$ 15,274,087.50	

# Lake Deer

## Community Development District

### Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 2/28/25	Projected Next 7 Months	Projected Thru 9/30/25	Proposed Budget FY2026
<b>Revenues</b>					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Sources and Uses</b>					
Transfer In	\$ -	\$ -	\$ -	\$ -	\$ 50,000
<b>Total Other Sources and Uses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 50,000</b>

## SECTION V

# SECTION C



# Lake Deer CDD

## Field Management Report



April 16<sup>th</sup>, 2025

Joel Blanco

Field Manager

GMS



# Site Item

## Landscape Review

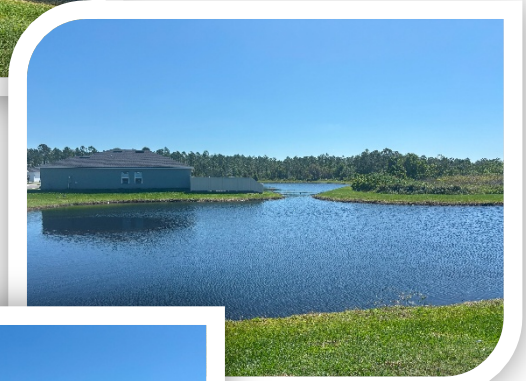
- Field Staff has reviewed the landscaping throughout the district.
- Landscaping throughout the district remains in satisfactory conditions—neat and tidy including all pond tracts.
- Landscaping beds have been detailed at both entrances, median on Cottontail Blvd., and around the amenity.
- Hanging branches have been cut back on the railing by the roundabout on Viceroy Ct.
- Some flax lilies were found stressed and declining at the Cottontail Blvd. entrance. Vendor is reviewing the irrigation zone in that area. We will advise the board on their findings.



# Site Item

## Pond Review

- Field Staff has reviewed the ponds throughout the district.
- The new aquatics vendor started on March 1<sup>st</sup> to service all the ponds.
- Ponds were found in excellent conditions—mostly free of algae or with present algae/submersive weeds treated and high water quality—blue and clear.
- Vendor removed all yellow turbidity barriers in the pond.
- During reviews several ponds were spotted with some trash at the edges. We are coordinating our maintenance staff to remove all the trash in the ponds.





# Site Item

## Amenity Review

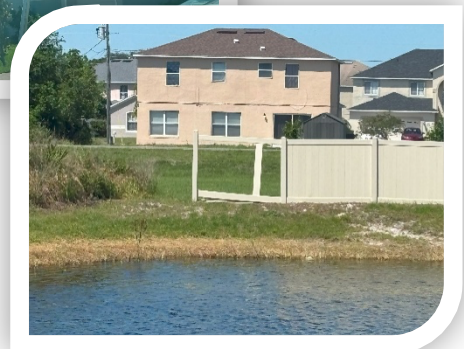
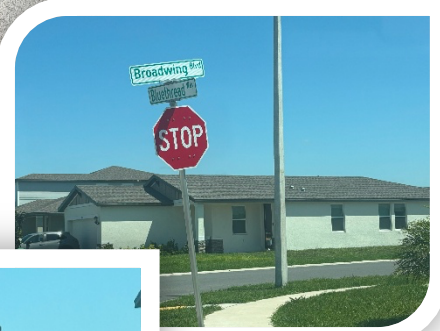
- Field Staff has continued to review the district amenities.
- Pool area remains in satisfactory conditions – consistently clean and free of trash.
- Playground area remains in clean—free of trash and operable conditions.
- Dog parks were free of trash with waste stations serviced.
- Several dog holes were found in both the small and large dog parks. We are coordinating our maintenance staff to fill the holes with rocks and fill dirt.



# In Progress

## Maintenance Items

- Field Staff noted several maintenance items, currently in the process of being scheduled for repairs.
- (3) concrete slabs by the Cottontail Blvd. entrance were identified for sidewalks repairs.
- (4) sections of PVC fence have fallen.
- (4) street signs are in need of being straighten.



