

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

September 20, 2022

BOARD OF SUPERVISORS

PUBLIC HEARINGS AND

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

September 13, 2022

Board of Supervisors
Lakewood Park Community Development District

Dear Board Members:

The Board of Supervisors of the Lakewood Park Community Development District will hold Multiple Public Hearings and a Regular Meeting on September 20, 2022 at 1:00 p.m., at the office 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. Consider Appointment to Fill Unexpired Term of Seat 3 (*Term Expires November 2022*)
4. Administration of Oath of Office to Newly Appointed Supervisor (*the following to be provided in a separate package*)
 - A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - B. Membership, Obligations and Responsibilities
 - C. Financial Disclosure Forms
 - I. Form 1: Statement of Financial Interests
 - II. Form 1X: Amendment to Form 1, Statement of Financial Interests
 - III. Form 1F: Final Statement of Financial Interests
 - D. Form 8B – Memorandum of Voting Conflict
5. Consideration of Resolution 2022-06, Designating Certain Officers of the District, and Providing for an Effective Date
6. Public Hearing on Adoption of Fiscal Year 2022/2023 Budget
 - A. Proof/Affidavit of Publication
 - B. Consideration of Resolution 2022-07, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023; Authorizing Budget Amendments; and Providing an Effective Date

ATTENDEES:

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

NOTE: Meeting Time

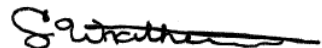
7. Public Hearing to Hear Comments and Objections on the Imposition of Maintenance and Operation Assessments to Fund the Budget for Fiscal Year 2022/2023, Pursuant to Florida Law
 - A. Proof/Affidavit of Publication
 - B. Mailed Notice(s) to Property Owners
 - C. Consideration of Resolution 2022-08, Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2022/2023; Providing for the Collection and Enforcement of Special Assessments; Including but Not Limited to Penalties and Interest Thereon; Certifying an Assessment Roll; Providing for Amendments to the Assessment Roll; Providing a Severability Clause; and Providing an Effective Date
8. Presentation of Audited Financial Report for the Fiscal Year Ended September 30, 2021, Prepared by Grau & Associates
9. Consideration of Resolution 2022-09, Hereby Accepting the Audited Financial Report for the Fiscal Year Ended September 30, 2021
10. Ratification of Stormwater Management Needs Analysis
11. Acceptance of Unaudited Financial Statements as of July 31, 2022
12. Approval of June 7, 2022 Regular Meeting Minutes
13. 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: October 12, 2022 at 2:30 P.M.
 - QUORUM CHECK
14. Board Members' Comments/Requests
15. Public Comments

| | | | | | | |
|----------------|--------------------------|-----------|--------------------------|-------|--------------------------|----|
| Chad Clevenger | <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 |
| | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | No |
| Lia Villar | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | No |
| Terri Imperato | <input type="checkbox"/> | IN PERSON | <input type="checkbox"/> | PHONE | <input type="checkbox"/> | No |

16. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (561) 719-867 or Kristen Suit at (410) 207-1802.

Sincerely,



Craig Wrathell
District Manager

FOR BOARD MEMBERS AND STAFF TO ATTEND BY TELEPHONE

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

PARTICIPANT PASSCODE: 943 865 3730

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

5

RESOLUTION 2022-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT, DESIGNATING CERTAIN OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Lakewood Park Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District desires to designate certain Officers of the District.

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

SECTION 1. _____ is appointed Chair.

SECTION 2. _____ is appointed Vice Chair.

SECTION 3. **Craig Wrathell** is appointed Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

_____ is appointed Assistant Secretary.

 Kristen Suit is appointed Assistant Secretary.

SECTION 4. This Resolution supersedes any prior appointments made by the Board for Chair, Vice Chair, Secretary and Assistant Secretaries; however, prior appointments by the Board for Treasurer and Assistant Treasurer(s) remain unaffected by this Resolution.

