

**LAKEWOOD PARK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**May 12, 2021**

**BOARD OF SUPERVISORS  
REGULAR MEETING  
AGENDA**

**Lakewood Park Community Development District**  
**OFFICE OF THE DISTRICT MANAGER**  
**2300 Glades Road, Suite 410W•Boca Raton, Florida 33431**  
**Phone: (561) 571-0010•Toll-free: (877) 276-0889•Fax: (561) 571-0013**

May 5, 2021

**ATTENDEES:**  
Please identify yourself each time you speak to facilitate accurate transcription of meeting minutes.

Board of Supervisors  
Lakewood Park Community Development District

Dear Board Members:

The Board of Supervisors of the Lakewood Park Community Development District will hold a Regular Meeting on May 12, 2021 at 2:30 p.m., at the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The agenda is as follows:

1. Call to Order/Roll Call
2. Public Comments
3. Consideration of Resolution 2021-37, Approving a Proposed Budget for Fiscal Year 2021/2022 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
4. Consideration of Resolution 2021-38, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2021/2022 and Providing for an Effective Date
5. Acceptance of Unaudited Financial Statements as of March 31, 2021
6. Consideration of April 14, 2021 Regular Meeting Minutes
7. Staff Reports
  - A. District Counsel: *Cobb Cole*
  - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
  - C. District Manager: *Wrathell, Hunt and Associates, LLC*

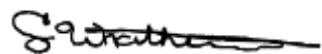
- NEXT MEETING DATE: June 9, 2021 at 2:30 P.M.
  - QUORUM CHECK

Chris Helfrich	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Megan Willbur	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Brian Martin	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
John Donaldson	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No
Chad Moorhead	<input type="checkbox"/>	IN PERSON	<input type="checkbox"/>	PHONE	<input type="checkbox"/>	No

8. Board Members' Comments/Requests
9. Public Comments
10. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-8675.

Sincerely,



Craig Wrathell  
District Manager

**FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE**

**CALL-IN NUMBER: 1-888-354-0094**

**CONFERENCE ID: 2144145**

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**3**

**RESOLUTION 2021-37**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2021/2022 AND SETTING PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Lakewood Park Community Development District ("**District**") a proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2021 and ending September 30, 2022 ("**Fiscal Year 2021/2022**"); and

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2021/2022 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

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

DATE: \_\_\_\_\_, 2021  
HOUR: \_\_\_\_:\_\_\_\_ A./P.M.  
LOCATION: office of Cobb Cole  
231 North Woodland Boulevard  
DeLand, Florida 32720

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

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

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

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

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

**PASSED AND ADOPTED THIS 12TH DAY OF MAY, 2021.**

**ATTEST:**

**LAKWOOD PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2021/2022 Proposed Budget

**Exhibit A:** FY 2021/2022 Proposed Budget

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
PROPOSED BUDGET  
FISCAL YEAR 2022**



**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
TABLE OF CONTENTS**

<u>Description</u>	<u>Page Number(s)</u>
General Fund Budget	1
Definitions of General Fund Expenditures	2
Debt Service Fund Budget - Series 2021	3
Amortization Schedule - Series 2021	4 - 5
Assessment Summary	6