# Conclusion

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](mailto:jblanco@gmscfl.com). Thank you.

Respectfully,  
Joel Blanco

# SECTION D

# SECTION 1

# Lake Deer

## Community Development District

### Summary of Check Register

February 1, 2025 to March 31, 2025

Bank	Date	Check No.'s	Amount
General Fund	2/4/25	385	\$ 4,830.00
	2/7/25	386-388	\$ 11,006.51
	2/18/25	389-392	\$ 10,379.46
	2/28/25	394	\$ 279.50
	3/6/25	395	\$ 890.00
	3/10/25	395	\$ 3,120.00
	3/11/25	397-398	\$ 1,000.00
	3/17/25	399-402	\$ 37,435.45
	3/21/25	403-405	\$ 3,258.05
	3/24/25	406-407	\$ 1,119.00
	3/28/25	408-411	\$ 7,431.70
	3/31/25	412	\$ 122.40
			\$ -
			\$ 80,872.07
Total Amount			\$ 80,872.07



CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
2/04/25	00044	1/08/25 1293 031 FR#53	202501 300-20700-10200	WILDMON CONSTRUCTION LLC	*	4,830.00	4,830.00 000385
2/07/25	00060	1/28/25 14185 CLEANING SVCS JAN25	202501 330-57200-48200	CSS CLEAN STAR SERVICES OF CENTRAL	*	944.00	944.00 000386
2/07/25	00048	2/01/25 16262 LANDSCAPE MAINT FEB25	202502 320-53800-46200	PRINCE & SONS, INC.	*	7,032.00	7,032.00 000387
2/07/25	00050	2/07/25 02072025 PLAYGROUND LEASE MAR25	202502 300-15500-10000	THM LEASING, LLC	*	3,030.51	3,030.51 000388
2/18/25	00001	2/01/25 74 MANAGEMENT FEES FEB25	202502 310-51300-34000		*	3,541.67	
		2/01/25 74 WEBSITE ADMIN FEB25	202502 310-51300-35200		*	105.00	
		2/01/25 74 INFORMATION TECH FEB25	202502 310-51300-35100		*	157.50	
		2/01/25 74 DISSEMINATION SVCS FEB25	202502 310-51300-31300		*	463.75	
		2/01/25 74 AMENITY ACCESS FEB25	202502 330-57200-48300		*	1,041.67	
		2/01/25 74 OFFICE SUPPLIES FEB25	202502 310-51300-51000		*	.72	
		2/01/25 74 POSTAGE FEB25	202502 310-51300-42000		*	60.20	
		2/01/25 75 FIELD MANAGEMENT FEB25	202502 320-53800-34000		*	1,250.00	
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,620.51 000389
2/18/25	00056	2/01/25 26422 POOL MAINTENANCE FEB25	202502 330-57200-48500	MCDONNELL CORPORATION DBA RESORT	*	2,600.00	2,600.00 000390
2/18/25	00048	2/10/25 16417 LABOR/REPLC BROKN SPRAYS	202502 320-53800-47300	PRINCE & SONS, INC.	*	108.95	108.95 000391
2/18/25	00047	2/01/25 PSI14052 LAKE MAINTENANCE FEB25	202502 320-53800-47000	SOLITUDE LAKE MANAGEMENT LLC DBA	*	1,050.00	1,050.00 000392
				LKDR LAKE DEER HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/24/25	00049	12/12/24 6002	202412 330-57200-60000		*	54,750.00	
		PLYGRND	EQUIP BALANCE DUE	LEGACY CONSTRUCTION SERVICES GROUP			54,750.00 000393
3/21/25	00049	12/12/24 6002	202412 330-57200-60000		V	54,750.00-	
		PLYGRND	EQUIP BALANCE DUE	LEGACY CONSTRUCTION SERVICES GROUP			54,750.00-000393
2/28/25	00006	2/20/25 11470	202501 310-51300-31500		*	279.50	
		GERERAL	COUNSEL JAN25	KILINSKI VAN WYK PLLC			279.50 000394
3/06/25	00024	12/11/24 3921974	202503 300-20700-10200		*	890.00	
		031 FR#54		HUB INTERNATIONAL MIDWEST LIMITED			890.00 000395
3/10/25	00063	2/04/25 ARIV1032	202503 300-20700-10200		*	2,970.00	
		031 FR#56					
		2/06/25 ARIV1032	202503 300-20700-10200		*	150.00	
		031 FR#55		QUIDDITY ENGINEERING			3,120.00 000396
3/11/25	00060	2/27/25 14412	202502 330-57200-48200		*	910.00	
		CLEANING SVCS FEB25		CSS CLEAN STAR SERVICES OF CENTRAL			910.00 000397
3/11/25	00061	2/11/25 64121412	202502 330-57200-48100		*	90.00	
		PEST CONTROL FEB25		MASSEY SERVICES, INC.			90.00 000398
3/17/25	00058	2/06/25 20-25	202502 320-53800-49000		*	20,970.00	
		COMM FENCE REPAIR FINAL		DAVID LEE NICHOLS DBA HILLCREST			20,970.00 000399
3/17/25	00001	3/01/25 76	202503 310-51300-34000		*	3,541.67	
		MANAGEMENT FEES MAR25					
		3/01/25 76	202503 310-51300-35200		*	105.00	
		WEBSITE ADMIN MAR25					
		3/01/25 76	202503 310-51300-35100		*	157.50	
		INFORMATION TECH MAR25					
		3/01/25 76	202503 310-51300-31300		*	463.75	
		DISSEMINATION SVCS MAR25					
		3/01/25 76	202503 330-57200-48300		*	1,041.67	
		AMENITY ACCESS MAR25					
		3/01/25 76	202503 310-51300-51000		*	3.25	
		OFFICE SUPPLIES MAR25					