SECTION 5. This Resolution shall become effective immediately upon its adoption.

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PASSED AND ADOPTED this 20th day of September, 2022.

ATTEST:

**LAKWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

6A

Public Notice



Published in The Daytona Beach News-Journal on August 30, 2022

Location

Volusia County,

Notice

Notice of FY2023 Budget & O&M Assessment Hearings

LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") of the Lakewood Park Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: September 20, 2022
 TIME: 1:00 p.m.
 LOCATION: office of Cobb Cole
 231 North Woodland Boulevard
 DeLand, Florida 32720

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

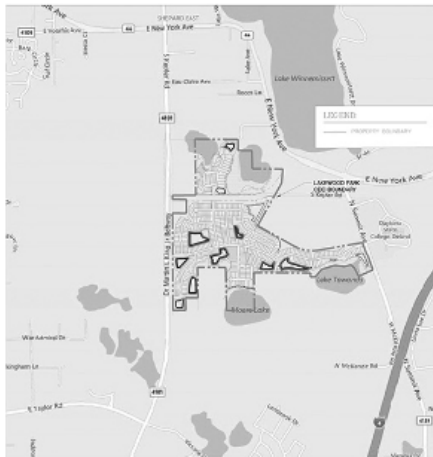
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Volusia County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("**District Manager's Office**"), during normal business hours or by visiting the District's website at <https://stillwatercdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.



133-31880566

Public Notice



Published in The Daytona Beach News-Journal on September 6, 2022

Location

Volusia County,

Notice

Notice of FY2023 Budget & O&M Assessment Hearings

LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT

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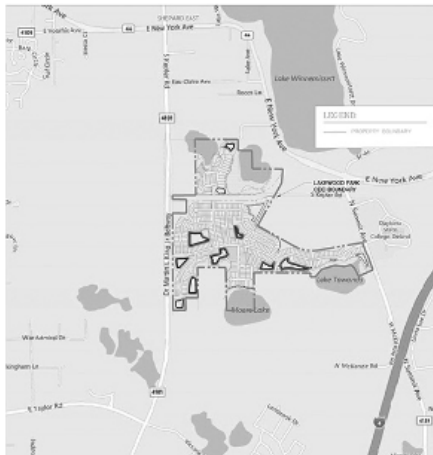
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133-31880566

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

6B

RESOLUTION 2022-07

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has 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, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes (“Adopted Budget”)*, and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s Local Records Office and identified as “The Budget for the Lakewood Park Community Development District for the Fiscal Year Ending September 30, 2023.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2022/2023, the sum of \$273,479 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

| | |
|---------------------------------|------------------|
| TOTAL GENERAL FUND | \$ 86,122 |
| DEBT SERVICE FUND – SERIES 2021 | <u>\$187,357</u> |
| TOTAL ALL FUNDS | \$273,479 |

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2022/2023 or within 60 days following the end of the Fiscal Year 2022/2023 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$15,000 or 15% of the original appropriation.

- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District’s website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE.

This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 20TH DAY OF SEPTEMBER, 2022.

ATTEST:

**LAKWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A

Fiscal Year 2022/2023 Budget

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2023**

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
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| Amortization Schedule - Series 2021 | 4 - 5 |
| Assessment Summary | 6 |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|--|------------------------------|-------------------------------|----------------------------------|--------------------------------|-------------------------------|
| | Adopted Budget FY 2022 | Actual through 03/31/22 | Projected through 09/30/22 | Total Actual & Projected | |
| REVENUES | | | | | |
| Assessment levy: on-roll - gross | \$ - | | | | \$ 39,117 |
| Allowable discounts (4%) | - | | | | (1,565) |
| Assessment levy: on-roll - net | - | \$ - | \$ - | \$ - | 37,552 |
| Assessment levy: off-roll | - | - | - | - | 48,570 |
| Landowner contribution | 85,340 | 23,035 | 62,305 | 85,340 | - |
| Total revenues | <u>85,340</u> | <u>23,035</u> | <u>62,305</u> | <u>85,340</u> | <u>86,122</u> |
| EXPENDITURES | | | | | |
| Professional & administrative | | | | | |
| Management/accounting/recording | 48,000 | 24,000 | 24,000 | 48,000 | 48,000 |
| Legal | 15,000 | 665 | 14,335 | 15,000 | 15,000 |
| Engineering | 2,000 | - | 2,000 | 2,000 | 2,000 |
| Audit | 4,500 | - | 4,500 | 4,500 | 4,500 |
| Arbitrage rebate calculation* | 500 | - | 500 | 500 | 500 |
| Dissemination agent* | 1,000 | 500 | 500 | 1,000 | 1,000 |
| Trustee* | 4,050 | - | 4,050 | 4,050 | 4,050 |
| Telephone | 200 | 100 | 100 | 200 | 200 |
| Postage | 500 | - | 500 | 500 | 500 |
| Printing & binding | 500 | 250 | 250 | 500 | 500 |
| Legal advertising | 2,000 | 317 | 1,683 | 2,000 | 2,000 |
| Annual special district fee | 175 | 175 | - | 175 | 175 |
| Insurance | 5,500 | 5,000 | 500 | 5,500 | 5,500 |
| Contingencies/bank charges | 500 | 147 | 353 | 500 | 500 |
| Website hosting & maintenance | 705 | - | 705 | 705 | 705 |
| Website ADA compliance | 210 | 210 | - | 210 | 210 |
| Tax collector | - | - | - | - | 782 |
| Total professional & administrative | <u>85,340</u> | <u>31,364</u> | <u>53,976</u> | <u>85,340</u> | <u>86,122</u> |
| Total expenditures | <u>85,340</u> | <u>31,364</u> | <u>53,976</u> | <u>85,340</u> | <u>86,122</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | - | (8,329) | 8,329 | - | - |
| Fund balance - beginning (unaudited) | - | - | - | - | - |
| Fund balance - ending (projected) | - | - | - | - | - |
| Unassigned | - | - | 8,329 | - | - |
| Fund balance - ending | <u>\$ -</u> | <u>\$ -</u> | <u>\$ 8,329</u> | <u>\$ -</u> | <u>\$ -</u> |

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

EXPENDITURES

Professional & administrative

| | |
|--|-------------------------|
| Management/accounting/recording | \$ 48,000 |
| <p>Wrathell, Hunt and Associates, LLC (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 & 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 |
| Tax collector | 782 |
| Total expenditures | <u><u>\$ 86,122</u></u> |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2023**

