Lake Deer
Community Development District

Meeting Agenda

November 11, 2026

AGENDA

Lake Deer
Community Development District
Meeting Agenda

Wednesday
November 11, 2026
10:15 AM

Prime Community Management
375 Avenue A SE
Winter Haven, Florida 33880

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 September 24, 2026 Board of Supervisors Meeting
4. Consideration of Agreement with PayGov.US for Electronic Payment Processing
5. Staff Reports
    A. Attorney
    B. Engineer
    C. Field Manger's Report
        i. Consideration of Proposal for Dog Park Fence Repair with MyFenceCo.
        ii. Review of Fuel Surcharge Letter from Prince & Sons
    D. District Manager's Report
        i. Approval of Check Register
        ii. Balance Sheet & Income Statement
        iii. Presentation of Arbitrage Rebate Report for Series 2022 Project Bonds
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 on Thursday, **September 24, 2026** 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
Emily Hazelrig	Assistant Secretary
Kristin Cassidy	Assistant Secretary

Also present were:

Christine Wells	District Manager, GMS
Jill Burns	District Manager
Meredith Hammock *by Zoom*	District Counsel, Kilinski Van Wyk
Matt Fisher	Field, GMS
Rey Malave	District Engineer v*ia Zoom*
Chace Arrington	District Engineer v*ia Zoom*
Joey Duncan	District Engineer v*ia Zoom*

FIRST ORDER OF BUSINESS **Roll Call**

Ms. Wells called the meeting to order and called the roll. Four Supervisors were present constituting a quorum.

SECOND ORDER OF BUSINESS **Public Comment Period**

Ms. Wells stated there were no members of the public present at this time.

THIRD ORDER OF BUSINESS **Approval of Minutes of the July 23, 2026 Board of Supervisors Meeting**

Ms. Wells presented the minutes from the July 23, 2026, Board of Supervisors and Audit Committee meeting. She asked for any questions, comments, or corrections.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Minutes of the July 23, 2026, Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS **Consideration of Proposals for Reserve Study Services**

A. Capital Reserve Advisors
B. Reserve Study Advisors

Ms. Wells stated that the Board considered reserve study proposals from Capital Reserve Advisors for $3,250 and Reserve Advisors for $6,450. The FY2027 budget allocated $6,000 for study. Reserve Advisors offered a $950 scheduling discount if approved before October 31, reducing its price to $5,500 and bringing both proposals within budget.

> On MOTION by Ms. Shockley, seconded by Ms. Spencer, with all in favor, the Proposal for Reserve Study Services, was approved.

FIFTH ORDER OF BUSINESS **Consideration of Renewal of Fiscal Year 2027 Maintenance Agreements**

A. Temporary Fuel Surcharge Agreement for Landscape Maintenance Services
B. Temporary Fuel Surcharge Agreement for Pool Maintenance Services

Ms. Wells stated that the Board considered renewing the FY2027 maintenance agreements and extending the fuel surcharges for Prince and Sons and Resort Pool Services through September 30, 2027, as recommended by District Counsel and staff.

> On MOTION by Ms. Roden, seconded by Ms. Shockley, with all in favor, Renewal of Fiscal Year 2027 Maintenance Agreements, was approved.

SIXTH ORDER OF BUSINESS **Ratification of Audit Services Engagement Letter for Fiscal Year 2026 through Fiscal Year 2030 Audit**

Ms. Wells stated that the Board considered ratifying the audit services engagement letter for Fiscal Years 2026 through 2030, including the option for four additional one-year renewals as provided in the agreement.

> On MOTION by Ms. Shockley, seconded by Ms. Roden, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2026 through Fiscal Year 2030 Audit, was ratified.

SEVENTH ORDER OF BUSINESS **Ratification of Amended and Restated Agreement for Holiday Lighting Services**

Ms. Wells stated that the Board considered ratifying the amended and restated holiday lighting services agreement, which was approximately $40 over the FY2027 budget but could be easily absorbed.

> On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Amended and Restated Agreement for Holiday Lighting Services, was ratified.

EIGHTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

Ms. Hammock had nothing to report but was happy to answer any questions the Board had.

B. Engineer

i. Consideration of Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry

Mr. Duncan stated that the proposed work authorization was similar to the prior year's agreement and established a fixed, not-to-exceed amount of $12,500. The current year's rates were attached, and he requested the Board's approval.

> On MOTION by Ms. Spencer, seconded by Ms. Shockley, with all in favor, the Work Authorization 2027-1 for Fiscal Year 2027 Engineering Services from Dewberry, was approved.

C. Field Manager's Report

Mr. Fisher reviewed the field management report, he stated that maintenance staff cleaned algae from the monuments, reattached a restroom partition, restored the dog-watering stations by replacing their valves, and promptly completed vinyl fence repairs. Ongoing work included replacing noisy amenity-area fans and faulty monument solar lights and addressing a sunken curb identified during a field inspection.

D. District Managers Report

i. Approval of the Check Register

Ms. Wells presented the check register which was included in the agenda package for review. She stated that the check register, beginning on page 68 of the agenda packet, covered July 10 through September 10 and totaled $80,532.90. 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. Wells stated the financial statements through August 30th were included in the agenda package for review. There is no action necessary from the Board.

NINTH ORDER OF BUSINESS Other Business

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS Supervisors' Requests and Audience Comments

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS Adjournment

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

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

Secretary/Assistant Secretary	Chairman/Vice Chairman

SECTION IV

PayGOV.US, LLC.
7915 S. Emerson Ave B199
Indianapolis, IN 46237

PAYMENT PROCESSING SERVICES AGREEMENT

THIS PAYMENT PROCESSING SERVICES AGREEMENT (this "**Agreement**") is made and entered into effective _____, 2026 (the "**Effective Date**"), by and between **PayGOV.US**, LLC, a [STATE] limited liability company ("**PGV**"), with its principal address at 7915 S. Emerson Ave B199, Indianapolis, IN 46237, and the Lake Deer Community Development District, a local unit of special-purpose government established under Chapter 190, Florida Statutes (the "**District**"**)**, with its principal address at c/o 219 E. Livingston St., Orlando, FL, 32801.

1. Services. PGV has designed and developed a payment processing system and internet processing services for governmental entities to enhance the collection of payments and other obligations on a 24/7 basis. PGV will provide the District with online payment acceptance, in-person and telephone payment acceptance (if requested by the District), and the related processing, settlement, and reporting services described in this Agreement (collectively, the "**Services**"), so that the District may accept payment by credit card, charge card, bank debit card, and electronic funds transfer, including by a method for accepting payment online, as required by section 215.322(5), *Florida Statutes*, as amended by chapter 2026-169, Laws of Florida, effective January 1, 2027. A person wanting to pay an obligation owed to the District may do so by logging on to the designated website link, or through any other payment channel the District elects to offer under this Agreement, at no cost to the District. PGV will also provide, upon the District's request, card-swipe or other point-of-sale equipment for onsite payments at no cost to the District. The equipment remains PGV's property, and PGV is responsible for installing, maintaining, updating, and replacing it. Upon expiration or termination of this Agreement, the District will make the equipment available for retrieval by PGV at PGV's expense, and the District is not responsible for ordinary wear and tear.

2. Convenience Fees. PGV will assess the person making the payment (and not the District) a convenience fee equal to 3% of the transaction amount for all POS, online, mobile, or over-the-phone (in office) credit card, charge card, and debit card transactions. A minimum flat convenience fee of $1.00 will apply to any such transaction under $33.00. E-Check (ACH) transactions will be charged a flat fee of $1.00 per transaction to the person making the payment, and not to the District. Before the payer submits any transaction, PGV must clearly disclose the amount of the convenience fee and that it is charged by PGV and not by the District, and must allow the payer to cancel the transaction without charge. The convenience fee is billed separately from the amount owed to the District and is paid directly to and retained by PGV as PGV's sole compensation for the Services. The convenience fee is not an assessment, rate, fee, rental, or other charge imposed by the District, is not revenue of the District, and will not be received or retained by the District or its district manager. PGV is solely responsible for ensuring that the convenience fee, as assessed and disclosed, complies with applicable law and all applicable card network rules. PGV may not increase the convenience fee or impose any new or additional fee, on the District or on payers, without a written amendment to this Agreement approved by the District's Board of Supervisors and signed by both parties.

3. Settlement and Reporting. The Services include timely and accurate transaction processing, next business day reconciliation, and transfer by ACH of the full amount of each payment, without

deduction or offset for any convenience fee or other charge, from PGV to the District's designated depository account within [two (2)] business days after the transaction is authorized. All payments PGV receives for obligations owed to the District are the property of the District and are held by PGV in trust for the District. PGV must provide the District and its district manager with online access to transaction-level reporting and a monthly statement identifying, for each transaction, the date, payer, amount paid to the District, convenience fee charged, and any refund, return, or chargeback. PGV may not debit the District's account except to reverse an E-Check transaction that is returned or charged back through the ACH network, and then only after written notice to the District identifying the transaction. At the District's written direction, PGV will process refunds to payers of amounts paid to the District (for example, returned rental deposits), and the District will fund the refunded amount. PGV may not charge the District for processing a refund.

