

Lake Deer
Community Development District

Meeting Agenda

February 26, 2026

AGENDA

Lake Deer

Community Development District

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

February 19, 2026

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 **Thursday, February 26, 2026 at 11:00 AM** at the **Offices of PRIME Community Management, 375 Avenue A SE, 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 December 17, 2025 Board of Supervisors Meeting
4. Public Hearing
 - A. Public Hearing on the Adoption of Parking and Towing Policies for the District
 - i. Consideration of Resolution 2026-11 Adopting Parking and Towing Policies for the District
 - a) Presentation of Agreement for Towing Services with Downtown Tow & Hold, LLC
 - b) Consideration of Proposal for Parking Sign Purchase and Installation from GMS
5. Consideration of 2026 Contract Agreement with Polk County Property Appraiser
6. 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
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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 on **Wednesday, December 17, 2025**, at 11:00 a.m. at the Offices of PRIME Community Management, 375 Avenue A SE, Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Shockley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary
Kristin Cassidy	Assistant Secretary
Emily Hazelrig	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Meredith Hammock	District Counsel, Kilinski Van Wyk
Rey Malave <i>by Zoom</i>	District Engineer, Dewberry
Chace Arrington <i>by Zoom</i>	District Engineer, Dewberry
Joel Blanco	Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period. Hearing no public comments, the next item followed.

THIRD ORDER OF BUSINESS

Organizational Matters

- A. Administration of Oaths of Office to Newly Elected Board Members – Bobbie Shockley (Seat #1), Jessica Spencer (Seat #2) & Emily Hazelrig (Seat #5)(Landowners' Election held on November 19, 2025)**

Ms. Burns administered the oath of office to Bobbie Shockley, Jessica Spencer, and Emily Hazelrig. Ms. Hammock offered to answer any questions the Board might have on the Public Records law, Sunshine law, or Ethics law.

B. Consideration of Resolution 2026-06 Canvassing and Certifying the Results of the Landowners' Election

Ms. Burns stated this resolution outlines the results of the Landowners' Election held on November 19, 2025.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-06 Canvassing and Certifying the Results of the Landowners' Election, was approved.

C. Election of Officers

Ms. Burns stated after every Landowners' election they do a resolution reelecting officers.

D. Consideration of Resolution 2026-07 Electing Officers

Ms. Burns stated previously Ms. Shockley was serving as the Chair, Ms. Roden was the Vice Chair, and the other three Supervisors were Assistant Secretaries along with George Flint and Ms. Burns was Secretary. The Board agreed to keep that the same.

On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Resolution 2026-07 Electing Officers as slated above, was approved.

E. Consideration of Resolution 2026-08 Extending Board Seat Terms to Coincide with Election Years

Ms. Burns presented Resolution 2026-08, which is extending Board seat terms to coincide with election years.

On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, Resolution 2026-08 Extending Board Seat Terms to Coincide with Election Years, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes of the October 15, 2025 Board of Supervisors Meeting & the November 19, 2025 Landowners' Meeting

Ms. Burns presented the minutes from the October 15, 2025 Board of Supervisors meeting and the November 19, 2025 Landowners' meeting. She asked for any questions, comments, or corrections.

On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Minutes of the October 15, 2025 Board of Supervisors Meeting and the November 19, 2025 Landowners' Meeting, were approved.

FIFTH ORDER OF BUSINESS

Public Hearing

A. Public Hearing on the Adoption of Amended and Restated Rules of Procedure for the District

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

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Opening the Public Hearing, was approved.

i. Consideration of Resolution 2026-09 Adopting Amended and Restated Rules of Procedure for the District

Ms. Burns presented Resolution 2026-09. She explained that these Rules of Procedure are only being updated for statutory changes, recent changes to Florida law, and minor correction items. Ms. Hammock provided some examples of the changes.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-09 Adopting Amended and Restated Rules of Procedure for the District, was approved.

Ms. Burns asked to close the public hearing.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Closing the Public Hearing, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-10
Adopting an Amended Meeting Date & Time
for Remaining Fiscal Year 2026 Board
Meetings**

Ms. Burns presented Resolution 2026-10. She noted they currently meet the third Wednesday of the month, but there is conflict with that date and they are requesting to change it to the fourth Thursday of the month at the same time.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Resolution 2026-10 Adopting an Amended Meeting Date & Time for Remaining Fiscal Year 2026 Board Meetings, was approved.

SEVENTH ORDER OF BUSINESS

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

Ms. Burns stated under Internal Revenue Code the District has to demonstrate that they don't earn more interest than they pay on the bonds. She explained that this is a required report annually under the Trust Indenture. She pointed out on page four it shows a negative arbitrage amount listed. She noted it is an independent report.

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

EIGHTH ORDER OF BUSINESS

**Consideration of 2026 Data Sharing and
Usage Agreement with Polk County Property
Appraiser**

Ms. Burns stated this is an agreement required by the property appraiser that they need to have in place in order to collect their assessments on the county tax bill each year. She explained that this item is more administrative for their office.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the 2026 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

NINTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hammock had nothing additional to report. She reminded the Board that their ethics training is due by the end of the year.

B. Engineer

Mr. Arrington had nothing to report.

C. Field Manager’s Report

Mr. Blanco reviewed the Field Manager’s report. He noted they completed the amenity pressure wash of the pool deck and pool furniture, they completed the sidewalk repair on Red Fox Lane, they completed the trimming of the amenity palms, they refreshed the mulch and completed holiday light installation prior to trimming the palms, and they completed the holiday light installation prior to the holiday season. He also noted they are scheduling replacing current playground hinges with self-closing spring hinges for both entrances and they are scheduling pressure washing of playground equipment and gate.