| | Fiscal Year 2022 | | | | Proposed Budget FY 2023 |
|---|-------------------------------|--------------------------------|-----------------------------------|--|-------------------------------|
| | Proposed Budget FY 2022 | Actual through 3/31/2022 | Projected through 9/30/2022 | Total Actual & Projected Revenue & Expenditures | |
| REVENUES | | | | | |
| Assessment levy: on-roll | \$ - | | | | \$ 190,837 |
| Allowable discounts (4%) | - | | | | (7,633) |
| Net assessment levy - on-roll | - | \$ - | \$ - | \$ - | 183,204 |
| Assessment levy: off-roll | 59,270 | - | 50,395 | 50,395 | - |
| Lot closing | - | 8,875 | - | 8,875 | - |
| Interest | - | 9 | - | 9 | - |
| Total revenues | <u>59,270</u> | <u>8,884</u> | <u>50,395</u> | <u>59,279</u> | <u>183,204</u> |
| EXPENDITURES | | | | | |
| Debt service | | | | | |
| Principal | - | - | - | - | 65,000 |
| Interest | 119,528 | 60,258 | 59,270 | 119,528 | 118,540 |
| Tax collector | - | - | - | - | 3,817 |
| Total expenditures | <u>119,528</u> | <u>60,258</u> | <u>59,270</u> | <u>119,528</u> | <u>187,357</u> |
| Excess/(deficiency) of revenues over/(under) expenditures | (60,258) | (51,374) | (8,875) | (60,249) | (4,153) |
| OTHER FINANCING SOURCES/(USES) | | | | | |
| Transfers out | - | (6) | - | (6) | - |
| Total other financing sources/(uses) | - | (6) | - | (6) | - |
| Net increase/(decrease) in fund balance | <u>(60,258)</u> | <u>(51,380)</u> | <u>(8,875)</u> | <u>(60,255)</u> | <u>(4,153)</u> |
| Fund balance: | | | | | |
| Beginning fund balance (unaudited) | 302,731 | 315,557 | 264,177 | 315,557 | 255,302 |
| Ending fund balance (projected) | <u>\$242,473</u> | <u>\$264,177</u> | <u>\$ 255,302</u> | <u>\$ 255,302</u> | <u>251,149</u> |
| Use of fund balance: | | | | | |
| Debt service reserve account balance (required) | | | | | (183,203) |
| Interest expense - November 1, 2023 | | | | | (58,417) |
| Projected fund balance surplus/(deficit) as of September 30, 2023 | | | | | <u>\$ 9,529</u> |

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

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|----------|------------------|--------------------|-----------------|---------------------|---------------------|
| 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**

| | Principal | Coupon Rate | Interest | Debt Service | Bond Balance |
|--------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| 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 | - |
| Total | 3,220,000.00 | | 2,377,739.21 | 5,597,739.21 | |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2023 ASSESSMENTS**

| On-Roll Assessments | | | | | |
|----------------------------|--------------|--|---|--|--|
| Product/Parcel | Units | FY 2023 O&M Assessment per Unit | FY 2023 DS Assessment per Unit | FY 2023 Total Assessment per Unit | FY 2022 |
| | | | | | Total Assessment per Unit |
| SF 40' | 71 | \$ 209.19 | \$ 1,020.52 | \$ 1,229.71 | n/a |
| SF 50' | 116 | 209.19 | 1,020.52 | 1,229.71 | n/a |
| SF 65' | - | 209.19 | - | 209.19 | n/a |
| Total | 187 | | | | |

| Off-Roll Assessments | | | | | |
|-----------------------------|--------------|--|---|--|--|
| Product/Parcel | Units | FY 2023 O&M Assessment per Unit | FY 2023 DS Assessment per Unit | FY 2023 Total Assessment per Unit | FY 2022 |
| | | | | | Total Assessment per Unit |
| SF 40' | 89 | \$ 196.64 | \$ - | \$ 196.64 | \$ 316.95 |
| SF 50' | 145 | 196.64 | - | 196.64 | \$ 316.95 |
| SF 65' | 13 | 196.64 | - | 196.64 | n/a |
| Total | 247 | | | | |

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

7A



Public Notice

Published in The Daytona Beach News-Journal on August 30, 2022

Location

Volusia County,

Notice

Notice of FY2023 Budget & O&M Assessment Hearings

Public Notice



Published in The Daytona Beach News-Journal on September 6, 2022

Location

Volusia County,

Notice

Notice of FY2023 Budget & O&M Assessment Hearings

LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2022/2023 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") of the Lakewood Park Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: September 20, 2022
 TIME: 1:00 p.m.
 LOCATION: office of Cobb Cole
 231 North Woodland Boulevard
 DeLand, Florida 32720

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2022/2023; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

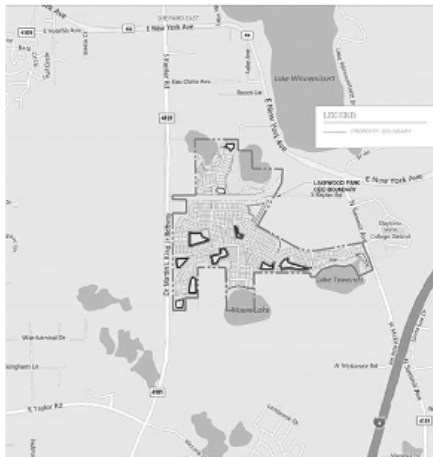
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Volusia County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023.