4. Card and Account Verification. Section 215.322(5)(a), *Florida Statutes*, requires the District to verify both the validity of any credit card, charge card, bank debit card, or electronic funds transfer used and the existence of appropriate credit with respect to the person using the card or transfer. PGV will perform that verification on the District's behalf before authorizing each transaction and will not authorize any transaction that fails verification.

5. No Cost to District; Independent Contractor; Confidentiality. PGV will provide the Services to the District during the term of this Agreement, beginning on the Effective Date. PGV agrees the District is not responsible for any compensation for the Services, and the District will not pay any setup, equipment, monthly, minimum, transaction, chargeback, or other fees, or any associated operational costs or local, state, or federal taxes, on behalf of PGV. Nothing in this Agreement requires the District to accept payments exclusively through PGV or to process any minimum volume. PGV accepts and agrees to perform all Services as an independent contractor and not as an employee, agent, or partner of the District, except for the limited authorizations in Section 14. PGV and the District each agree (i) to hold the other party's confidential information in strict confidence; and (ii) not to disclose such information to any third parties without the prior written consent of the disclosing party or as required by law or regulation. PGV acknowledges that the District is subject to Chapter 119, *Florida Statutes*, and that the District's obligations under this Section extend only to information that is confidential or exempt from public disclosure under applicable law. Cardholder, bank-account, and other personal information of payers that PGV receives in performing the Services is confidential information of the District.

6. Indemnification; Chargebacks and Returns. PGV will defend, indemnify, and hold harmless the District and its supervisors, officers, staff, district manager, agents, and employees from and against any credit card transaction disputes, chargebacks, claims, losses, damages, and other expenses, including attorneys' fees and litigation expenses (including at trial and on appeal), suffered or incurred due to PGV's negligence or willful misconduct, any security incident involving payer information in the possession or control of PGV or its processors or subcontractors, PGV's violation of law or card network rules, or PGV's failure to perform any of its obligations under this Agreement. The District agrees to reasonably assist PGV, to the extent permitted by law, with (i) any efforts necessary to facilitate collection of funds from any cardholder to include reinstatement of the obligation owed to the District; and (ii) providing cardholder information pertinent to any inquiry or dispute regarding payment made to the District through the Services. Returned or charged-back ACH (aka E-Check) transactions are excluded from PGV's indemnification of chargebacks under this Section, and the District will reconcile those transactions, including returns and chargeback transactions, but this exclusion does not limit

PGV's obligations for its negligence, willful misconduct, or failure to perform. This Section survives expiration or termination of this Agreement.

7. Standards of Performance; Compliance with Laws; Governing Law. PGV represents that it is qualified to perform the Services, and that all work will be accomplished in a professional and workmanlike manner. PGV agrees to observe and comply with all federal, state, and local laws, and all applicable card network and NACHA operating rules, in performing the Services, including section 215.322, *Florida Statutes*, the Payment Card Industry Data Security Standard ("**PCI DSS**"), and the accessibility requirements of Title II of the Americans with Disabilities Act applicable to the online payment website. This Agreement is governed by the laws of the State of Florida. Venue for any action arising under this Agreement lies exclusively in the state courts located in Polk County, Florida.

8. Data Security; Security Incidents. PGV must maintain PCI DSS compliance throughout the term of this Agreement and must provide the District, upon request, a copy of PGV's current PCI DSS attestation of compliance and that of each processor PGV uses. PGV must use reasonable administrative, technical, and physical safeguards, consistent with industry best practices, to protect cardholder, bank-account, and other personal information of payers, including encryption of that information in transit and at rest. PGV must promptly notify the District in writing if PGV or any of its processors ceases to be PCI DSS compliant. PGV may not access, use, disclose, sell, or share payer information for any purpose other than performing the Services or as required by law, and may not use it for marketing. PGV may retain payer information only as long as necessary to perform the Services, to comply with card network rules, or to comply with Section 2 of Exhibit A (Public Records), and then must securely destroy it. If PGV discovers or is notified of any actual or reasonably suspected breach of security (as defined in section 501.171(1), *Florida Statutes* and any successor statute) or other unauthorized access to payer information in the possession or control of PGV or its processors or subcontractors, PGV must (i) notify the District in writing within 48 hours after discovery or notice; (ii) take all action reasonably necessary to contain, investigate, and remediate it; (iii) cooperate with the District and any law enforcement or regulatory authority, including preserving relevant evidence; (iv) provide the District a written incident report describing the nature and scope of the incident, the information affected, and the remedial actions taken; and (v) to the extent the incident is attributable to the acts or omissions of PGV or its processors or subcontractors, bear the cost of any notices required by law, including under section 501.171, *Florida Statutes*, and provide credit monitoring services for not less than 12 months to affected individuals, at PGV's sole expense. This Section survives expiration or termination of this Agreement.

9. Insurance. PGV must maintain, at its own expense throughout the term of this Agreement, (i) commercial general liability insurance with limits of not less than $[1,000,000] per occurrence and $[2,000,000] in the aggregate; (ii) cyber liability (network security and privacy) insurance, including coverage for breach response costs, with limits of not less than $1,000,000 per claim; and (iii) crime insurance covering employee dishonesty and computer and funds transfer fraud with limits of not less than $1,000,000. PGV must name the District as an additional insured on the commercial general liability policy and must provide the District a certificate of insurance upon execution of this Agreement and upon request.

10. Assignment; Subcontractors. PGV may not assign this Agreement or subcontract the Services without the District's prior written consent, except that PGV may use iStream Financial Services, Inc. ("**iStream**") as described in Section 14 and the card processors PGV identifies to

the District in writing before the Effective Date. PGV remains responsible for the acts and omissions of its subcontractors and processors as if they were PGV's own.

11. District Required Provisions; Order of Precedence. **Exhibit A** (District Required Provisions) is incorporated into and made a part of this Agreement. If this Agreement conflicts with any application, enrollment form, or other document submitted under this Agreement, or with any terms of service, privacy policy, or other terms posted on PGV's website or presented in any click-through or similar form, Exhibit A controls first and this Agreement controls next. No click-through, online, or other terms not attached to this Agreement bind the District, even if accepted by the district manager or another District agent in the course of using the Services.

12. Miscellaneous. Notices under this Agreement must be in writing and delivered by hand, by nationally recognized overnight courier, or by certified mail to the party's address stated in the preamble (or another address given by written notice), with a copy of any notice to the District sent to the District's district manager and District counsel. This Agreement, including its exhibits, is the entire agreement of the parties on its subject matter and supersedes all prior agreements and understandings on that subject matter. This Agreement may be amended only by a writing signed by both parties. If any provision of this Agreement is held unenforceable, the remaining provisions remain in effect. In any action to enforce this Agreement, the prevailing party is entitled to recover its reasonable attorneys' fees and costs, including those incurred on appeal. The District's failure to enforce any provision of this Agreement is not a waiver of that provision. This Agreement has been negotiated by both parties and will not be construed against either party as the drafter. This Agreement may be signed in counterparts and by electronic signature, each of which is an original and all of which together are one instrument.

13. Term and Termination. The initial term of this Agreement begins on the Effective Date and ends on the next September 30 (the end of the District's fiscal year). This Agreement will automatically renew for successive one-year terms beginning each October 1 unless terminated as provided in this Section. The District may terminate this Agreement at any time, with or without cause, on 30 days' written notice to PGV, and immediately upon written notice if PGV breaches this Agreement. PGV may terminate this Agreement only on 90 days' written notice to the District. On expiration or termination, PGV must complete and settle all transactions initiated before the effective date of termination, remit to the District all funds due, reasonably cooperate in transitioning the Services to any successor provider, and comply with Section 2 of Exhibit A (Public Records). Sections 3, 5, 6, 8, and 12 and Exhibit A survive expiration or termination of this Agreement.

14. ACH (E-Check) Processing through iStream. PGV has engaged iStream as a third-party payment processor to facilitate the processing of the District's E-Check payments through the ACH network. Subject to this Section, the District authorizes PGV, as the originator and merchant of record, to submit and sign the application for ACH processing services on behalf of the District to iStream. The District also authorizes PGV to execute and deliver to iStream any required documents on behalf of the District for the purpose of boarding and performing required due diligence of the District under the regulatory framework governing iStream as a third-party payment processor, and to make related procedural changes on behalf of the District to the processing account at iStream as reasonably necessary during the processing relationship. PGV must provide the District's district manager a copy of each application and other document PGV signs on the District's behalf before submitting it, and written notice of any procedural change within five business days after making it. PGV may not, without the District's prior written

approval, (i) agree on the District's behalf to any fee, reserve, guaranty, indemnity, or other financial obligation of the District; (ii) change the District's designated depository account; or (iii) bind the District to any terms inconsistent with this Agreement. These authorizations are limited to the ACH processing services described in this Section and terminate automatically upon expiration or termination of this Agreement.