C. District Managers Report

i. Approval of the Check Register

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

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

TENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

Resident (Lawrence Lynch) commented on his neighbor’s animal, parking, commercial vehicles, and residents parking on corner.

Resident (Vernadina Lynch) commented on parking issues on the streets.

Ms. Burns explained the steps to put the street parking and towing policy in place. She that it would designate all the roads where parking is allowed and isn’t allowed, there will be no on street parking other than where indicated, there will be signs, single side parking so vehicles can get through, they will tow vehicles parked in areas not allowed, no overnight parking and commercial vehicles parked overnight even in allowed areas will be towed. She stated the policy will be sent to residents to clearly outline the details.

The Board set the public hearing for February 26, 2026 at 11:00 a.m. on parking and towing policies.

On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, Setting a Public Hearing for February 26, 2026 at 11:00 a.m. on Parking and Towing Policies, was approved.

TWELFTH ORDER OF BUSINESS Adjournment

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

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2026-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF LAKE DEER COMMUNITY DEVELOPMENT DISTRICT ADOPTING RULES RELATING TO PARKING ENFORCEMENT; AND PROVIDING FOR SEVERABILITY AND 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 within Polk County, Florida; and

WHEREAS, Chapter 190, *Florida Statutes*, authorizes the District to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, policies, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*; and

WHEREAS, the District desires to adopt *Rules Relating to Parking and Parking Enforcement* (“Policy”), attached hereto as **Exhibit A** and incorporated herein, pursuant to the provisions of Sections 190.011(5) and 190.035 and Chapter 120, *Florida Statutes*; and

WHEREAS, the District has properly noticed for rule development and rulemaking regarding the Policy and a public hearing was held at a meeting of the Board on February 4, 2026; and

WHEREAS, the Board finds that it is in the best interests of the District to adopt by resolution the Policy for immediate use and application.

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

SECTION 1. The recitals stated above are true and correct and by this reference are incorporated herein.

SECTION 2. The District hereby adopts the Policy, attached hereto as **Exhibit A**.

SECTION 3. If any provision of this Resolution or the Policy is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

[Continue onto next page]

PASSED AND ADOPTED this 26th day of February 2026.

ATTEST:

**LAKE DEER COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Rules Relating to Parking and Parking Enforcement

LAKE DEER COMMUNITY DEVELOPMENT DISTRICT
RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on February 26, 2026, at a duly noticed public meeting, the Board of Supervisors of the Lake Deer Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Rule” or “Policy”). This Rule repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that Oversized Vehicles, Vessels Recreational Vehicles, and Abandoned/Broken-Down Vehicles Parked on certain of its property cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Rule is intended to provide the District with a means to remove such Oversized Vehicles, Vessels, Recreational Vehicles, and Abandoned/Broken-Down Vehicles which are Parked in a manner which violates this Rule. This Rule does not govern Parking on private residential lots.

SECTION 2. DEFINITIONS.

- A. *Vehicle.*** Any mobile item which normally uses wheels, whether motorized or not. This term shall include, but shall not be limited to, Oversized Vehicles, Recreational Vehicles, and Abandoned/Broken-Down Vehicles.
- a. *Oversized Vehicle.* As used herein, “Oversized Vehicle” shall mean the following:
- i. Any Vehicle or Vessel heavier or larger in size than a one-ton, dual rear wheel pick-up truck;
 - ii. Motor Vehicles with a trailer attached;
 - iii. Motor coaches/homes;
 - iv. Travel trailers, camping trailers, park trailers, fifth-wheel trailers, semi-trailers, or any other kind of trailer;
 - v. Mobile homes or manufactured homes.
- b. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, has expired registration, is visibly not operational, or has not moved for a period of seven (7) days.
- c. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- B. *Vessel.*** Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- C. *Park(ed)/(ing).*** A Vehicle or Vessel left unattended by its owner or user or attended by its owner or user but kept stationary for a period of an hour or more.
- D. *Tow-Away Zone.*** District property for which the District is authorized to initiate a towing and/or removal action. **Any District property not a Designated Parking Area is a Tow Away Zone.**
- E. *Overnight.*** Between the hours of 10:00 p.m. and 6:00 a.m. daily.

- F. *Mailbox Parking.* Spots designated for mail pick up.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for Parking spaces or signage and as indicated on the map attached hereto as **Exhibit A** for certain on-street Parking areas. On-street Parking is expressly prohibited on District roadways except where indicated. Certain Designated Parking Areas may have restrictions on Parking during certain times or for certain types of vehicles and vessels as described herein. **Any Vehicle Parked on District property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances, or fire hydrants and shall Park in the appropriate direction.** All drivers are responsible for knowing state and local laws, ordinances, and codes related to Parking. Violations of state or local laws may result in citations, towing, or other legal action as permitted by law.

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District property which is not explicitly designated for Parking, or which is designated for Parking but subject to restrictions as described herein, shall hereby be established as “Tow-Away Zones.”

SECTION 5. EXCEPTIONS.

- A. **OVERNIGHT ON-STREET AND OVERFLOW PARKING.** Oversized Vehicles, Recreational Vehicles, and Vessels are not permitted to be Parked on-street or in overflow areas Overnight and shall be subject to towing at owner’s expense.
- B. **OVERNIGHT AMENITY PARKING.** Vehicles may Park in the Designated Parking Areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight Parking is permitted at the amenity facilities.
- C. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned/Broken-Down Vehicles may not be Parked on District property at any time.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to Park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may Park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also Park on District property while carrying out official duties.
- F. **MANNER OF PARKING.** Vehicles and Vessels of any kind may not be Parked such that they utilize additional spaces, block access to District property, prevent the safe and orderly flow of traffic, obstruct the ability of emergency vehicles to access roadways or property, cause damage to the District’s property, restrict the normal operation of the District’s business, or otherwise poses a danger to the District, its residents and guests, the general public, or the property of same. All Parking must comply with all state and local laws and ordinances.