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND BUDGET  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Adopted Budget FY 2021	Actual through 03/31/21	Projected through 09/30/21	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Landowner contribution	\$ 81,865	\$ 39,303	\$ 49,895	\$ 89,198	\$ 85,340
Total revenues	<u>81,865</u>	<u>39,303</u>	<u>49,895</u>	<u>89,198</u>	<u>85,340</u>
<b>EXPENDITURES</b>					
<b>Professional &amp; administrative</b>					
Supervisors	-	-	-	-	-
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	15,000	11,646	3,354	15,000	15,000
Engineering	3,000	-	1,500	1,500	2,000
Audit	-	-	-	-	4,500
Arbitrage rebate calculation*	-	-	-	-	500
Dissemination agent*	-	-	417	417	1,000
Trustee*	-	-	-	-	4,050
Telephone	200	100	100	200	200
Postage	500	-	150	150	500
Printing & binding	500	250	250	500	500
Legal advertising	6,500	14,266	1,000	15,266	2,000
Annual special district fee	175	-	175	175	175
Insurance	5,500	-	5,500	5,500	5,500
Contingencies/bank charges	600	390	210	600	500
Website hosting & maintenance	1,680	-	1,680	1,680	705
Website ADA compliance	210	210	-	210	210
Total expenditures	<u>81,865</u>	<u>50,862</u>	<u>38,336</u>	<u>89,198</u>	<u>85,340</u>
Excess/(deficiency) of revenues over/(under) expenditures	-	(11,559)	11,559	-	-
Fund balance - beginning (unaudited)	-	-	(11,559)	-	-
Fund balance - ending (projected)	-	-	-	-	-
Unassigned	-	(11,559)	-	-	-
Fund balance - ending	<u>\$ -</u>	<u>\$ (11,559)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEFINITIONS OF GENERAL FUND EXPENDITURES**

**EXPENDITURES**

**Professional & administrative**

Management/accounting/recording	\$ 48,000
<p><b>Wrathell, Hunt and Associates, LLC</b> (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.</p>	
Legal	15,000
<p>General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.</p>	
Engineering	2,000
<p>The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.</p>	
Audit	4,500
<p>Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.</p>	
Arbitrage rebate calculation*	500
<p>To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.</p>	
Dissemination agent*	1,000
<p>The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt &amp; Associates serves as dissemination agent.</p>	
Telephone	200
<p>Telephone and fax machine.</p>	
Postage	500
<p>Mailing of agenda packages, overnight deliveries, correspondence, etc.</p>	
Printing & binding	500
<p>Letterhead, envelopes, copies, agenda packages</p>	
Legal advertising	2,000
<p>The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.</p>	
Annual special district fee	175
<p>Annual fee paid to the Florida Department of Economic Opportunity.</p>	
Insurance	5,500
<p>The District will obtain public officials and general liability insurance.</p>	
Contingencies/bank charges	500
<p>Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.</p>	
Website hosting & maintenance	705
Website ADA compliance	210
Total expenditures	<u><u>\$ 85,340</u></u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
DEBT SERVICE FUND BUDGET - SERIES 2021  
FISCAL YEAR 2022**

	Fiscal Year 2021				Proposed Budget FY 2022
	Proposed Budget FY 2021	Actual through 3/31/2021	Projected through 9/30/2021	Total Actual & Projected Revenue & Expenditures	
<b>REVENUES</b>					
Assessment levy: off-roll	\$ -	\$ -	\$ -	\$ -	\$ 59,270
Total revenues	-	-	-	-	59,270
<b>EXPENDITURES</b>					
<b>Debt service</b>					
Principal	-	-	-	-	-
Interest	-	-	-	-	119,528
Cost of issuance	-	-	206,049	206,049	-
Underwriter's discount	-	-	64,400	64,400	-
Total expenditures	-	-	270,449	270,449	119,528
Excess/(deficiency) of revenues over/(under) expenditures	-	-	(270,449)	(270,449)	(60,258)
<b>OTHER FINANCING SOURCES/(USES)</b>					
Bond proceeds	-	-	546,599	546,599	-
Original issue premium	-	-	26,581	26,581	-
Total other financing sources/(uses)	-	-	573,180	573,180	-
Net increase/(decrease) in fund balance	-	-	302,731	302,731	(60,258)
Fund balance:					
Beginning fund balance (unaudited)	-	-	-	-	302,731
Ending fund balance (projected)	\$ -	\$ -	\$ 302,731	\$ 302,731	242,473
Use of fund balance:					
Debt service reserve account balance (required)					(183,203)
Interest expense - November 1, 2022					(59,270)
Projected fund balance surplus/(deficit) as of September 30, 2022					\$ -