The District acknowledges and agrees that, as of the Effective Date, iStream is entitled to rely on the authorizations in this Section until the District provides written notice to PGV of their revocation or modification. As between the District and PGV, PGV is responsible for the acts and omissions of iStream as if they were PGV's own, and PGV's obligations under Sections 6 and 8 apply to iStream's acts and omissions. Nothing in this Section makes iStream a third-party beneficiary of this Agreement, waives the District's sovereign immunity, or causes the District to assume any risk or liability for the acts or omissions of PGV or iStream.

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the Effective Date.

DISTRICT:
LAKE DEER COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Title: Chairperson / Vice Chairperson, Board of Supervisors
Date: _____

ATTEST:

_____
Secretary / Assistant Secretary

PGV:
PAYGOV.US, LLC, a [STATE] limited liability company

By: _____
Name: _____
Title: _____
Date: _____

Exhibit A: District Required Provisions

EXHIBIT A
DISTRICT REQUIRED PROVISIONS

1. Sovereign Immunity; No Third-Party Beneficiaries. Nothing in this Agreement waives or limits the District's sovereign immunity or the limits of liability in section 768.28, *Florida Statutes*, or any other statute or law, and nothing in this Agreement is a consent by the District to be sued by third parties in any matter arising out of this Agreement. This Agreement is solely for the benefit of the District and PGV, and no right or cause of action accrues to or for the benefit of any third party.

2. Public Records. PGV understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, to the extent PGV is acting on behalf of the District as a contractor within the meaning of section 119.0701, *Florida Statutes*, PGV must comply with Florida's public records laws, including Chapter 119, *Florida Statutes*. Specifically, PGV must: (a) keep and maintain public records required by the District to perform the Services; (b) upon request from the District's custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, or as otherwise provided by law; (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the term of this Agreement and following its completion if PGV does not transfer the records to the District; and (d) upon completion of this Agreement, transfer to the District, at no cost, all public records in PGV's possession or keep and maintain public records required by the District to perform the Services. If PGV transfers all public records to the District upon completion of this Agreement, PGV must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If PGV keeps and maintains public records upon completion of this Agreement, PGV must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the District, upon request from the District's custodian of public records, in a format that is compatible with the information technology systems of the District. The District may unilaterally terminate this Agreement if PGV refuses to allow public access to public records as required by law.

IF PGV HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO PGV'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT [TELEPHONE NUMBER], [EMAIL ADDRESS], AND [MAILING ADDRESS].

3. Records and Audit. PGV must keep accurate records of all transactions processed for the District for the longer of five years after the transaction or the period required by the records retention schedules adopted by the Florida Department of State, and must make those records available to the District, its district manager, and its auditors upon reasonable request.

4. E-Verify. PGV must comply with section 448.095, *Florida Statutes*. PGV represents and warrants that it is registered with and uses the E-Verify system to verify the work authorization status of all new employees of PGV. PGV may not subcontract any portion of the Services unless the subcontractor registers with and uses the E-Verify system and provides PGV an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. PGV must maintain a copy of each affidavit for the duration of this Agreement and provide it to the District upon request. If the District has a good faith belief that PGV has knowingly violated section 448.09(1), *Florida Statutes*, the District will terminate this Agreement as required by section 448.095(5)(c), *Florida Statutes*, and PGV will be liable for any additional costs incurred by the District as a result of the termination. If the District has a good faith belief that a subcontractor knowingly violated section 448.095(5), *Florida Statutes*, but PGV otherwise complied, the District will promptly notify PGV, and PGV must immediately terminate its contract with the subcontractor. PGV represents that no public agency has terminated a contract with PGV under section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the Effective Date.

5. Scrutinized Companies. PGV certifies that it is not on the Scrutinized Companies or Other Entities that Boycott Israel List created under section 215.4725, *Florida Statutes*, and is not participating in a boycott of Israel. PGV further certifies that it is not on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List created under section 215.473, *Florida Statutes*, and is not engaged in business operations in Cuba or Syria. Under section 287.135*, Florida Statutes*, the District may terminate this Agreement at its option if PGV is found to have submitted a false certification, has been placed on any of those lists, is participating in a boycott of Israel, or has been engaged in business operations in Cuba or Syria.

6. Foreign Countries of Concern; Access to Personal Identifying Information. PGV acknowledges that this Agreement gives PGV access to individuals' personal identifying information. PGV represents that (a) it is not owned by the government of a foreign country of concern; (b) the government of a foreign country of concern does not have a controlling interest in PGV; and (c) PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 287.138(4), Florida Statutes, on the form prescribed by the Florida Department of Management Services (currently Form PUR 1355, adopted by Rule 60A-1.020, Florida Administrative Code), together with the affidavit attached as **Exhibit 1**.

7. Anti-Human Trafficking. PGV certifies that neither it nor its principals use coercion for labor or services as defined in section 787.06, *Florida Statutes*. Before the District executes this Agreement, and before each renewal or extension of this Agreement, PGV must provide the District the affidavit required by section 787.06(14), *Florida Statutes*, signed by an officer or representative of PGV under penalty of perjury, in the form attached as Exhibit 1.

8. Foreign Source Disclosure. To the extent section 286.101(3), *Florida Statutes*, applies to this Agreement, PGV must disclose to the District any current or prior interest of, any contract with, or any grant or gift received from a foreign country of concern as required by that section.

EXHIBIT 1
CONTRACTOR AFFIDAVIT

STATE OF _____

COUNTY OF _____

Before me, the undersigned authority, by means of [ ] physical presence or [ ] online notarization, personally appeared _____ ("Affiant"), who, being first duly sworn, deposes and says:

1. Affiant is the _____ [title] of PayGOV.US, LLC ("PGV"), is an officer or representative of PGV, and is authorized to make this affidavit on PGV's behalf. This affidavit is given in connection with the Payment Processing Services Agreement between PGV and the _____ Community Development District (the "District").

2. Anti-Human Trafficking. PGV does not use coercion for labor or services as defined in section 787.06, Florida Statutes.

3. Foreign Countries of Concern. PGV is not owned by the government of a foreign country of concern; the government of a foreign country of concern does not have a controlling interest in PGV; and PGV is not organized under the laws of, and does not have its principal place of business in, a foreign country of concern, as those terms are defined in section 287.138, Florida Statutes.

4. Scrutinized Companies. PGV is not on the Scrutinized Companies or Other Entities that Boycott Israel List, the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in Iran Terrorism Sectors List, or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; is not participating in a boycott of Israel; and is not engaged in business operations in Cuba or Syria.

5. E-Verify. PGV is registered with and uses the E-Verify system to verify the work authorization status of all new employees, as required by section 448.095, Florida Statutes. PGV's E-Verify company identification number is _____.

Under penalties of perjury, I declare that I have read the foregoing affidavit and that the facts stated in it are true.

_____

Signature of Affiant

Printed Name: _____

Title: _____

Sworn to (or affirmed) and subscribed before me by means of [ ] physical presence or [ ] online notarization this ____ day of _____, 20__, by _____, who is [ ] personally known to me or [ ] has produced _____ as identification.

_____

Notary Public, State of _____

Print Name: _____

My Commission Expires: _____

SECTION V

SECTION C

November 11, 2026

Lake Deer CDD

Field Management Report

Completed



- Fans were replaced in the covered seating area at the amenity.
- Pool buoy hangers have been installed on the pool deck.
- Monument solar lights that were not working have been replaced.
- Fence panels that were knocked down have been repaired.
- A Landscaping review was completed. All plants and trees are in good condition.
- Trash has been removed from pond banks.

Contracted Services

- The landscaping vendor continues to maintain the District's landscaping in satisfactory condition.
- The stormwater ponds remain in satisfactory overall condition. No algae or invasive aquatic vegetation were noted.
- The District's cleaning vendor continues to provide quality cleaning services. No issues to report.
- The Pool vendor continues to keep the pool in satisfactory condition per the contract.



In Progress

- Install additional wildlife warning signs around ponds that where needed.
- Repair sunken sidewalk panel at the curb ramp located at Viceroy Ct. and Pine Lily Ave.
- Pressure wash the pool decking with surface cleaner.
- Pressure wash the pool furniture.
- Refresh the paint on the restroom doors.
- Pressure wash the playground to remove bird droppings.