- G. MAILBOX PARKING.** Mailbox Parking is limited to five (5) minutes. Any cars parked in the Mailbox Parking spots for extended periods of time, including Overnight, shall be subject to towing at owner's expense.

SECTION 6. TOWING/REMOVAL PROCEDURES; ENFORCEMENT.

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** The District may engage a towing company to tow/remove any Vehicle or Vessel improperly Parked in a Tow-Away Zone at the owner's expense. The Vehicle or Vessel shall be towed/removed by the towing service in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District Manager is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.
- D. AMENITY SUSPENSION.** The District may, in its discretion, suspend the amenity privileges of the owner or operator of any Vehicle or Vessel Parked in violation of this Rule, in accordance with the District's adopted *Suspension and Termination of Privileges Rule*.

SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be Parked on District property pursuant to this Rule, provided however that the District assumes no liability for any theft, vandalism and/or damage that might occur to personal property and/or to such Vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these Rules in such areas.

EXHIBIT A – Designated Parking Areas

Effective date: February 26, 2026

*Parking Map
will be
provided under
separate cover.*

SECTION (a)

TOWING SERVICES AGREEMENT

THIS AGREEMENT (“Agreement”) is made and entered into this ____ day of February 2026 by and between:

LAKE DEER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address of c/o Governmental Management Services – Central Florida, LLC, 219 East Livingston Street, Orlando, Florida 32801 (“**District**”); and

DOWNTOWN TOW & HOLD LLC, a Florida limited liability company with a principal address of 29300 U.S. Highway 27, Dundee, Florida 33838 (“**Contractor**”).

RECITALS

WHEREAS, the District is a local unit of special-purpose government established for the purpose of financing, acquiring, constructing, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the District has adopted *Rules Relating to Parking Enforcement*, a copy of which is attached hereto as **Exhibit A**, and as may be amended from time to time by the Board of Supervisors (“**Board**”) of the District (“**Parking Rules**”); and

WHEREAS, in accordance with Section 715.07, *Florida Statutes*, the District desires to engage an independent contractor to provide vehicle towing/removal services within the District in accordance with the Parking Rules (“**Services**”); and

WHEREAS, Contractor desires to provide such Services for the District in accordance with Section 715.07, *Florida Statutes*, and other Florida law; and

WHEREAS, Contractor and the District accordingly desire to enter into this Agreement to provide for the rights, duties and obligations of the parties relative to same.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

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

SECTION 2. DESCRIPTION OF WORK AND SERVICES. The District hereby authorizes Contractor, and its employees and agents, to perform drive-by inspections and vehicle-towing/removal Services from the District property identified in **Exhibit A**. Contractor is also authorized to perform such Services when requested to do so by the District’s designated representatives, who shall be the District Manager (Jillian Burns of Government Management Services – Central Florida, LLC), or her designee (“**District Representatives**”). All such Services shall be performed only at the times specified in the Parking Rules. Contractor shall also provide vehicle storage relative to any such vehicles towed from District property, all in accordance with the Parking Rules, Section 715.07, *Florida Statutes*, and any other applicable Florida law.

- A. Upon execution of this Agreement, Contractor shall, at its own cost and expense, procure and install the necessary signage as required by Section 715.07, *Florida Statutes*, which signage shall be installed a minimum of twenty-four (24) hours prior to commencement of any towing/removal Services by Contractor.
- B. Upon towing/removal of a vehicle, such vehicle shall be stored by Contractor within a ten (10)-mile radius of the point of the removal and shall provide for public access to such storage facility as set forth in Section 715.07, *Florida Statutes*.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, ordinances and regulations affecting the provision of the Services. Any damage caused by Contractor shall diligently be repaired and shall be at Contractor's sole cost and expense.

SECTION 3. COMPENSATION. Contractor acknowledges and agrees that it is not receiving compensation from the District for the provision of the Services. Any compensation due and owing to Contractor relative to this Agreement shall be remitted by the owner(s) of the towed/removed vehicles.

SECTION 4. EFFECTIVE DATE; TERM. This Agreement shall become effective on the date first written above and shall remain in effect unless terminated with written notice to the other party.

SECTION 5. INSURANCE.

- A. Contractor shall, at its own expense, maintain insurance during the performance of the Services under this Agreement, with limits of liability not less than the following:
 - i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
 - ii. Commercial General Liability Insurance, including, but not limited to, bodily injury (including contractual), property damage (including contractual), products and completed operations, and personal injury with limits of not less than One Million Dollars and No Cents (\$1,000,000.00) per occurrence, and not less than Two Million Dollars and No Cents (\$2,000,000.00) aggregate covering all work performed under this Agreement, and covering at least the following hazards:
 - 1. Independent Contractors Coverage for bodily injury and property damage in connection with any subcontractor's operation, if any.
 - iii. Automobile Liability Insurance for bodily injuries in limits of not less than One Million Dollars and No Cents (\$1,000,000.00) combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.
- B. The District and the District's officers, directors, agents, and employees shall be named as additional insureds on all policies above, except for Workers' Compensation Insurance coverage. Such insurance shall be considered primary and non-contributory with respect to the additional insureds, and all required insurance policies shall be endorsed to provide for a waiver

of underwriter's rights of subrogation in favor of the additional insureds. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District, unless it provides that any change or termination within the policy periods of the insurance coverages, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

SECTION 6. CARE OF PROPERTY; SOVEREIGN IMMUNITY.