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/21			60,257.83	60,257.83	3,220,000.00
05/01/22			59,270.00	59,270.00	3,220,000.00
11/01/22			59,270.00	59,270.00	3,220,000.00
05/01/23	65,000.00	2.625%	59,270.00	124,270.00	3,155,000.00
11/01/23			58,416.88	58,416.88	3,155,000.00
05/01/24	65,000.00	2.625%	58,416.88	123,416.88	3,090,000.00
11/01/24			57,563.75	57,563.75	3,090,000.00
05/01/25	65,000.00	2.625%	57,563.75	122,563.75	3,025,000.00
11/01/25			56,710.63	56,710.63	3,025,000.00
05/01/26	70,000.00	2.625%	56,710.63	126,710.63	2,955,000.00
11/01/26			55,791.88	55,791.88	2,955,000.00
05/01/27	70,000.00	3.200%	55,791.88	125,791.88	2,885,000.00
11/01/27			54,671.88	54,671.88	2,885,000.00
05/01/28	70,000.00	3.200%	54,671.88	124,671.88	2,815,000.00
11/01/28			53,551.88	53,551.88	2,815,000.00
05/01/29	75,000.00	3.200%	53,551.88	128,551.88	2,740,000.00
11/01/29			52,351.88	52,351.88	2,740,000.00
05/01/30	75,000.00	3.200%	52,351.88	127,351.88	2,665,000.00
11/01/30			51,151.88	51,151.88	2,665,000.00
05/01/31	80,000.00	3.200%	51,151.88	131,151.88	2,585,000.00
11/01/31			49,871.88	49,871.88	2,585,000.00
05/01/32	85,000.00	3.625%	49,871.88	134,871.88	2,500,000.00
11/01/32			48,331.25	48,331.25	2,500,000.00
05/01/33	85,000.00	3.625%	48,331.25	133,331.25	2,415,000.00
11/01/33			46,790.63	46,790.63	2,415,000.00
05/01/34	90,000.00	3.625%	46,790.63	136,790.63	2,325,000.00
11/01/34			45,159.38	45,159.38	2,325,000.00
05/01/35	90,000.00	3.625%	45,159.38	135,159.38	2,235,000.00
11/01/35			43,528.13	43,528.13	2,235,000.00
05/01/36	95,000.00	3.625%	43,528.13	138,528.13	2,140,000.00
11/01/36			41,806.25	41,806.25	2,140,000.00
05/01/37	100,000.00	3.625%	41,806.25	141,806.25	2,040,000.00
11/01/37			39,993.75	39,993.75	2,040,000.00
05/01/38	100,000.00	3.625%	39,993.75	139,993.75	1,940,000.00
11/01/38			38,181.25	38,181.25	1,940,000.00
05/01/39	105,000.00	3.625%	38,181.25	143,181.25	1,835,000.00
11/01/39			36,278.13	36,278.13	1,835,000.00
05/01/40	110,000.00	3.625%	36,278.13	146,278.13	1,725,000.00
11/01/40			34,284.38	34,284.38	1,725,000.00
05/01/41	115,000.00	3.625%	34,284.38	149,284.38	1,610,000.00
11/01/41			32,200.00	32,200.00	1,610,000.00
05/01/42	120,000.00	4.000%	32,200.00	152,200.00	1,490,000.00
11/01/42			29,800.00	29,800.00	1,490,000.00
05/01/43	125,000.00	4.000%	29,800.00	154,800.00	1,365,000.00
11/01/43			27,300.00	27,300.00	1,365,000.00
05/01/44	130,000.00	4.000%	27,300.00	157,300.00	1,235,000.00
11/01/44			24,700.00	24,700.00	1,235,000.00
05/01/45	135,000.00	4.000%	24,700.00	159,700.00	1,100,000.00
11/01/45			22,000.00	22,000.00	1,100,000.00
05/01/46	140,000.00	4.000%	22,000.00	162,000.00	960,000.00

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
SERIES 2021 AMORTIZATION SCHEDULE**