SECTION 1

MyFenceCo.
Because Everyone Needs Boundaries

Quote

Date	November 2, 2026
Valid Until	November 16, 2026
Quote #	
PO #	

Customer:

Lake Deer CDD

mfisher@gmscfl.com

219 E Livingston St

Orlando, FL, 32801

(407) 346-2453

Quote/Project Description

Replace 110 linear feet of 5ft high chain link mesh, supply and install 300 linear feet of tension wire, re-secure all other loose areas

Description	Line Total
1. Scope of Work -	
2. Limited Lifetime Warranty on materials with 1 year workmanship warranty	$1,449.67

Special Notes and Conditions

1. MyFenceCo to furnish and install all materials listed above.
2. Soil from post holes will be spread on site along fence line.
3. Permit Fee (if needed) will be $100 additional to quoted price
4. 3.25% processing fee will be added if paid with Credit Card

Total **$** **1,449.67**

Above information is not an invoice and only a quote of services/goods described above.
Payment will be 50% due upon signed proposal and remainder upon completion of service

Please confirm your acceptance of this quote by signing this document

Signature | Print Name | Date

Thank you for your business!

Should you have any inquiries concerning this quote, please contact Mo Zaban on 863-288-0548

PO BOX 2307, Lakeland, FL, 33806
Tel: 863-288-0898 Fax: 866-797-5915 E-mail: customerservice@myfenceco.com Web: www.myfenceco.com

SECTION 2

Haines City, Florida 33844 Tampa, Florida 33610 Orlando, Florida 32824
(863) 422-5207
www.princeandsonsinc.com

Valued Customer,

Our family-owned company at Prince & Sons thanks you for the business in servicing your property's landscaping. We are unable to continue to absorb excessive increase in the cost of fuel to our company. We do everything we can to conserve fuel and buy in bulk to keep our prices down however the increases to gas and diesel have resulted in a direct 3% increase to our hard costs that we need to pass along to our customers. We hope this is not a long-term problem so we want to have in place a clear invoicing process that can be tracked. Effective immediately we are sending a separate 3% fuel charge invoice to help offset this expense. The below increase will be invoiced:

Average gas price of >=$4/gallon we will have a 3% increase

Average gas price of $3.50-$3.99/gallon we will have a 2% increase

Average gas price <$3.49/gallon the fuel service charge will end

***BASED ON STATE AVERAGE**

We thank you for your understanding with this. Please do not hesitate to contact your manager if you have any questions.

Warmest Regards,



Lucas Dean Martin
Vice President
Phone: 863-422-5207 Office

SECTION D

SECTION 1

Lake Deer
Community Development District

Summary of Check Register

September 11, 2026 to October 28, 2026

Bank	Date	Check No.'s		Amount
General Fund				
	9/16/26	635-641	$	7,250.42
	9/24/26	642-644	$	9,439.10
	9/29/26	645-646	$	2,295.00
	10/8/26	647-655	$	25,453.39
	10/15/26	656-661	$	24,651.53
	10/22/26	662-665	$	10,095.15
		Autodrafts	$	6,520.83
			$	85,705.42
		Total Amount	**$**	**85,705.42**

*** CHECK DATES 09/11/2026 - 10/28/2026 *** LAKE DEER CDD GENERAL FUND
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/16/26	00060	8/27/26	18839	202608	330-57200-48200			*	1,200.00		
			CLEANING AUG26								
							CSS CLEAN STAR SERVICES OF CENTRAL			1,200.00	000635
9/16/26	00001	7/31/26	153	202607	320-53800-49000			*	440.00		
			STREET SIGN REVIEW								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			440.00	000636
9/16/26	00006	1/13/26	14035	202512	310-51300-31500			*	1,655.72		
			GENERAL COUNSEL DEC25								
		9/14/26	15969	202608	310-51300-31500			*	336.50		
			GENERAL COUNSEL AUG26								
							KILINSKI VAN WYK PLLC			1,992.22	000637
9/16/26	00061	9/13/26	72635248	202609	330-57200-48100			*	90.00		
			PEST CONTROL SEPT26								
							MASSEY SERVICES, INC.			90.00	000638
9/16/26	00080	9/10/26	516119	202609	320-53800-49000			*	1,600.00		
			FENCE REPAIR								
							MY FENCE COMPANY LLC			1,600.00	000639
9/16/26	00069	9/07/26	103948	202609	330-57200-34500			*	463.20		
			SECURITY 8/31/26-9/6/26								
							NATION SECURITY SERVICES LLC			463.20	000640
9/16/26	00048	7/24/26	25310	202607	320-53800-46300			*	1,325.00		
			LANDSCAPE MATERIALS								
		9/01/26	26231	202609	320-53800-46200			*	140.00		
			FUEL CHARGE SEPT26								
							PRINCE & SONS, INC.			1,465.00	000641
9/24/26	00013	9/22/26	22503957	202608	310-51300-31100			*	150.00		
			ENGINEER SVCS AUG26								
							DEWBERRY ENGINEERS INC.			150.00	000642
9/24/26	00001	9/01/26	154	202609	320-53800-34000			*	1,287.50		
			FIELD MANAGEMENT SEPT26								
		9/01/26	155	202609	310-51300-34000			*	3,750.00		
			MANAGEMENT FEES SEPT26								
		9/01/26	155	202609	310-51300-35200			*	108.17		
			WEBSITE ADMIN SEPT26								
		9/01/26	155	202609	310-51300-35100			*	162.25		
			INFORMATION TECH SEPT26								
		9/01/26	155	202609	310-51300-31300			*	463.75		
			DISSEMINATION SVC SEPT26								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/01/26	155 AMENITY ACCESS SEPT26	202609	330-57200-48300		*	1,072.92		
		9/01/26	155 OFFICE SUPLIES	202609	310-51300-51000		*	.72		
		9/01/26	155 POSTAGE	202609	310-51300-42000		*	18.79		
						GOVERNMENTAL MANAGEMENT SERVICES-CF			6,864.10	000643
9/24/26	00056	9/12/26	33776 REPLACE AIR RELIEF VALVE	202609	330-57200-48000		*	125.00		
		9/18/26	33824 REPLACE FEATURE PUMP	202609	330-57200-48000		*	2,300.00		
						MCDONNELL CORPORATION DBA RESORT			2,425.00	000644
9/29/26	00037	9/25/26	7377-09- SPECIAL ASSESS BOND S2022	202609	310-51300-31200		*	450.00		
						AMERICAN MUNICIPAL TAX-EXEMPT			450.00	000645
9/29/26	00067	9/29/26	22560 LAKE MAINTENANCE SEPT26	202609	320-53800-47000		*	1,845.00		
						AQUATIC WEED MANAGEMENT, INC			1,845.00	000646
10/08/26	00060	9/25/26	19106 CLEANING SEPT26	202609	330-57200-48200		*	940.00		
						CSS CLEAN STAR SERVICES OF CENTRAL			940.00	000647
10/08/26	00065	9/16/26	1212 VIDEO VERIFICATION SEPT26	202609	330-57200-34500		*	120.00		
						CURRENT DEMANDS ELECTRICAL &			120.00	000648
10/08/26	00003	9/03/26	33744 ANNUAL INSURANCE FY27	202610	310-51300-45000		*	6,815.00		
		9/03/26	33744 ANNUAL INSURANCE FY27	202610	320-53800-45000		*	8,484.00		
						EGIS INSURANCE ADVISORS, LLC			15,299.00	000649
10/08/26	00056	9/20/26	33831 BASK FOR PUMP REPLACED	202609	330-57200-48000		*	125.00		
		9/24/26	33871 FILLED PRESSURE GAUGE	202609	330-57200-48000		*	55.00		
		10/01/26	33993 POOL MAINTENANCE OCT26	202610	330-57200-48500		*	2,600.00		
						MCDONNELL CORPORATION DBA RESORT			2,780.00	000650
10/08/26	00069	9/16/26	104052 SECURITY 9/7/26-9/13/26	202609	330-57200-34500		*	463.20		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		9/21/26	104157	202609	330-57200-34500		*	479.20		
			SECURITY 9/14/26-9/20/26							
						NATION SECURITY SERVICES LLC			942.40	000651
10/08/26	00048	9/23/26	26616	202609	320-53800-47300		*	130.98		
			IRRIGATION REPAIRS							
						PRINCE & SONS, INC.			130.98	000652
10/08/26	00063	9/30/26	ARIV1061	202609	310-51300-31100		*	1,822.50		
			ENGINEER SERVICES SEPT26							
						QUIDDITY ENGINEERING LLC			1,822.50	000653
10/08/26	00050	10/08/26	10082026	202610	300-15500-10000		*	3,030.52		
			PLAYGROUND LEASE NOV26							
						THM LEASING, LLC			3,030.52	000654
10/08/26	00076	9/30/26	00079070	202609	310-51300-48000		*	387.99		
			NOT FY27 MTG 9/15/26							
						USA TODAY MEDIA CORP.			387.99	000655
10/15/26	00002	10/01/26	95643	202610	310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY27							
						FLORIDA DEPARTMENT OF COMMERCE			175.00	000656
10/15/26	00013	10/08/26	22505798	202609	310-51300-31100		*	612.50		
			ENGINEER SVCS SEPT26							
						DEWBERRY ENGINEERS INC.			612.50	000657
10/15/26	00001	10/01/26	156	202610	310-51300-34000		*	3,937.50		
			MANAGEMENT FEES OCT26							
		10/01/26	156	202610	310-51300-35200		*	113.58		
			WEBSITE ADMIN OCT26							
		10/01/26	156	202610	310-51300-35100		*	170.33		
			INFORMATION TECH OCT26							
		10/01/26	156	202610	310-51300-31300		*	486.92		
			DISSEMINATIN SVC OCT26							
		10/01/26	156	202610	330-57200-48300		*	1,126.58		
			AMENITY ACCESS OCT26							
		10/01/26	156	202610	310-51300-51000		*	3.79		
			OFFICE SUPPLIES							
		10/01/26	156	202610	310-51300-42000		*	33.67		
			POSTAGE							
		10/01/26	157	202610	320-53800-34000		*	1,351.92		
			FIELD MANAGEMENT OCT26							
		10/08/26	160	202610	310-51300-31700		*	5,678.00		
			ASSESSMENT ROLL CERT FY27							
						GOVERNMENTAL MANAGEMENT SERVICES-CF			12,902.29	000658