- A.** Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor shall be solely responsible for any damage to property, including vehicles, caused by the towing/removal and/or storage activities contemplated herein. Accordingly, Contractor, its employees, agents and subcontractors shall defend, hold harmless and indemnify the District and its supervisors, employees, officers, staff, representatives and agents against any claims, damages, liabilities, losses and costs, including, but not limited to, reasonable attorneys' fees, to the extent caused by the acts or omissions of Contractor, and other persons employed or utilized by Contractor in the performance of this Agreement or the Services performed hereunder.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees and expert witness fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
- C.** Nothing in this Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.

SECTION 7. RECOVERY OF COSTS AND FEES. In the event the District is required to enforce this Agreement by court proceedings or otherwise, the District shall be entitled to recover from Contractor all fees and costs incurred, including reasonable attorneys' fees, paralegal fees, expert witness fees and costs.

SECTION 8. DEFAULT. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which includes, but is not limited to, the rights of damages, injunctive relief, and specific performance.

SECTION 9. AMENDMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

SECTION 10. ASSIGNMENT. Neither the District nor Contractor may assign their rights, duties or obligations under this Agreement without the prior written approval of the other. Any purported assignment without said written authorization shall be void.

SECTION 11. NOTICES. All notices, requests, consents, and other communications hereunder (each a "Notice") shall be in writing and shall be delivered, mailed by overnight courier or First Class Mail, postage prepaid, to the parties as follows:

A. If to the District: **Lake Deer Community Development District**
c/o Governmental Management Services – Central Florida, LLC
219 East Livingston Street
Orlando, Florida 32801
Attn: District Manager

With a copy to: **Kilinski | Van Wyk PLLC**
517 E. College Avenue
Tallahassee, Florida 32301
Attn: Lake Deer CDD, District Counsel

B. If to Contractor: **Downtown Tow & Hold LLC**
29300 U.S. Highway 27
Dundee, Florida 33838
Attn: _____

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the District and counsel for Contractor may deliver Notice on behalf of the District and Contractor. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the parties and addressees set forth herein.

SECTION 12. PUBLIC RECORDS. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Governmental Management Services – Central Florida, LLC** (“Public Records Custodian”). Among other requirements and to the extent applicable by law, Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor’s possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Contractor, Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (407) 841-5524, RECORDREQUEST@GMSCFL.COM, OR 219 EAST LIVINGSTON STREET, ORLANDO, FLORIDA 32801.

SECTION 13. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida. The parties agree that venue for any action arising hereunder shall be in a court of appropriate jurisdiction in Polk County, Florida.

SECTION 14. E-VERIFY. Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, as a condition precedent to entering into this Agreement, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. If the Contractor anticipates entering into agreements with a subcontractor for the Services, Contractor will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Contractor shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Contractor has otherwise complied with its obligations hereunder, the District shall promptly notify the Contractor. Contractor agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Contractor, or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated Section 448.09(1), *Florida Statutes*, shall promptly terminate its agreement with such person or entity. By entering into this Agreement, Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

SECTION 15. FOREIGN INFLUENCE. Contractor understands that under Section 286.101, *Florida Statutes*, that Contractor must disclose any current or prior interest, any contract with, or any grant or gift from a foreign country of concern as that term is defined within the above referenced statute.

SECTION 16. SCRUTINIZED COMPANIES. In accordance with Section 287.135, *Florida Statutes*, Contractor represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, Contractor shall immediately notify the District. If Contractor is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

SECTION 17. PUBLIC ENTITY CRIMES. Contractor represents that in entering into this Agreement, Contractor has not been placed on the convicted vendor list as described in Section 287.133(3)(a), *Florida Statutes*, within the last thirty-six (36) months and, if Contractor is placed on the convicted vendor list, Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

SECTION 18. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 19. INDEPENDENT CONTRACTOR. It is understood and agreed that at all times the relationship of the Contractor and its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor to the District is the relationship of an independent contractor and not that of an employee, agent, joint venturer or partner of the District. Nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee between the District and the Contractor or any of its employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor. The parties acknowledge that the Contractor is not an employee for state or federal tax purposes. The Contractor shall hire and pay all of the Contractor's employees, agents, subcontractors or anyone directly or indirectly employed by the Contractor, all of whom shall be employees of the Contractor and not employees of the District and at all times entirely under the Contractor's supervision, direction, and control. Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District, and Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 20. NO THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 21. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 22. ANTI-HUMAN TRAFFICKING AFFIDAVIT. Contractor certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. Contractor agrees to execute an affidavit in compliance with Section 787.06(13), *Florida Statutes*, and acknowledges that if Contractor refuses to sign said affidavit, the District may terminate this Agreement immediately.

SECTION 23. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

[Signature page follows]

[Signature page to Agreement for Towing Services]

IN WITNESS WHEREOF, the parties execute this Agreement effective as of the day and year first written above.

**LAKE DEER
COMMUNITY DEVELOPMENT DISTRICT**

Chairperson, Board of Supervisors

DOWNTOWN TOW & HOLD LLC,
a Florida limited liability company

By: _____
Its: _____

Exhibit A: Parking Rules

EXHIBIT A
Parking Rules

[See following pages]

SECTION (b)

Proposal #: 421

Proposal Date: 02/26/26



Maintenance Services
 Joel Blanco
 Phone: 786-238-9473
 Email: jblanco@gmscfl.com

Bill To/District: Lake Deer CDD	Prepared By: GMS CFL 219 E Livingston St. Orlando, FL 32801
Job name and Description	
Job Name: Installation of Amenity Parking Signs & Mailbox Parking Signs Description: Installation of (4) “Amenity Parking Only: No Overnight Parking Allowed” signs and (2) “Mailbox Parking Only” throughout the amenity parking strip.	