LKDR LAKE DEER HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		3/01/25 76	202503 310-51300-42000		*	79.00	
		POSTAGE MAR25					
		3/01/25 76	202503 310-51300-42500		*	3.75	
		COPIES MAR25					
		3/01/25 77	202503 320-53800-34000		*	1,250.00	
		FIELD MANAGEMENT MAR25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			6,645.59 000400
3/17/25 00056		3/01/25 26749	202503 330-57200-48500		*	2,600.00	
		POOL MAINTENANCE MAR25					
				MCDONNELL CORPORATION DBA RESORT			2,600.00 000401
3/17/25 00048		2/28/25 16780	202502 320-53800-47300		*	187.86	
		REP NOZZLES/SPRAY/BUBBLER					
		3/01/25 16674	202503 320-53800-46200		*	7,032.00	
		LANDSCAPE MAINT MAR25					
				PRINCE & SONS, INC.			7,219.86 000402
3/21/25 00001		1/31/25 78	202501 320-53800-48000		*	1,402.77	
		GENERAL MAINTENANCE JAN25					
				GOVERNMENTAL MANAGEMENT SERVICES-CF			1,402.77 000403
3/21/25 00006		3/19/25 11715	202502 310-51300-31500		*	1,765.28	
		GENERAL COUNSEL FEB25					
				KILINSKI VAN WYK PLLC			1,765.28 000404
3/21/25 00061		3/06/25 64482090	202503 330-57200-48100		*	90.00	
		PEST CONTROL MAR25					
				MASSEY SERVICES, INC.			90.00 000405
3/24/25 00013		2/24/25 22438670	202503 300-20700-10200		*	525.00	
		031 FR#57					
				DEWBERRY ENGINEERS INC.			525.00 000406
3/24/25 00063		2/26/25 ARIV1033	202503 300-20700-10200		*	594.00	
		031 FR#57					
				QUIDDITY ENGINEERING			594.00 000407
3/28/25 00064		3/20/25 40766	202503 330-57200-49000		*	160.00	
		BACKFLOW TEST MAR25					
				AARON'S BACKFLOW SERVICES, INC.			160.00 000408
3/28/25 00065		3/27/25 112265	202503 330-57200-34500		*	3,482.69	
		INSTL 4 SECURITY CAMERAS					
				CURRENT DEMANDS ELECTRICAL &			3,482.69 000409
				LKDR LAKE DEER			
				HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
3/28/25	00013	3/24/25 22441473	202502 310-51300-31100 GENERAL ENGINEERING FEB25	DEWBERRY ENGINEERS INC.	*	758.50	758.50 000410
3/28/25	00050	3/28/25 03282025	202503 300-15500-10000 PLAYGROUND LEASE APR25	THM LEASING, LLC	*	3,030.51	3,030.51 000411
3/31/25	00066	3/31/25 03312025	202503 300-21700-10000 IRS TAX PAYMENT 03/31/25	UNITED STATES TREASURY	*	122.40	122.40 000412
TOTAL FOR BANK A						80,872.07	
TOTAL FOR REGISTER						80,872.07	