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/15/26	00006	10/08/26	16207	202609	310-51300-31500			*	1,548.00		
			GENERAL COUNSEL SEPT26								
							KILINSKI VAN WYK PLLC			1,548.00	000659
10/15/26	00069	6/02/26	102356	202605	330-57200-34500			*	1,736.96		
			SECURITY 5/25/26-5/31/26								
		6/08/26	102466	202606	330-57200-34500			*	1,621.20		
			SECURITY 6/1/26-6/7/26								
		6/15/26	102609	202606	330-57200-34500			*	1,621.20		
			SECURITY 6/8/26-6/14/26								
							NATION SECURITY SERVICES LLC			4,979.36	000660
10/15/26	00039	9/25/26	8347292	202609	310-51300-32300			*	369.53		
			TRUSTEE FEE SER2022 FY26								
		9/25/26	8347292A	202610	310-51300-32300			*	4,064.85		
			TRUSTEE FEE SER2022 FY27								
							US BANK			4,434.38	000661
10/22/26	00065	10/02/26	119067	202610	330-57200-48000			*	215.00		
			REKEY LOCK CYLINDER								
		10/14/26	1235	202610	330-57200-34500			*	120.00		
			VIDEO VERIFICATION OCT26								
							CURRENT DEMANDS ELECTRICAL &			335.00	000662
10/22/26	00001	9/30/26	158	202609	320-53800-48000			*	746.70		
			REINSTALL FALLEN SIGN								
		9/30/26	159	202609	330-57200-48000			*	800.49		
			GENERAL MAINT AMENITY								
							GOVERNMENTAL MANAGEMENT SERVICES-CF			1,547.19	000663
10/22/26	00056	10/19/26	34294	202610	330-57200-48000			*	120.00		
			REPLACED AUTO FILL								
							MCDONNELL CORPORATION DBA RESORT			120.00	000664
10/22/26	00048	10/01/26	26779	202610	320-53800-46200			*	7,032.00		
			LANDSCAPE MAINT OCT26								
		10/03/26	26923	202610	320-53800-46200			*	210.96		
			MONTHLY FUEL CHARGE								
		10/16/26	27181	202610	320-53800-46300			*	850.00		
			LANDSCAPE REPLACEMENTS								
							PRINCE & SONS, INC.			8,092.96	000665
								TOTAL FOR BANK A	79,184.59		

*** CHECK DATES 09/11/2026 - 10/28/2026 *** LAKE DEER CDD GENERAL FUND
BANK Z LAKE DEER AUTOPAY

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
9/21/26	00074	9/09/26	1129-08. 4203 COTTONTAIL BL AUG26	202608	320	53800-43200				*	852.22		
									TOHO WATER			852.22	008066
9/21/26	00074	9/09/26	1149-08. 3289 VICEROY COURT AUG26	202608	320	53800-43200				*	11.63		
									TOHO WATER			11.63	008067
10/12/26	00074	9/09/26	1129-09. 4203 COTTONTAIL BL SEP26	202609	320	53800-43200				*	852.22		
									TOHO WATER			852.22	008068
10/12/26	00074	9/09/26	1149-09. 3289 VICEROY CT SEPT26	202609	320	53800-43200				*	11.63		
									TOHO WATER			11.63	008069
9/30/26	00075	9/11/26	9231-09. 3331 PINE LILY AVE SEP26	202609	330	57200-44000				*	115.47		
									SPECTRUM BUSINESS			115.47	008070
10/20/26	00074	9/16/26	4791-09. 3331 PINE LILY AVE SEPT26	202609	330	57200-43200				*	920.57		
									TOHO WATER			920.57	008071
10/20/26	00074	9/16/26	7411-09. 3331 PINE LILY IRR SEPT26	202609	330	57200-43200				*	54.86		
									TOHO WATER			54.86	008072
10/28/26	00073	10/02/26	9657-09. 9501 MARIGOLD AVE SEPT26	202609	320	53800-43100				*	3,648.24		
									DUKE ENERGY			3,648.24	008073
10/28/26	00074	9/24/26	1139-09. 3805 BLUETHREAD WAY SEP26	202609	320	53800-43200				*	11.63		
									TOHO WATER			11.63	008074
10/28/26	00074	9/24/26	1159-09. 4126 SILKTREE COURT SEP26	202609	320	53800-43200				*	42.36		
									TOHO WATER			42.36	008075

TOTAL FOR BANK Z 6,520.83

TOTAL FOR REGISTER 85,705.42

SECTION 2

Lake Deer

Community Development District

Unaudited Financial Reporting

September 30, 2026

Table of Contents

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

Lake Deer
Community Development District
Combined Balance Sheet
September 30, 2026

	General Fund	Debt Service Fund	Capital Project Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account-Wells Fargo	$ 296,265	$ -	$ -	$ 296,265
Investments:				
Series 2022				
Reserve	-	270,238	-	270,238
Revenue	-	783,460	-	783,460
Prepayment	-	514	-	514
Construction	-	-	2	2
Prepaid Expenses	3,031	-	-	3,031
Total Assets	**$ 299,296**	**$ 1,054,212**	**$ 2**	**$ 1,353,509**
Liabilities:				
Accounts Payable	$ 20,209	$ -	$ -	$ 20,209
Total Liabilities	**$ 20,209**	**$ -**	**$ -**	**$ 20,209**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 3,031	$ -	$ -	$ 3,031
Restricted for:				
Debt Service	-	1,054,212	-	1,054,212
Capital Project	-	-	2	2
Unassigned	276,057	-	-	276,057
Total Fund Balances	**$ 279,087**	**$ 1,054,212**	**$ 2**	**$ 1,333,301**
Total Liabilities & Fund Balance	$ 299,296	$ 1,054,212	$ 2	$ 1,353,509

Lake Deer

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Special Assessments - Tax Roll	$ 552,766	$ 552,766	$ 555,124	$ 2,358
Interest Income	-	-	7,728	7,728
Other Income	-	-	60	60
Total Revenues	**$ 552,766**	**$ 552,766**	**$ 562,912**	**$ 10,146**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 12,000	$ 6,800	$ 5,200
FICA Expense	738	738	520	218
Engineering	12,500	12,500	8,935	3,565
Attorney	25,000	25,000	13,428	11,572
Annual Audit	6,000	6,000	6,000	-
Assessment Administration	5,408	5,408	5,408	(1)
Amortization Schedules	1,000	1,000	-	1,000
Arbitrage	450	450	900	(450)
Dissemination	5,565	5,565	5,565	-
Trustee Fees	4,500	4,500	370	4,130
Management Fees	45,000	45,000	45,000	-
Information Technology	1,947	1,947	1,947	(0)
Website Maintenance	1,298	1,298	1,298	(0)
Postage & Delivery	1,000	1,000	1,121	(121)
Insurance	6,878	6,878	6,340	538
Copies	500	500	25	475
Legal Advertising	2,500	2,500	4,953	(2,453)
Other Current Charges	1,262	1,262	511	751
Office Supplies	625	625	26	599
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 134,345**	**$ 134,345**	**$ 109,322**	**$ 25,023**
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 10,210	$ 10,210	$ 9,607	$ 603
Field Management	15,450	15,450	15,450	-
Landscape Maintenance	84,384	84,384	85,226	(842)
Landscape Replacement	10,000	10,000	5,590	4,410
Lake Maintenance	16,800	16,800	22,585	(5,785)
Streetlights	45,000	45,000	47,830	(2,830)
Electric	3,500	3,500	371	3,129
Water & Sewer	36,000	36,000	14,666	21,334
Sidewalk & Asphalt Maintenance	2,500	2,500	-	2,500
Irrigation Repairs	7,500	7,500	2,888	4,612
General Repairs & Maintenance	15,000	15,000	5,853	9,147
Field Contingency	10,000	10,000	8,330	1,670
Total Field Expenditures	**$ 256,344**	**$ 256,344**	**$ 218,396**	**$ 37,948**