Qty	Description	Unit Price	Line Total
	Labor	\$55.00	\$440.00
	Mobilization	\$65.00	\$65.00
	Equipment		\$45.00
	Materials		\$981.18
		Total Due:	\$1,531.18

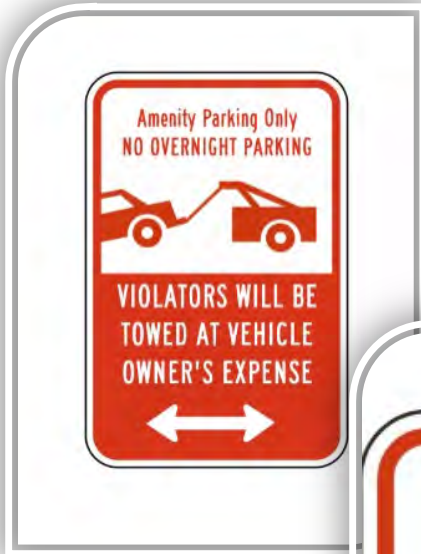
This Proposal is Valid for 30 days.

Client Signature: _____

Installation of Amenity Parking & Mailbox Parking Signs

Photo Description:

 Location of the signs and mock of the signs.



SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 14, 2026 by and between the Lake Deer Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Neil Combee, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2026 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Lake Deer Community Development District.
3. The term of this Agreement shall commence on January 1, 2026 or the date signed below, whichever is later, and shall run until December 31, 2026, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2026 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 10, 2026**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Tuesday, September 15, 2026**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2026 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2026 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Tuesday, September 15, 2026** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

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

EXECUTED By:

Special District Representative

Print name

Title

Date

Neil Combee
Polk County Property Appraiser
By:



Neil Combee, Property Appraiser

SECTION VI

SECTION C

Lake Deer CDD Field Management Action Items List

<i>Description</i>	<i>Vendor</i>	<i>Status</i>	<i>Proposal \$</i>	<i>Completion</i>	<i>Notes</i>
Playground Gate Hinges Maintenance	GMS	Completed		Feb. 2026	Previous hinges were replaced with self closing hinges.
Installation of Additional Amenity Signage	GMS	Completed		Feb. 2026	Additional signage for the life rings were installed.
Fence Repairs	GMS	Completed		Feb. 2026	Repaired section of fallen fence due to strong winds.
Dog Park Repairs	GMS	In Progress			Scheduling filling in holes, place spigot locks, and minor fence repair.
Installation of Amenity Parking & Mailbox Parking Signs	GMS	Discussion	\$ 1,531.18		Installation of (4) "Amenity Parking Only: No Overnight Parking Allowed" signs and (2) "Mailbox Parking Only" throughout the amenity parking strip.

Lake Deer - CDD

Field Management Report – Photo Supplement

Review of Landscaping After Cold Snap



Photo Description:



Current conditions of landscaping and backflow affected by the winter cold snap.



Completed Maintenance Items



Photo Description:

Before & after fence repairs, self-closing hinges installed in the playground and additional amenity sign installed.



SECTION D

SECTION 1

Lake Deer Community Development District

Summary of Check Register

December 1, 2025 to January 31, 2026

Bank	Date	Check No.'s	Amount
General Fund	12/4/25	505-508	\$ 10,483.20
	12/22/25	509-518	\$ 428,657.52
	1/26/26	519-528	\$ 27,958.46
			<hr/>
			\$ 467,099.18
Total Amount			\$ 467,099.18

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/04/25	00013	11/19/25	22469242	202510	310	51300	31100		DEWBERRY ENGINEERS INC.	*	425.00	425.00	000505
			OCT25 ENGINEERING FEES										
12/04/25	00006	11/14/25	13591	202510	310	51300	31500		KILINSKI VAN WYK PLLC	*	1,057.98	1,057.98	000506
			OCT25 ATTORNEY FEES										
12/04/25	00069	11/05/25	99519	202511	330	57200	34500		NATION SECURITY SERVICES LLC	*	223.60	223.60	000507
			SECURITY GUARD SERVICES										
12/04/25	00048	10/30/25	20916	202510	320	53800	47300		IRRIGATION REPAIRS	*	52.25		
		11/01/25	20718	202511	320	53800	46200		NOV25 LANDSCAPE MAINTENA	*	7,032.00		
		11/20/25	21097	202511	320	53800	47300		IRRIGATION- MAIN LEAF REP	*	427.37		
		11/20/25	21113	202511	320	53800	46300		SABAL PALM TREE TRIMMING	*	1,265.00		
									PRINCE & SONS, INC.			8,776.62	000508
12/22/25	00067	11/25/25	20684	202511	320	53800	47000		AQUATIC WEED MANAGEMENT, INC	*	1,400.00	1,400.00	000509
			NOV25 LAKE MAINTENANCE										
12/22/25	00060	11/30/25	16540	202511	330	57200	48200		CSS CLEAN STAR SERVICES OF CENTRAL	*	920.00	920.00	000510
			NOV25 JANITORIAL SVC										
12/22/25	00042	11/30/25	7455749	202511	310	51300	48000		GANNETT MEDIA CORP DBA GANNETT	*	2,017.38	2,017.38	000511
			NOV25 LEGAL ADS										
12/22/25	99999	12/22/25	VOID	202512	000	00000	00000		*****INVALID VENDOR NUMBER*****	C	.00	.00	000512
			VOID CHECK										
12/22/25	00001	10/31/25	108	202510	320	53800	49000		FENCE REPAIRS	*	935.00		
		10/31/25	109	202510	320	53800	48000		BATHROOM DOOR REPAIRS	*	220.00		
		10/31/25	110	202510	320	53800	48000		PRESSURE WASHING	*	315.00		
		10/31/25	111	202510	320	53800	49000		DOG PARK REPAIRS	*	220.00		