LKDR LAKE DEER HHENRY

## SECTION 2

***Lake Deer***  
***Community Development District***

***Unaudited Financial Reporting***  
***February 28, 2025***



# Table of Contents

1	<u>Balance Sheet</u>
2-3	<u>General Fund</u>
4	<u>Debt Service Fund Series 2022</u>
5	<u>Capital Project Fund Series 2022</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

**Lake Deer**  
**Community Development District**  
**Combined Balance Sheet**  
**February 28, 2025**

	General Fund		Debt Service Fund		Capital Project Fund		Totals Governmental Funds	
<b>Assets:</b>								
<b>Cash:</b>								
Operating Account-Wells Fargo	\$	707,506	\$	-	\$	-	\$	707,506
Due from Developer	\$	-	\$	-	\$	1,040	\$	1,040
Due from General Fund	\$	-	\$	154,567	\$	-	\$	154,567
<b>Investments:</b>								
<b>Series 2022</b>								
Reserve	\$	-	\$	272,039	\$	-	\$	272,039
Revenue	\$	-	\$	876,421	\$	-	\$	876,421
Prepayment	\$	-	\$	9,092	\$	-	\$	9,092
Construction	\$	-	\$	-	\$	270,722	\$	270,722
Prepaid Expenses	\$	3,031	\$	-	\$	-	\$	3,031
<b>Total Assets</b>	<b>\$</b>	<b>710,536</b>	<b>\$</b>	<b>1,312,119</b>	<b>\$</b>	<b>271,762</b>	<b>\$</b>	<b>2,294,417</b>
<b>Liabilities:</b>								
Accounts Payable	\$	26,084	\$	-	\$	1,040	\$	27,124
Accrued Expenses	\$	-	\$	-	\$	-	\$	-
Retainage Payable	\$	-	\$	-	\$	-	\$	-
Due to Debt Service	\$	154,567	\$	-	\$	-	\$	154,567
<b>Total Liabilites</b>	<b>\$</b>	<b>180,652</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>1,040</b>	<b>\$</b>	<b>181,692</b>
<b>Fund Balance:</b>								
Nonspendable:								
Prepaid Items	\$	3,031	\$	-	\$	-	\$	3,031
Restricted for:								
Debt Service	\$	-	\$	1,312,119	\$	-	\$	1,312,119
Capital Project					\$	270,722	\$	270,722
Assigned for:								
Unassigned	\$	526,854	\$	-	\$	-	\$	526,854
<b>Total Fund Balances</b>	<b>\$</b>	<b>529,885</b>	<b>\$</b>	<b>1,312,119</b>	<b>\$</b>	<b>270,722</b>	<b>\$</b>	<b>2,112,725</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$</b>	<b>710,536</b>	<b>\$</b>	<b>1,312,119</b>	<b>\$</b>	<b>271,762</b>	<b>\$</b>	<b>2,294,417</b>