	<b>Principal</b>	<b>Coupon Rate</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Bond Balance</b>
11/01/46			19,200.00	19,200.00	960,000.00
05/01/47	145,000.00	4.000%	19,200.00	164,200.00	815,000.00
11/01/47			16,300.00	16,300.00	815,000.00
05/01/48	150,000.00	4.000%	16,300.00	166,300.00	665,000.00
11/01/48			13,300.00	13,300.00	665,000.00
05/01/49	155,000.00	4.000%	13,300.00	168,300.00	510,000.00
11/01/49			10,200.00	10,200.00	510,000.00
05/01/50	165,000.00	4.000%	10,200.00	175,200.00	345,000.00
11/01/50			6,900.00	6,900.00	345,000.00
05/01/51	170,000.00	4.000%	6,900.00	176,900.00	175,000.00
11/01/51			3,500.00	3,500.00	175,000.00
05/01/52	175,000.00	4.000%	3,500.00	178,500.00	-
<b>Total</b>	<b>3,220,000.00</b>		<b>2,377,739.21</b>	<b>5,597,739.21</b>	

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
ASSESSMENT COMPARISON  
PROJECTED FISCAL YEAR 2022 ASSESSMENTS**

<b>Off-Roll Assessments</b>						
						FY 2021
<u>Product/Parcel</u>	<u>Units</u>	<u>FY 2022 O&amp;M Assessment per Unit</u>	<u>FY 2022 DS Assessment per Unit</u>	<u>FY 2022 Total Assessment per Unit</u>		<u>Total Assessment per Unit</u>
SF 40'	71	\$ -	\$ 316.95	\$ 316.95		n/a
SF 50'	116	-	316.95	316.95		n/a
SF 65'	-	-	-	-		n/a
<b>Total</b>	<b>187</b>					

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**4**



**RESOLUTION 2021-38**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT FOR FISCAL YEAR 2021/2022 AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Lakewood Park Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated within Volusia County, Florida; and

**WHEREAS**, the Board of Supervisors of the District ("Board") is statutorily authorized to exercise the powers granted to the District; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, *Florida Statutes*; and

**WHEREAS**, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Economic Opportunity, a schedule of its regular meetings.

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

**SECTION 1. ADOPTING REGULAR MEETING SCHEDULE.** Regular meetings of the District's Board shall be held during Fiscal Year 2021/2022 as provided on the schedule attached hereto as **Exhibit A**.

**SECTION 2. FILING REQUIREMENT.** In accordance with Section 189.015(1), *Florida Statutes*, the District's Secretary is hereby directed to file a schedule of the District's regular meetings annually with Volusia County and the Florida Department of Economic Opportunity.

**SECTION 3. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 12<sup>th</sup> day of May, 2021.

**ATTEST:**

**LAKEWOOD PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair, Board of Supervisors

Exhibit A

<b>LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT</b>		
<b>BOARD OF SUPERVISORS FISCAL YEAR 2021/2022 MEETING SCHEDULE</b>		
<b>LOCATION</b>		
<i>Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720</i>		
<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>October 13, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>November 10, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>December 8, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>January 12, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>February 9, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>March 9, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>April 13, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>May 11, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>June 8, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>July 13, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>August 10, 2022</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:30 PM</b>
<b>September 14, 2022</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**5**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
FINANCIAL STATEMENTS  
UNAUDITED  
MARCH 31, 2021**