LKDR LAKE DEER HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
10/31/25	112	202510	320-53800-48000	PRESSURE WASHING	*	250.00	
10/31/25	113	202510	320-53800-48000	STREET SIGN REP & REMOVAL	*	220.00	
10/31/25	114	202510	320-53800-49000	SIDEWALK REPAIRS	*	1,515.38	
12/01/25	115	202512	320-53800-34000	DEC25 FIELD MANAGEMENT	*	1,287.50	
12/01/25	116	202512	310-51300-34000	DEC25 MANAGEMENT FEES	*	3,750.00	
12/01/25	116	202512	310-51300-35200	DEC25 WEBSITE ADMIN	*	108.17	
12/01/25	116	202512	310-51300-35100	DEC25 INFORMATION TECH	*	162.25	
12/01/25	116	202512	310-51300-31300	DEC25 DISSEMINATION AGT	*	463.75	
12/01/25	116	202512	330-57200-48300	DEC25 AMENITY ACCESS	*	1,072.92	
12/01/25	116	202512	310-51300-51000	OFFICE SUPPLIES	*	2.71	
12/01/25	116	202512	310-51300-42000	POSTAGE	*	5.20	
GOVERNMENTAL MANAGEMENT SERVICES-CF							10,527.88 000513
12/22/25	00006	12/17/25	13821 202511 310-51300-31500	NOV25 ATTORNEY FEES	*	674.50	
KILINSKI VAN WYK PLLC							674.50 000514
12/22/25	00043	12/22/25	ASSESSME 202512 300-20700-10000	2022 ASSMTS THRU 12.22.25	*	402,859.65	
LAKE DEER CDD C/O US BANK							402,859.65 000515
12/22/25	00061	11/12/25	67963776 202511 330-57200-48100	NOV25 PEST CONTROL	*	90.00	
MASSEY SERVICES, INC.							90.00 000516
12/22/25	00048	11/25/25	21164 202511 320-53800-47300	IRRIGATION REPAIRS	*	105.60	
		12/01/25	21246 202512 320-53800-46200	DEC25 LANDSCAPE MAINT	*	7,032.00	
PRINCE & SONS, INC.							7,137.60 000517
12/22/25	00050	12/22/25	PLAYGROU 202512 300-15500-10000	JAN26 PLAYGROUND LEASE	*	3,030.51	
THM LEASING, LLC							3,030.51 000518
LKDR LAKE DEER				HHENRY			

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/26	00067	12/22/25 20856	202601 320-53800-47000	JAN26 POND MAINTENANCE	*	1,400.00	
		1/09/26 21067	202601 320-53800-47000	MIDGE TREATMENTS SEPT-DEC	*	1,780.00	
							3,180.00 000519

1/26/26	00060	12/19/25 16788	202512 330-57200-48200	DEC25 CLEANING SERVICES	*	920.00	
							920.00 000520

1/26/26	00065	1/03/26 GMS1106	202601 330-57200-34500	VIDEO ALARM SERVICES	*	120.00	
							120.00 000521

1/26/26	00013	1/19/26 22476754	202512 310-51300-31100	ENINGEERING THRU 12.26.25	*	625.00	
							625.00 000522

1/26/26	00001	1/01/26 117	202601 320-53800-34000	FIELD MANAGEMENT JAN26	*	1,287.50	
		1/01/26 118	202601 310-51300-34000	MANAGEMENT FEE JAN26	*	3,750.00	
		1/01/26 118	202601 310-51300-35200	WEBISTE ADMIN JAN26	*	108.17	
		1/01/26 118	202601 310-51300-35100	INFO TECH JAN26	*	162.25	
		1/01/26 118	202601 310-51300-31300	DISSEMINATION AGENT JAN26	*	463.75	
		1/01/26 118	202601 330-57200-48300	AMENITY ACCESS JAN26	*	1,072.92	
		1/01/26 118	202601 310-51300-51000	OFFICE SUPPLIES	*	2.65	
		1/01/26 118	202601 310-51300-42000	POSTAGE	*	17.99	
							6,865.23 000523

1/26/26	00061	12/13/25 68553119	202512 330-57200-48100	DEC25 PEST CONTROL	*	90.00	
		1/07/26 68999205	202601 330-57200-48100	JAN26 PEST CONTROL	*	90.00	
							180.00 000524

1/26/26	00056	1/01/26 30235	202601 330-57200-48500	JAN26 POOL MAINTENANCE	*	2,600.00	
		1/20/26 30369	202601 330-57200-49000	REPLACE LIFE RING	*	225.00	
							2,825.00 000525

LKDR LAKE DEER HHENRY

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
1/26/26	00062	1/13/26 222	202601 310-51300-42000	POLK CO POSTAGE REIMB	*	180.72	
							180.72 000526