# Lake Deer

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Special Assessments - Tax Roll	\$ 477,399	\$ 469,179	\$ 469,179	\$ -
Interest Income	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 477,399</b>	<b>\$ 469,179</b>	<b>\$ 469,179</b>	<b>\$ -</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
Engineering	\$ 12,500	\$ 5,208	\$ 1,409	\$ 3,800
Attorney	\$ 25,000	\$ 10,417	\$ 3,013	\$ 7,404
Annual Audit	\$ 6,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,250	\$ 5,250	\$ 5,250	\$ -
Arbitrage Rebate	\$ 450	\$ 450	\$ 450	\$ -
Dissemination Agent	\$ 5,565	\$ 2,919	\$ 2,919	\$ -
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 42,500	\$ 17,708	\$ 17,708	\$ (0)
Information Technology	\$ 1,890	\$ 788	\$ 788	\$ -
Website Maintenance	\$ 1,260	\$ 525	\$ 525	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 547	\$ (131)
Insurance General Liability	\$ 6,429	\$ 6,429	\$ 5,981	\$ 447
Printing & Binding	\$ 500	\$ 208	\$ -	\$ 208
Legal Advertising	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Administrative Contingency	\$ 2,000	\$ 833	\$ 320	\$ 513
Office Supplies	\$ 625	\$ 260	\$ 9	\$ 251
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative</b>	<b>\$ 130,144</b>	<b>\$ 57,629</b>	<b>\$ 39,894</b>	<b>\$ 17,735</b>

# Lake Deer

## Community Development District

### General Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b><i>Operations &amp; Maintenance</i></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 10,000	\$ 10,000	\$ 8,878	\$ 1,122
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 55,580	\$ 23,158	\$ 35,160	\$ (12,002)
Landscape Replacement	\$ 10,000	\$ 6,600	\$ 6,600	\$ -
Lake Maintenance	\$ 12,600	\$ 5,250	\$ 5,250	\$ -
Streetlights	\$ 45,000	\$ 18,750	\$ -	\$ 18,750
Electric	\$ 3,500	\$ 1,458	\$ 86	\$ 1,372
Water & Sewer	\$ 10,000	\$ 4,167	\$ 18,748	\$ (14,581)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 716	\$ 2,409
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 1,403	\$ 4,847
Field Contingency	\$ 7,500	\$ 7,500	\$ 31,504	\$ (24,004)
<b>Total Field Expenditures</b>	<b>\$ 194,180</b>	<b>\$ 93,550</b>	<b>\$ 114,595</b>	<b>\$ (21,045)</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 14,400	\$ 6,000	\$ 4,155	\$ 1,845
Amenity - Water	\$ 4,500	\$ 1,875	\$ 4,158	\$ (2,283)
Playground Lease	\$ 36,375	\$ 15,156	\$ 15,153	\$ 4
Internet	\$ 2,500	\$ 1,042	\$ 325	\$ 717
Pest Control	\$ 1,300	\$ 542	\$ 380	\$ 162
Janitorial Services	\$ 15,000	\$ 6,250	\$ 3,313	\$ 2,937
Security Services	\$ 34,000	\$ 14,167	\$ -	\$ 14,167
Pool Maintenance	\$ 15,000	\$ 6,250	\$ 11,248	\$ (4,998)
Amenity Management	\$ 12,500	\$ 5,208	\$ 5,208	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Amenity Contingency	\$ 7,500	\$ 3,125	\$ 2,756	\$ 369
<b>Total Amenity Expenditures</b>	<b>\$ 153,075</b>	<b>\$ 63,781</b>	<b>\$ 46,696</b>	<b>\$ 17,085</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 347,255</b>	<b>\$ 157,331</b>	<b>\$ 161,291</b>	<b>\$ (3,959)</b>
<b>Total Expenditures</b>	<b>\$ 477,399</b>	<b>\$ 214,960</b>	<b>\$ 201,184</b>	<b>\$ 13,776</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ 254,220</b>	<b>\$ 267,995</b>	<b>\$ 13,776</b>
<b><i>Other Financing Sources/(Uses):</i></b>				
Lease Proceed	\$ -	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ 254,220</b>	<b>\$ 267,995</b>	<b>\$ 13,776</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 261,889</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 529,885</b>	