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
MARCH 31, 2021**

	General Fund	Capital Projects Fund	Total Governmental Funds
	<u>          </u>	<u>          </u>	<u>          </u>
<b>ASSETS</b>			
Cash	\$ 5,611	\$ -	\$ 5,611
Due from Landowner	11,558	156,910	168,468
Total assets	<u>\$ 17,169</u>	<u>\$156,910</u>	<u>\$ 174,079</u>
<b>LIABILITIES AND FUND BALANCES</b>			
Liabilities:			
Accounts payable	\$ 11,170	\$156,910	\$ 168,080
Retainage payable	-	24,212	24,212
Landowner advance	6,000	-	6,000
Total liabilities	<u>17,170</u>	<u>181,122</u>	<u>198,292</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred receipts	11,558	156,910	168,468
Total deferred inflows of resources	<u>11,558</u>	<u>156,910</u>	<u>168,468</u>
Fund balances:			
Restricted for:			
Capital projects	-	(181,122)	(181,122)
Unassigned	(11,559)	-	(11,559)
Total fund balances	<u>(11,559)</u>	<u>(181,122)</u>	<u>(192,681)</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 17,169</u>	<u>\$156,910</u>	<u>\$ 174,079</u>

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year to Date</u>	<u>Budget</u>	<u>% of Budget</u>
<b>REVENUES</b>				
Landowner contribution	\$ 20,986	\$ 39,303	\$ 81,865	48%
Total revenues	<u>20,986</u>	<u>39,303</u>	<u>81,865</u>	48%
<b>EXPENDITURES</b>				
<b>Professional &amp; administrative</b>				
Management/accounting/recording	4,000	24,000	48,000	50%
Legal	872	11,646	15,000	78%
Engineering	-	-	3,000	0%
Telephone	17	100	200	50%
Postage	-	-	500	0%
Printing & binding	42	250	500	50%
Legal advertising	606	14,266	6,500	219%
Annual special district fee	-	-	175	0%
Insurance	-	-	5,500	0%
Contingencies/bank charges	26	390	600	65%
Website hosting & maintenance	-	-	1,680	0%
Website ADA compliance	-	210	210	100%
Total professional & administrative	<u>5,563</u>	<u>50,862</u>	<u>81,865</u>	62%
Excess/(deficiency) of revenues over/(under) expenditures	15,423	(11,559)	-	
Fund balances - beginning	(26,982)	-	-	
Fund balances - ending	<u><u>\$ (11,559)</u></u>	<u><u>\$ (11,559)</u></u>	<u><u>\$ -</u></u>	

**LAKWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
CAPITAL PROJECTS FUND  
FOR THE PERIOD ENDED MARCH 31, 2021**

	<u>Current Month</u>	<u>Year To Date</u>
<b>REVENUES</b>		
Landowner contribution	\$ 61,000	\$ 61,000
Total revenues	<u>61,000</u>	<u>61,000</u>
<b>EXPENDITURES</b>		
Capital outlay	<u>174,344</u>	<u>242,122</u>
Total expenditures	<u>174,344</u>	<u>242,122</u>
Excess/(deficiency) of revenues over/(under) expenditures	(113,344)	(181,122)
Fund balances - beginning	(67,778)	-
Fund balances - ending	<u><u>\$ (181,122)</u></u>	<u><u>\$ (181,122)</u></u>

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

**6**



**DRAFT**

**MINUTES OF MEETING  
LAKEWOOD PARK  
COMMUNITY DEVELOPMENT DISTRICT**

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39

The Board of Supervisors of the Lakewood Park Community Development District held a Regular Meeting on April 14, 2021 at 2:30 p.m. at the offices of Cobb Cole, 231 North Woodland Boulevard, Deland, Florida 32720.

**Present were:**

Megan Willbur	Chair
Chris Helfrich	Vice Chair
Chad Moorhead (via telephone)	Assistant Secretary/ District Engineer
John Donaldson	Assistant Secretary
Brian Martin	Assistant Secretary

**Also present, were:**

Craig Wrathell	District Manager
Mark Watts	District Counsel
Nika Hosseini	Cobb Cole, P.A.
Ryan Reed	DDC Management, Inc.

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Mr. Wrathell called the meeting to order at 2:45 p.m. Supervisors Wilbur, Helfrich, Martin and Donaldson were present, in person. Supervisor Moorhead was attending via telephone.

**SECOND ORDER OF BUSINESS**

**Public Comments**

There were no public comments.