1/26/26	00048	12/16/25 21519	202512 320-53800-46300	FLAX LILIES AT ENTRANCE	*	1,800.00	
		12/16/25 21520	202512 320-53800-46300	PINE BARK MULCH AT AMENIT	*	1,200.00	
		1/01/26 21738	202601 320-53800-46200	JAN26 LANDSCAPE MAINT	*	7,032.00	
							10,032.00 000527

1/26/26	00050	1/01/26 FEB26 LE	202601 300-15500-10000	FEB26 PLAYGROUND LEASE	*	3,030.51	
							3,030.51 000528

TOTAL FOR BANK A						467,099.18	
TOTAL FOR REGISTER						467,099.18	

LKDR LAKE DEER HHENRY

SECTION 2

Lake Deer
Community Development District

Unaudited Financial Reporting
January 31, 2026



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9	<hr/>	Assessment Receipt Schedule

Lake Deer
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Project Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account-Wells Fargo	\$ 718,511	\$ -	\$ -	718,511
Due from Developer	-	-	1,134	1,134
Due from General Fund	-	131,820	-	131,820
<u>Investments:</u>				
<u>Series 2022</u>				
Reserve	-	270,238	-	270,238
Revenue	-	935,924	-	935,924
Prepayment	-	501	-	501
Construction	-	-	591	591
Prepaid Expenses	3,031	-	-	3,031
Total Assets	\$ 721,542	\$ 1,338,482	\$ 1,725	\$ 2,061,750
Liabilities:				
Accounts Payable	\$ 5,649	\$ -	\$ -	5,649
Due to Debt Service	131,820	-	-	131,820
Total Liabilities	\$ 137,470	\$ -	\$ -	\$ 137,470
Fund Balance:				
Nonspendable:				
Prepaid Items	\$ 3,031	\$ -	\$ -	3,031
Restricted for:				
Debt Service	-	1,338,482	-	1,338,482
Capital Project	-	-	1,725	1,725
Assigned for:				
Unassigned	581,042	-	-	581,042
Total Fund Balances	\$ 584,072	\$ 1,338,482	\$ 1,725	\$ 1,924,280
Total Liabilities & Fund Balance	\$ 721,542	\$ 1,338,482	\$ 1,725	\$ 2,061,750

Lake Deer
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 552,766	\$ 539,056	\$ 539,056	\$ -
Interest Income	-	-	825	825
Total Revenues	\$ 552,766	\$ 539,056	\$ 539,880	\$ 825
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 4,000	\$ 2,200	\$ 1,800
FICA Expense	738	246	168	78
Engineering	12,500	4,167	1,050	3,117
Attorney	25,000	8,333	1,732	6,601
Annual Audit	6,000	2,000	-	2,000
Assessment Administration	5,408	5,408	5,408	-
Amortization Schedules	1,000	-	-	-
Arbitrage	450	450	450	-
Dissemination	5,565	1,855	1,855	-
Trustee Fees	4,500	1,500	-	1,500
Management Fees	45,000	15,000	15,000	-
Information Technology	1,947	649	649	(0)
Website Maintenance	1,298	433	433	(0)
Postage & Delivery	1,000	333	247	86
Insurance	6,878	6,878	6,340	538
Copies	500	167	-	167
Legal Advertising	2,500	833	2,017	(1,184)
Other Current Charges	1,262	421	63	358
Office Supplies	625	208	9	199
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	\$ 134,345	\$ 53,056	\$ 37,797	\$ 15,259
<u>Operations & Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 10,210	\$ 10,210	\$ 9,607	\$ 603
Field Management	15,450	5,150	5,150	-
Landscape Maintenance	84,384	28,128	28,128	-
Landscape Replacement	10,000	3,333	4,265	(932)
Lake Maintenance	16,800	5,600	5,980	(380)
Streetlights	45,000	15,000	14,863	137
Electric	3,500	1,167	138	1,028
Water & Sewer	36,000	12,000	6,616	5,384
Sidewalk & Asphalt Maintenance	2,500	833	-	833
Irrigation Repairs	7,500	2,500	585	1,915
General Repairs & Maintenance	15,000	5,000	1,005	3,995
Field Contingency	10,000	3,333	2,766	567
Total Field Expenditures	\$ 256,344	\$ 92,254	\$ 79,104	\$ 13,151

Lake Deer

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Amenity Expenditures				
Amenity - Electric	\$ 14,400	\$ 4,800	\$ 9,579	\$ (4,779)
Amenity - Water	10,000	3,333	6,404	(3,071)
Playground Lease	36,366	12,122	12,122	(0)
Internet	2,500	833	440	393
Pest Control	1,300	433	450	(17)
Janitorial Services	15,000	5,000	3,680	1,320
Security Services	12,500	4,167	824	3,343
Pool Maintenance	32,136	10,712	10,400	312
Amenity Management	12,875	4,292	4,292	(0)
Amenity Repairs & Maintenance	10,000	3,333	-	3,333
Holiday Lighting	7,500	3,750	3,730	20
Amenity Contingency	7,500	2,500	1,093	1,407
Capital Outlay	-	-	-	-
Total Amenity Expenditures	\$ 162,077	\$ 55,276	\$ 53,013	\$ 2,262
Total Operations & Maintenance	\$ 418,421	\$ 147,530	\$ 132,117	\$ 15,413
Total Expenditures	\$ 552,766	\$ 200,586	\$ 169,914	\$ 30,672
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ 338,470	\$ 369,966	\$ 31,496
<i>Other Financing Sources/(Uses):</i>				
Lease Proceeds	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 369,966	
Fund Balance - Beginning	\$ -	\$ -	\$ 214,106	
Fund Balance - Ending	\$ -	\$ -	\$ 584,072	