Lake Deer

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Amenity Expenditures				
Amenity - Electric	$ 14,400	$ 14,400	$ 18,878	$ (4,478)
Amenity - Water	10,000	10,000	17,680	(7,680)
Playground Lease	36,366	36,366	36,366	(0)
Internet	2,500	2,500	1,363	1,137
Pest Control	1,300	1,300	1,080	220
Janitorial Services	15,000	15,000	11,360	3,640
Security Services	12,500	12,500	17,437	(4,937)
Pool Maintenance	32,136	32,136	31,250	886
Amenity Management	12,875	12,875	12,875	(0)
Amenity Repairs & Maintenance	10,000	10,000	9,505	495
Holiday Lighting	7,500	7,500	7,460	40
Amenity Contingency	7,500	7,500	4,960	2,540
Total Amenity Expenditures	**$ 162,077**	**$ 162,077**	**$ 170,213**	**$ (8,136)**
Total Operations & Maintenance	**$ 418,421**	**$ 418,421**	**$ 388,609**	**$ 29,811**
Total Expenditures	**$ 552,766**	**$ 552,766**	**$ 497,931**	**$ 54,835**
Excess (Deficiency) of Revenues over Expenditures	$ -	$ -	$ 64,981	$ 64,981
Net Change in Fund Balance	**$ -**		**$ 64,981**	
Fund Balance - Beginning	$ -		$ 214,106	
Fund Balance - Ending	$ -		$ 279,087	

Lake Deer

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues:				
Assessments - On Roll	$ 542,703	$ 542,703	$ 545,016	$ 2,314
Interest Income	57,595	57,595	38,143	(19,453)
Total Revenues	**$ 600,298**	**$ 600,298**	**$ 583,159**	**$ (17,139)**
Expenditures:				
Interest - 11/1	$ 209,500	$ 209,500	$ 209,500	$ -
Principal - 5/1	120,000	120,000	120,000	-
Interest - 5/1	209,500	209,500	209,500	-
Total Expenditures	**$ 539,000**	**$ 539,000**	**$ 539,000**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 61,298	$ 61,298	$ 44,159	$ (17,139)
Net Change in Fund Balance	**$ 61,298**	**$ 61,298**	**$ 44,159**	**$ (17,139)**
Fund Balance - Beginning	$ 788,628		$ 1,010,053	
Fund Balance - Ending	$ 849,926		$ 1,054,212	

Lake Deer

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2026

	Adopted Budget	Prorated Budget Thru 09/30/26	Actual Thru 09/30/26	Variance
Revenues				
Developer Contribution	$ -	$ -	$ 2,239	$ 2,239
Interest Income	$ -	$ -	$ 7	$ 7
Total Revenues	**$ -**	**$ -**	**$ 2,246**	**$ 2,246**
Expenditures:				
Capital Outlay	$ -	$ -	$ 2,834	$ (2,834)
Total Expenditures	**$ -**	**$ -**	**$ 2,834**	**$ (2,834)**
Excess (Deficiency) of Revenues over Expenditures	**$ -**	**$ -**	**$ (588)**	**$ (588)**
Net Change in Fund Balance	**$ -**	**$ -**	**$ (588)**	**$ (588)**
Fund Balance - Beginning	$ -		$ 589	
Fund Balance - Ending	$ -		$ 2	

Lake Deer

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ (5,944)	$ 138,594	$ 395,902	$ 10,512	$ 7,204	$ 1,215	$ 1,237	$ 1,264	$ 5,130	$ 10	$ -	$ -	$ 555,124
Interest Income	-	-	1	823	1,109	1,188	1,088	865	733	725	645	551	7,728
Other Income	-	-	-	-	-	-	-	-	-	-	-	60	60
Total Revenues	**$ (5,944)**	**$ 138,594**	**$ 395,903**	**$ 11,336**	**$ 8,313**	**$ 2,403**	**$ 2,324**	**$ 2,129**	**$ 5,863**	**$ 735**	**$ 645**	**$ 611**	**$ 562,912**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ 1,200	$ -	$ -	$ 1,000	$ -	$ 1,000	$ 1,000	$ -	$ 800	$ 800	$ -	$ 1,000	$ 6,800
FICA Expense	92	-	-	77	-	77	77	-	61	61	-	77	520
Engineering	425	-	625	188	813	-	188	-	2,955	563	745	2,435	8,935
Attorney	1,058	675	1,656	153	1,441	630	1,722	131	2,203	1,877	337	1,548	13,428
Annual Audit	-	-	-	-	-	-	6,000	-	-	-	-	-	6,000
Assessment Administration	5,408	-	-	-	-	-	-	-	-	-	-	-	5,408
Amortization Schedules	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage	450	-	-	-	-	-	-	-	-	-	-	450	900
Dissemination	464	464	464	464	464	464	464	464	464	464	464	464	5,565
Trustee Fees	-	-	-	-	-	-	-	-	-	-	-	370	370
Management Fees	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	3,750	45,000
Information Technology	162	162	162	162	162	162	162	162	162	162	162	162	1,947
Website Maintenance	108	108	108	108	108	108	108	108	108	108	108	108	1,298
Postage & Delivery	25	19	5	199	11	663	1	29	84	28	39	19	1,121
Insurance	6,340	-	-	-	-	-	-	-	-	-	-	-	6,340
Copies	-	-	-	-	-	-	-	-	-	-	25	-	25
Legal Advertising	-	2,017	-	1,116	-	-	278	-	374	780	-	388	4,953
Other Current Charges	-	-	3	60	52	51	61	53	53	62	63	52	511
Office Supplies	1	3	3	3	0	3	0	4	1	4	4	1	26
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 19,657**	**$ 7,198**	**$ 6,776**	**$ 7,278**	**$ 6,801**	**$ 6,908**	**$ 13,810**	**$ 4,701**	**$ 11,015**	**$ 8,658**	**$ 5,696**	**$ 10,823**	**$ 109,322**