**THIRD ORDER OF BUSINESS**

**Consideration of Bond Financing Related Items**

Mr. Watts presented and briefly explained the following Bond Financing Related Items and responded to questions:

- 40 A. Completion Agreement
- 41 B. Acquisition Agreement
- 42 C. Agreement Between Lakewood Park Community Development District and Lakewood
- 43 Park Project I, LLC, Regarding the True-Up and Payment of Series 2021 Project
- 44 Assessments
- 45 D. Collateral Assignment and Assumption of Development and Contract Rights Relating
- 46 to Lakewood Park Community Development District
- 47 E. Declaration of Consent To Jurisdiction of Lakewood Park Community Development
- 48 District and To Impose Special Assessments

49 Asked if Item E establishes the assessment amount, Mr. Watts stated the Declaration  
 50 incorporates the Engineer’s and Supplemental Methodology Reports for the Series 2021 bond  
 51 assessments. Mr. Wrathell stated the Methodology was approved at the February meeting; it  
 52 would be transmitted to the Board, Mr. Watts and Ms. Hosseini for their records.

53

54 **On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the**  
 55 **Bond Financing Related Items A through E, in substantial form and subject to**  
 56 **any final revisions, and authorizing the Chair to execute, were approved.**

57

58

59 **FOURTH ORDER OF BUSINESS**

**Acceptance of Unaudited Financial  
Statements as of February 28, 2021**

60

61

62 Mr. Wrathell presented the Unaudited Financial Statements as of February 28, 2021.  
 63 Since the Developer would not seek reimbursement for previously advanced funds, Mr.  
 64 Wrathell would have Accounting remove the “Due to Landowner” line item on Page 1.

65

66 **On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the**  
 67 **Unaudited Financial Statements as of February 28, 2021, were accepted.**

68

69

70 **FIFTH ORDER OF BUSINESS**

**Consideration of February 16, 2021 Special  
Meeting Minutes**

71

72

73 Mr. Wrathell presented the February 16, 2021 Special Meeting Minutes.

74

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the February 16, 2021 Special Meeting Minutes, as presented, were approved.

75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106

**SIXTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel: *Cobb Cole***

Mr. Watts announced he would attend a meeting with County, City and School Board officials regarding completion of a road extension tie-in to either US 44 or Summit; an update would be emailed to the Board.

**B. District Engineer: *Madden, Moorhead & Stokes, LLC***

There being nothing to report, the next item followed.

**C. District Manager: *Wrathell, Hunt and Associates, LLC***

The proposed Fiscal Year 2022 budget would be presented at the May or June meeting.

- **NEXT MEETING DATE: May 12, 2021 at 2:30 P.M.**

- **QUORUM CHECK**

The next meeting would be held on May 12, 2021 at 2:30 p.m.

**SEVENTH ORDER OF BUSINESS**

**Board Members' Comments/Requests**

There being no Board Members' comments or requests, the next item followed.

**EIGHTH ORDER OF BUSINESS**

**Public Comments**

There being no public comments, the next item followed.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being nothing further to discuss, the meeting adjourned.

On MOTION by Mr. Martin and seconded by Ms. Wilbur, with all in favor, the meeting adjourned at 2:59 p.m.

107  
108  
109  
110  
111  
112  
113

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chair/Vice Chair

# **LAKEWOOD PARK**

## **COMMUNITY DEVELOPMENT DISTRICT**

# **7C**

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT**

**BOARD OF SUPERVISORS FISCAL YEAR 2020/2021 MEETING SCHEDULE**

**LOCATION**

*office of Cobb Cole, 231 North Woodland Boulevard, Deland, Florida 32720*

<b>DATE</b>	<b>POTENTIAL DISCUSSION/FOCUS</b>	<b>TIME</b>
<b>March 10, 2021 CANCELED</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>April 14, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>May 12, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>June 9, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>July 14, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>
<b>August 11, 2021</b>	<b>Public Hearing &amp; Regular Meeting</b>	<b>2:30 PM</b>
<b>September 8, 2021</b>	<b>Regular Meeting</b>	<b>2:30 PM</b>