Lake Deer

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Assessments - On Roll	\$ 542,703	\$ 529,258	\$ 529,258	\$ -
Interest Income	57,595	19,198	8,671	(10,527)
Total Revenues	\$ 600,298	\$ 548,457	\$ 537,929	\$ (10,527)
Expenditures:				
Interest - 11/1	\$ 209,500	\$ 209,500	\$ 209,500	\$ -
Principal - 5/1	120,000	-	-	-
Interest - 5/1	209,500	-	-	-
Total Expenditures	\$ 539,000	\$ 209,500	\$ 209,500	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 61,298	\$ 338,957	\$ 328,429	\$ (10,527)
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 61,298	\$ 338,957	\$ 328,429	\$ (10,527)
Fund Balance - Beginning	\$ 788,628		\$ 1,010,053	
Fund Balance - Ending	\$ 849,926		\$ 1,338,482	

Lake Deer

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues				
Developer Contribution	\$ -	\$ -	\$ 1,134	\$ 1,134
Interest Income	\$ -	\$ -	\$ 2	\$ 2
Total Revenues	\$ -	\$ -	\$ 1,136	\$ 1,136
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ 1,136	\$ 1,136
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 1,136	\$ 1,136
Fund Balance - Beginning	\$ -	\$ -	\$ 589	
Fund Balance - Ending	\$ -	\$ -	\$ 1,725	

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	270,238	
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)
Principal Payment - 05/01/25	\$	(115,000)
Special Call - 05/01/25	\$	(15,000)
Current Bonds Outstanding	\$	7,630,000

Lake Deer
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Polk County
Fiscal Year 2026

Gross Assessments \$ 594,373.47 \$ 583,551.24 \$ 1,177,924.71
Net Assessments \$ 552,767.33 \$ 542,702.65 \$ 1,095,469.98

ON ROLL ASSESSMENTS

Date	Distribution	Date	Gross Amount	Commissions	Discount/Penalty	Interest	allocation in %	50.46%	49.54%	100.00%
							Net Receipts	O&M Portion	2022 Debt Service	Total
10/17/25	CHK#490	1 % Fee	\$0.00	\$0.00	\$0.00	\$0.00	(\$11,779.24)	\$ (5,943.73)	\$ (5,835.51)	\$ (11,779.24)
11/21/25	ACH	11/1-11/7/25	\$5,806.48	(\$111.48)	(\$232.25)	\$0.00	\$5,462.75	\$ 2,756.47	\$ 2,706.28	\$ 5,462.75
11/21/25	ACH	11/1-11/7/25	\$4,120.44	(\$164.80)	(\$79.11)	\$0.00	\$3,876.53	\$ 1,956.07	\$ 1,920.46	\$ 3,876.53
11/26/25	ACH	11/8-11/15/25	\$1,030.11	(\$19.78)	(\$41.20)	\$0.00	\$969.13	\$ 480.11	\$ 489.02	\$ 969.13
11/26/25	ACH	11/8-11/15/25	\$1,451.62	(\$27.87)	(\$58.06)	\$0.00	\$1,365.69	\$ 689.12	\$ 676.57	\$ 1,365.69
12/08/25	ACH	11/16-11/25/25	\$58,064.80	(\$1,114.84)	(\$2,322.60)	\$0.00	\$54,627.36	\$ 27,564.63	\$ 27,062.73	\$ 54,627.36
12/08/25	ACH	11/16-11/25/25	\$221,473.65	(\$4,252.31)	(\$8,858.00)	\$0.00	\$208,363.34	\$ 105,138.84	\$ 103,224.50	\$ 208,363.34
12/19/25	ACH	11/26-11/30/25	\$335,324.22	(\$6,438.23)	(\$13,412.80)	\$0.00	\$315,473.19	\$ 159,185.81	\$ 156,287.38	\$ 315,473.19
12/19/25	ACH	11/26-11/30/25	\$237,955.41	(\$4,568.76)	(\$9,517.20)	\$0.00	\$223,869.45	\$ 112,963.13	\$ 110,906.32	\$ 223,869.45
12/31/25	ACH	12/01-12/15/25	\$152,420.10	(\$2,927.62)	(\$6,038.93)	\$0.00	\$143,453.55	\$ 72,385.77	\$ 71,067.78	\$ 143,453.55
12/31/25	ACH	12/01-12/15/25	\$108,161.55	(\$2,077.54)	(\$4,284.80)	\$0.00	\$101,799.21	\$ 51,367.25	\$ 50,431.96	\$ 101,799.21
01/09/26	ACH	12/16-12/31/25	\$8,240.88	(\$159.87)	(\$247.20)	\$0.00	\$7,833.81	\$ 3,952.89	\$ 3,880.92	\$ 7,833.81
01/09/26	ACH	12/16-12/31/25	\$11,612.96	(\$225.29)	(\$348.40)	\$0.00	\$11,039.27	\$ 5,570.35	\$ 5,468.92	\$ 11,039.27
01/29/26	ACH	INTEREST	\$0.00	\$0.00	\$0.00	\$993.79	\$993.79	\$ 501.46	\$ 492.33	\$ 993.79
01/29/26	ACH	INTEREST	\$0.00	\$0.00	\$0.00	\$966.00	\$966.00	\$ 487.44	\$ 478.56	\$ 966.00
TOTAL			\$ 1,145,662.22	\$ (22,088.39)	\$ (45,440.55)	\$ 1,959.79	\$ 1,068,313.83	\$ 539,055.61	\$ 529,258.22	\$ 1,068,313.83

97.52%	Net Percent Collected
\$27,156.15	Balance Remaining to Collect