# Lake Deer

## Community Development District

### Debt Service Fund Series 2022

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues:</b>				
Assessments - On Roll	\$ 636,656	\$ 625,692	\$ 625,692	\$ -
Assessments - Prepayments	\$ -	\$ -	\$ 1,236,255	\$ 1,236,255
Assessments - Lot Closing	\$ -	\$ -	\$ -	\$ -
Interest Income	\$ 90,784	\$ 37,826	\$ 35,100	\$ (2,726)
<b>Total Revenues</b>	<b>\$ 727,439</b>	<b>\$ 663,519</b>	<b>\$ 1,897,048</b>	<b>\$ 1,233,529</b>
<b>Expenditures:</b>				
Interest - 11/1	\$ 249,303	\$ 249,303	\$ 249,303	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Special Call - 2/1	\$ -	\$ -	\$ 1,335,000	\$ (1,335,000)
Interest - 2/1	\$ -	\$ -	\$ 18,267	\$ (18,267)
Principal - 5/1	\$ 135,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 249,303	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 633,606</b>	<b>\$ 249,303</b>	<b>\$ 1,612,570</b>	<b>\$ (1,363,267)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 93,833</b>	<b>\$ 414,216</b>	<b>\$ 284,477</b>	<b>\$ (129,738)</b>
<b>Other Financing Sources/(Uses):</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (270,664)	\$ (270,664)
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (270,664)</b>	<b>\$ (270,664)</b>
<b>Net Change in Fund Balance</b>	<b>\$ 93,833</b>	<b>\$ 414,216</b>	<b>\$ 13,813</b>	<b>\$ (400,402)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 249,601</b>		<b>\$ 1,298,306</b>	
<b>Fund Balance - Ending</b>	<b>\$ 343,434</b>		<b>\$ 1,312,119</b>	

**Lake Deer**  
**Community Development District**  
**Capital Projects Fund Series 2022**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending February 28, 2025**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/25	Thru 02/28/25	Variance
<b>Revenues</b>				
Developer Contribution	\$ -	\$ -	\$ 9,250	\$ 9,250
Interest Income	\$ -	\$ -	\$ 1	\$ 1
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,251</b>	<b>\$ 9,251</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 9,250	\$ (9,250)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 9,250</b>	<b>\$ (9,250)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1</b>	<b>\$ 1</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 270,664	\$ 270,664
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,664</b>	<b>\$ 270,664</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 270,665</b>	<b>\$ 270,665</b>
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 57</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 270,722</b>	



## Lake Deer

### Community Development District

### Month to Month

[illegible]

# 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	\$270,238	
Reserve Fund Balance	272,039	
Bonds Outstanding - 08/24/2022	\$	17,750,000
Special Call - 11/01/23	\$	(1,955,000)
Special Call - 02/01/24	\$	(3,520,000)
Principal Payment - 05/01/24	\$	(175,000)
Special Call - 05/01/24	\$	(1,635,000)
Special Call - 08/01/24	\$	(1,360,000)
Special Call - 11/01/24	\$	(10,000)
Special Call- 02/01/25	\$	(1,335,000)
<b>Current Bonds Outstanding</b>	<b>\$</b>	<b>7,760,000</b>

**Lake Deer**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts - Polk County**  
**Fiscal Year 2025**

Gross Assessments	\$	513,333.82	\$	684,576.03	\$	1,197,909.85
Net Assessments	\$	477,400.45	\$	636,655.71	\$	1,114,056.16