Lake Deer

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Field Expenditures													
Property Insurance	$ 9,607	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 9,607
Field Management	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	1,288	15,450
Landscape Maintenance	7,032	7,032	7,032	7,032	7,032	7,032	7,032	7,243	7,243	7,172	7,172	7,172	85,226
Landscape Replacement	-	1,265	3,000	-	-	-	-	-	-	1,325	-	-	5,590
Lake Maintenance	1,400	1,400	-	5,025	1,845	1,845	1,845	1,845	1,845	1,845	1,845	1,845	22,585
Streetlights	3,716	3,716	3,716	3,716	3,732	3,661	7,321	3,661	3,648	3,648	3,648	3,648	47,830
Electric	29	-	52	31	29	29	58	29	28	29	29	29	371
Water & Sewer	1,008	2,660	1,428	1,520	1,627	1,247	2,030	366	344	561	957	918	14,666
Sidewalk & Asphalt Maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs	52	533	-	465	195	-	1,259	76	94	83	-	131	2,888
General Repairs & Maintenance	1,005	-	-	-	990	660	1,740	711	-	-	-	747	5,853
Field Contingency	2,741	25	-	-	-	-	719	-	-	440	2,805	1,600	8,330
Total Field Expenditures	**$ 27,877**	**$ 17,918**	**$ 16,515**	**$ 19,077**	**$ 16,737**	**$ 15,761**	**$ 23,291**	**$ 15,218**	**$ 14,490**	**$ 16,391**	**$ 17,743**	**$ 17,377**	**$ 218,396**
Amenity Expenditures													
Amenity - Electric	$ 1,444	$ -	$ 3,054	$ 3,458	$ 1,295	$ 1,236	$ 2,647	$ 1,120	$ 1,143	$ 1,264	$ 1,159	$ 1,057	$ 18,878
Amenity - Water	1,377	1,249	1,913	1,866	1,988	1,664	2,962	1,083	842	799	963	975	17,680
Playground Lease	3,031	3,031	3,031	3,031	3,031	3,031	3,031	3,031	3,031	3,031	3,031	3,031	36,366
Internet	110	-	220	110	115	115	115	115	115	115	115	115	1,363
Pest Control	90	90	90	90	90	90	90	90	90	90	90	90	1,080
Janitorial Services	930	920	920	910	940	920	930	910	910	930	1,200	940	11,360
Security Services	120	344	120	240	240	2,324	120	2,320	5,918	2,552	1,973	1,166	17,437
Pool Maintenance	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,650	2,600	2,600	2,600	31,250
Amenity Management	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	1,073	12,875
Amenity Repairs & Maintenance	-	-	-	-	984	976	584	1,273	1,020	213	1,050	3,405	9,505
Holiday Lighting	3,730	-	-	3,730	-	-	-	-	-	-	-	-	7,460
Amenity Contingency	636	7	-	450	333	1,689	125	495	1,211	13	-	-	4,960
Total Amenity Expenditures	**$ 15,140**	**$ 9,313**	**$ 13,020**	**$ 17,558**	**$ 12,689**	**$ 15,718**	**$ 14,276**	**$ 14,110**	**$ 18,004**	**$ 12,680**	**$ 13,254**	**$ 14,453**	**$ 170,213**
Total Operations & Maintenance	**$ 43,018**	**$ 27,231**	**$ 29,535**	**$ 36,634**	**$ 29,427**	**$ 31,478**	**$ 37,568**	**$ 29,328**	**$ 32,493**	**$ 29,070**	**$ 30,997**	**$ 31,830**	**$ 388,609**
Total Expenditures	**$ 62,675**	**$ 34,429**	**$ 36,311**	**$ 43,912**	**$ 36,228**	**$ 38,386**	**$ 51,378**	**$ 34,029**	**$ 43,509**	**$ 37,728**	**$ 36,693**	**$ 42,653**	**$ 497,931**
Excess (Deficiency) of Revenues over Expenditures	$ (68,619)	$ 104,165	$ 359,593	$ (32,577)	$ (27,915)	$ (35,983)	$ (49,053)	$ (31,900)	$ (37,646)	$ (36,993)	$ (36,048)	$ (42,042)	$ 64,981
Net Change in Fund Balance	**$ (68,619)**	**$ 104,165**	**$ 359,593**	**$ (32,577)**	**$ (27,915)**	**$ (35,983)**	**$ (49,053)**	**$ (31,900)**	**$ (37,646)**	**$ (36,993)**	**$ (36,048)**	**$ (42,042)**	**$ 64,981**

Lake Deer

Community Development District

Long Term Debt Report

Series 2022, Special Assessment Revenue Bonds			
Maturity Date:	5/1/2053		
Optional Redemption Date:	5/1/2037		
Reserve Fund Definition	50% 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)
Principal Payment - 05/01/26		$	(120,000)
Current Bonds Outstanding		**$**	**7,510,000**

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

								allocation in %	50.46%	49.54%	100.00%
Date	*Distribution*	*Date*	*Gross Amount*	*Commissions*	*Discount/Penalty*	*Interest*	*Property Appraiser*	*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)	($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	$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	$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	$0.00	$969.13	$ 489.02	$ 480.11	$ 969.13
11/26/25	ACH	11/8-11/15/25	$1,451.62	($27.87)	($58.06)	$0.00	$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	$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	$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	$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	$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	$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	$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	$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	$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	$0.00	$993.79	$ 501.46	$ 492.33	$ 993.79
01/29/26	ACH	INTEREST	$0.00	$0.00	$0.00	$966.00	$0.00	$966.00	$ 487.44	$ 478.56	$ 966.00
02/12/26	ACH	01/01-01/31/26	$7,210.77	($120.94)	($1,164.01)	$0.00	$0.00	$5,925.82	$ 2,990.13	$ 2,935.69	$ 5,925.82
02/12/26	ACH	01/01-01/31/26	$10,161.34	($170.42)	($1,640.33)	$0.00	$0.00	$8,350.59	$ 4,213.66	$ 4,136.93	$ 8,350.59
03/13/26	ACH	02/01-02/28/26	$1,019.81	($20.40)	$0.00	$0.00	$0.00	$999.41	$ 504.30	$ 495.11	$ 999.41
03/13/26	ACH	02/01-02/28/26	$1,437.10	($28.74)	$0.00	$0.00	$0.00	$1,408.36	$ 710.65	$ 697.71	$ 1,408.36
04/17/26	ACH	03/01-03/31/26	$1,030.11	($20.60)	$0.00	$0.00	$0.00	$1,009.51	$ 509.39	$ 500.12	$ 1,009.51
04/17/26	ACH	03/01-03/31/26	$1,451.62	($29.03)	$0.00	$0.00	$0.00	$1,422.59	$ 717.83	$ 704.76	$ 1,422.59
04/30/26	ACH	02/01-03/31/26	$0.00	$0.00	$0.00	$1.64	$0.00	$1.64	$ 0.83	$ 0.81	$ 1.64
04/30/26	ACH	01/01-01/31/26	$0.00	$0.00	$0.00	$8.46	$0.00	$8.46	$ 4.27	$ 4.19	$ 8.46
04/30/26	ACH	01/01-01/31/26	$0.00	$0.00	$0.00	$6.01	$0.00	$6.01	$ 3.03	$ 2.98	$ 6.01
04/30/26	ACH	02/01-03/31/26	$0.00	$0.00	$0.00	$2.30	$0.00	$2.30	$ 1.16	$ 1.14	$ 2.30
05/13/26	ACH	04/01-04/30/26	$1,061.01	($21.22)	$0.00	$0.00	$0.00	$1,039.79	$ 524.67	$ 515.12	$ 1,039.79
05/13/26	ACH	04/01-04/30/26	$1,495.17	($29.90)	$0.00	$0.00	$0.00	$1,465.27	$ 739.37	$ 725.90	$ 1,465.27
06/24/26	ACH	06/01-06/01/26	$4,305.86	($86.12)	$0.00	$0.00	$0.00	$4,219.74	$ 2,129.25	$ 2,090.49	$ 4,219.74
06/24/26	ACH	06/01-06/01/26	$6,067.77	($121.36)	$0.00	$0.00	$0.00	$5,946.41	$ 3,000.52	$ 2,945.89	$ 5,946.41
07/31/26	ACH	04/01-06/30/26	$0.00	$0.00	$0.00	$8.52	$0.00	$8.52	$ 4.30	$ 4.22	$ 8.52
07/31/26	ACH	04/01-06/30/26	$0.00	$0.00	$0.00	$12.01	$0.00	$12.01	$ 6.06	$ 5.95	$ 12.01
		TOTAL	**$ 1,180,902.78**	**$ (22,737.12)**	**$ (48,244.89)**	**$ 1,998.73**	**$ (11,779.24)**	**$ 1,100,140.26**	**$ 555,123.94**	**$ 545,016.32**	**$ 1,100,140.26**

100.43%	**Net Percent Collected**
0	**Balance Remaining to Collect**

SECTION 3

REBATE REPORT

$17,750,000

Lake Deer Community Development District

(Polk County, Florida)

Special Assessment Bonds, Series 2022

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

Rebate Report to the Computation Date
August 24, 2030
Reflecting Activity To
August 31, 2026

AMTEC

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AMTEC
American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
(T) 860-321-7521
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www.amteccorp.com

September 25, 2026

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

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

Dear Ms. Costa:

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

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

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

We have scheduled our next Report as of August 31, 2027. Thank you and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

Trong M. Tran
Assistant Vice President

SUMMARY OF REBATE COMPUTATIONS

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

For the August 24, 2030 Computation Date
Reflecting Activity from August 24, 2022 through August 31, 2026

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Acquisition & Construction Account	2.029109%	86,789.17	(226,461.80)
Debt Service Reserve Fund	4.010267%	114,783.88	(62,237.70)
Capitalized Interest Fund	2.251333%	8,216.58	(18,041.99)
Costs of Issuance Account	1.919141%	21.39	(61.00)
Totals	**2.781352%**	**$209,811.02**	**$(306,802.49)**
Bond Yield	**5.544043%**		
Rebate Computation Credits			(11,235.26)
		Net Rebatable Arbitrage	**$(318,037.75)**

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For purposes of computing Rebatable Arbitrage, investment activity is reflected from August 24, 2022, the date of the closing, to August 31, 2026, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of August 24, 2030.

2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.

3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.

4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.

5. During the period between August 24, 2022 and August 31, 2026, the District made periodic payments into the Debt Service Fund that were used, along with the interest earned, to provide the required debt service payments.

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

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

6. In accordance with Page C-1 of the Arbitrage and Tax Certificate, Exhibit C (Arbitrage Rebate Covenants) the first (initial) Computation Date must be within 60 days of the end of the third Bond Year. After the first required payment date (Computation Date) the District must consistently treat either the last day of each Bond Year or the last day of each fifth Bond Year as the (subsequent) Computation Date(s). Therefore, for purposes of the arbitrage calculation, the first Computation Date is August 31, 2026.