**ON ROLL ASSESSMENTS**

							allocation in %	42.85%	57.15%	100.00%
Date	Distribution	635118.76	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	2022 Debt Service	Total
10/28/24	CHK#335	1 % Fee	(\$11,979.10)	\$0.00	\$0.00	\$0.00	\$ (11,979.10)	\$ (5,133.34)	\$ (6,845.76)	\$ (11,979.10)
11/26/24	ACH	11/8-11/15/24	\$189,573.61	(\$3,639.83)	(\$7,582.28)	\$0.00	\$178,351.50	\$ 76,428.00	\$ 101,923.50	\$ 178,351.50
11/26/24	ACH	11/8-11/15/24	\$74,731.44	(\$1,434.84)	(\$2,989.56)	\$0.00	\$70,307.04	\$ 30,128.30	\$ 40,178.74	\$ 70,307.04
12/06/24	ACH	11/16-11/26/24	\$306,291.82	(\$5,880.80)	(\$12,251.61)	\$0.00	\$288,159.41	\$ 123,483.39	\$ 164,676.02	\$ 288,159.41
12/06/24	ACH	11/16-11/26/24	\$322,946.58	(\$6,200.55)	(\$12,918.88)	\$0.00	\$303,827.15	\$ 130,197.40	\$ 173,629.75	\$ 303,827.15
12/20/24	ACH	11/27-11/30/24	\$36,476.06	(\$700.34)	(\$1,459.19)	\$0.00	\$34,316.53	\$ 14,705.48	\$ 19,611.05	\$ 34,316.53
12/20/24	ACH	11/27-11/30/24	\$59,516.42	(\$1,142.72)	(\$2,380.46)	\$0.00	\$55,993.24	\$ 23,994.48	\$ 31,998.76	\$ 55,993.24
12/27/24	ACH	12/01-12/15/24	\$110,323.12	(\$2,118.50)	(\$4,398.14)	\$0.00	\$103,806.48	\$ 44,483.63	\$ 59,322.85	\$ 103,806.48
12/27/24	ACH	12/01-12/15/24	\$67,614.16	(\$1,298.36)	(\$2,695.94)	\$0.00	\$63,619.86	\$ 27,262.67	\$ 36,357.19	\$ 63,619.86
01/10/25	ACH	12/16-12/31/24	\$1,451.62	(\$28.16)	(\$43.54)	\$0.00	\$1,379.92	\$ 591.33	\$ 788.59	\$ 1,379.92
01/10/25	ACH	12/16-12/31/24	\$889.66	(\$17.26)	(\$26.69)	\$0.00	\$845.71	\$ 362.41	\$ 483.30	\$ 845.71
02/03/25	ACH	Interest	\$0.00	\$0.00	\$0.00	\$970.01	\$970.01	\$ 415.67	\$ 554.34	\$ 970.01
02/03/25	ACH	Interest	\$0.00	\$0.00	\$0.00	\$730.83	\$730.83	\$ 313.18	\$ 417.65	\$ 730.83
02/10/25	ACH	01/01-01/31/25	\$2,961.30	(\$57.48)	(\$87.09)	\$0.00	\$2,816.73	\$ 1,207.04	\$ 1,609.69	\$ 2,816.73
02/10/25	ACH	01/01-01/31/25	\$1,814.91	(\$35.23)	(\$53.37)	\$0.00	\$1,726.31	\$ 739.77	\$ 986.54	\$ 1,726.31
<b>TOTAL</b>			<b>\$ 1,162,611.60</b>	<b>\$ (22,554.07)</b>	<b>\$ (46,886.75)</b>	<b>\$ 1,700.84</b>	<b>\$ 1,094,871.62</b>	<b>\$ 469,179.41</b>	<b>\$ 625,692.21</b>	<b>\$ 1,094,871.62</b>

<b>97.05%</b>	<b>Gross Percent Collected</b>
<b>\$ 35,298.25</b>	<b>Balance Remaining to Collect</b>