DEFINITIONS

7. Computation Date

August 24, 2030.

8. Computation Period

The period beginning on August 24, 2022, the date of the closing, and ending on August 31, 2026.

9. Bond Year

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

10. Bond Yield

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

11. Taxable Investment Yield

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

12. Issue Price

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

13. Rebatable Arbitrage

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

14. Funds and Accounts

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

Funds / Accounts	Account Number
Revenue Account	[redacted]
Capitalized Interest Fund	[redacted]
Sinking Fund Account	[redacted]
Prepayment Account	[redacted]
Debt Service Reserve Fund	[redacted]
Acquisition & Construction Fund	[redacted]
Costs of Issuance Account	[redacted]

METHODOLOGY

Bond Yield

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

Investment Yield and Rebate Amount

The methodology used to calculate the Rebatable Arbitrage, as of August 31, 2026, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to August 24, 2030. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on August 24, 2030, is the Rebatable Arbitrage.

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

Sources of Funds	
Par Amount	**$17,750,000.00**
Total	**$17,750,000.00**

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

PROOF OF ARBITRAGE YIELD

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

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

PROOF OF ARBITRAGE YIELD

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

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

Proceeds Summary

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

BOND DEBT SERVICE

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

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

BOND DEBT SERVICE

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

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

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-15,302,394.48	-23,700,515.20
08/24/22		2,323,761.54	3,599,067.18
08/24/22		22,500.00	34,848.25
08/24/22		899.75	1,393.54
08/24/22		17,639.00	27,319.48
08/25/22		686,150.54	1,062,556.01
08/25/22		1,493,506.83	2,312,808.29
08/25/22		308,535.19	477,790.08
09/02/22		189,679.40	293,420.73
09/02/22		3,850.00	5,955.68
09/02/22		3,750.00	5,800.99
09/08/22		853,438.35	1,319,006.53
09/23/22		3,750.00	5,782.51
09/27/22		2,470.00	3,806.43
09/27/22		3,750.00	5,779.00
10/24/22		435.00	667.62
10/24/22		3,750.00	5,755.34
10/26/22		1,664,827.09	2,554,331.65
11/02/22		1,275.00	1,954.44
11/02/22		29,217.25	44,786.97
11/14/22		201,157.91	307,792.32
11/14/22		44,147.85	67,550.76
11/15/22		195,518.24	299,117.60
11/17/22		3,750.00	5,735.27
12/05/22		1,704.21	2,599.31
12/09/22		7,500.00	11,432.27
12/14/22		1,012,857.16	1,542,729.25
12/22/22		6,225.00	9,470.07
12/22/22		3,750.00	5,704.86
12/27/22		290,988.21	442,343.11
12/27/22		120,274.40	182,834.05
12/27/22		3,750.00	5,700.53
01/18/23		152.00	230.33
01/18/23		3,750.00	5,682.37
01/19/23		3,750.00	5,681.51
02/16/23		139,201.90	210,037.30
02/17/23		1,532.50	2,311.99
02/23/23		3,750.00	5,652.24
02/23/23		1,360,795.37	2,051,078.53
02/23/23		24,431.50	36,824.73
03/02/23		-407,112.33	-612,787.61
03/03/23		133,334.63	200,665.50
03/03/23		255.00	383.77
03/03/23		3,750.00	5,643.66
03/09/23		-1,620.54	-2,436.65
03/10/23		12,773.80	19,203.84
03/16/23		3,750.00	5,632.53
03/22/23		2,681,412.96	4,023,833.40

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
04/03/23		159,239.09	238,561.46
04/03/23		1,249,210.67	1,871,484.71
04/03/23		18,310.00	27,430.83
04/06/23		510.00	763.70
04/06/23		3,750.00	5,615.44
04/07/23		-407,112.33	-609,538.26
04/24/23		3,750.00	5,600.11
04/26/23		-407,112.32	-607,781.53
05/02/23		716,830.27	1,069,187.21
05/05/23		579,803.91	864,411.72
06/08/23		26.50	39.31
06/21/23		255.00	377.52
07/11/23		152.00	224.35
07/17/23		765.00	1,128.11
08/09/23		647.50	951.65
08/09/23		1,245.00	1,829.82
09/18/23		-0.85	-1.24
09/30/23	de minimis	199.50	290.95
08/24/30	TOTALS:	86,789.17	-226,461.80

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-226,461.80
COMP DATE:	08/24/30	NET INCOME:	86,789.17
BOND YIELD:	5.544043%	TAX INV YIELD:	2.029109%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-1,217,393.76	-1,885,512.71
09/20/22		400.24	617.45
03/14/23		12,232.25	18,378.51
09/14/23		24,454.92	35,751.59
11/01/23		133,650.00	193,998.09
02/01/24		256,989.57	367,965.02
03/14/24		29,116.37	41,418.23
04/02/24		3,730.65	5,292.38
05/01/24		97,279.19	137,395.83
05/02/24		3,558.30	5,024.93
06/04/24		3,244.29	4,559.28
07/02/24		3,139.61	4,393.44
08/01/24		94,356.24	131,457.92
08/02/24		3,242.31	4,516.53
09/04/24		2,822.50	3,912.67
10/02/24		2,627.29	3,626.60
11/04/24		2,553.41	3,507.53
12/03/24		2,371.94	3,243.93
01/02/25		2,362.49	3,216.80
02/03/25		92,415.63	125,243.37
02/04/25		2,290.64	3,103.85
02/06/25		270,664.06	366,641.80
03/04/25		1,065.29	1,436.92
04/02/25		981.15	1,317.81
05/01/25		1,375.00	1,838.68
05/02/25		949.49	1,269.49
06/03/25		976.07	1,298.89
07/02/25		944.69	1,251.61
08/01/25		426.57	562.67
08/04/25		976.18	1,287.06
09/03/25		973.76	1,278.22
10/02/25		912.85	1,193.00
11/04/25		913.54	1,188.12
12/02/25		832.13	1,077.64
01/05/26		820.99	1,057.90
02/03/26		802.63	1,029.85
03/03/26		724.82	925.79
04/02/26		802.46	1,020.45
05/04/26		776.58	982.75
06/02/26		802.61	1,011.38
07/02/26		776.58	974.13
08/04/26		802.46	1,001.71

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/31/26	Bal	270,237.50	336,007.51
08/31/26	Acc	802.39	997.67
08/24/30	TOTALS:	114,783.88	-62,237.70

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-62,237.70
COMP DATE:	08/24/30	NET INCOME:	114,783.88
BOND YIELD:	5.544043%	TAX INV YIELD:	4.010267%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-665,257.63	-1,030,358.26
09/02/22		218.71	338.33
10/04/22		820.18	1,262.61
11/01/22		180,454.50	276,659.77
11/02/22		1,006.09	1,542.23
12/02/22		777.01	1,185.66
01/03/23		905.85	1,375.77
02/01/23		963.63	1,457.31
03/02/23		873.97	1,315.50
04/04/23		1,179.46	1,766.72
05/01/23		484,803.13	723,217.30
05/02/23		1,471.68	2,195.08
08/24/30	TOTALS:	8,216.58	-18,041.99

ISSUE DATE: 08/24/22 REBATABLE ARBITRAGE: -18,041.99
COMP DATE: 08/24/30 NET INCOME: 8,216.58
BOND YIELD: 5.544043% TAX INV YIELD: 2.251333%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/22	Beg Bal	-209,954.13	-325,179.24
08/24/22		6,000.00	9,292.87
08/24/22		30,000.00	46,464.33
08/24/22		50,000.00	77,440.54
08/24/22		58,000.00	89,831.03
08/24/22		56,954.13	88,211.18
08/24/22		1,500.00	2,323.22
09/09/22		5,900.00	9,117.19
03/09/23		1,620.54	2,436.65
09/18/23		0.85	1.24
08/24/30	TOTALS:	21.39	-61.00

ISSUE DATE:	08/24/22	REBATABLE ARBITRAGE:	-61.00
COMP DATE:	08/24/30	NET INCOME:	21.39
BOND YIELD:	5.544043%	TAX INV YIELD:	1.919141%

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

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (5.544043%)
08/24/23		-1,960.00	-2,874.12
08/24/24		-2,070.00	-2,873.88
08/24/25		-2,120.00	-2,786.67
08/24/26		-2,170.00	-2,700.59
08/24/30	TOTALS:	-8,320.00	-11,235.26

ISSUE DATE: 08/24/22 REBATABLE ARBITRAGE: -11,235.26
COMP DATE: 08/24/30
BOND YIELD: 5.544043%