For Fiscal Year 2022/2023, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0100 ("**District Manager's Office**"), during normal business hours or by visiting the District's website at <https://stillwatercdd.net>. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.



133-31880566

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

7B


STATE OF FLORIDA)
COUNTY OF PALM BEACH)

AFFIDAVIT OF MAILING

BEFORE ME, the undersigned authority, this day personally appeared Han Liu, who by me first being duly sworn and deposed says:

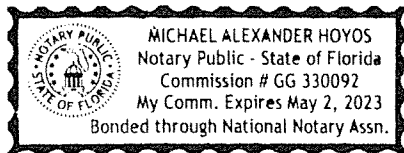
1. I am over eighteen (18) years of age and am competent to testify as to the matters contained herein. I have personal knowledge of the matters stated herein.
2. I, Han Liu, am employed by Wrathell, Hunt and Associates, LLC, and, in the course of that employment, serve as Financial Analyst for the Lakewood Park Community Development District.
3. Among other things, my duties include preparing and transmitting correspondence relating to the Lakewood Park Community Development District.
4. I do hereby certify that on August 31, 2022 and in the regular course of business, I caused the letter, in the form attached hereto as Exhibit A, to be sent notifying affected landowners in the Lakewood Park Community Development District of their rights under Chapters 170, 190 and 197, *Florida Statutes*, with respect to the District's anticipated imposition of assessments.
5. I have personal knowledge of having sent the letters to the addressees, and those records are kept in the course of the regular business activity for my office.

FURTHER AFFIANT SAYETH NOT.

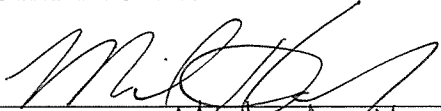


Han Liu

SWORN TO (OR AFFIRMED) AND SUBSCRIBED before me by means of physical presence or online notarization, this 31st day of August, 2022, by Han Liu, for Wrathell, Hunt and Associates, LLC, who is personally known to me or has provided _____ as identification, and who did ___ / did not ___ take an oath.



NOTARY PUBLIC



Print Name: Michael Hoyos
Notary Public, State of Florida
Commission No.: GG 330092
My Commission Expires: May 2, 2023

EXHIBIT A: Mailed Notice

EXHIBIT A



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

THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

LAKEWOOD PARK PROJECT I LLC
10100 INNOVATION DR STE 410
DAYTON OH 45342
Parcel ID(s): 7024050000AC, 701300000011 and 702400000025

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

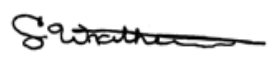
Please note that the Lakewood Park Community Development District sent you substantially similar notice dated July 27, 2022 (the “Second Notice”). The only difference between the Second Notice and this notice is that the meeting referred to in the Second Notice and scheduled for August 24, 2022 at 11:00 a.m. will instead be held on September 20, 2022 at 1:00 p.m.

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Lakewood Park Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20, 2022, at 1:00 p.m., and at Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **97.7719 acres of Undeveloped Land** with a total EAU of **247**.

3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$51,669.93 | \$51,669.93 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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
THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

LAKEWOOD PARK PROJECT I LLC
10100 INNOVATION DR STE 410
DAYTON OH 45342

Parcel ID(s): See Assessment Roll

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

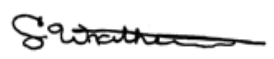
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Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Lakewood Park Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20, 2022, at 1:00 p.m., and at Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

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Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **118 platted Single-Family** units with a total EAU of **118**.
3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$24,684.42 | \$24,684.42 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Assessment Roll

| AltKey | ParcelID |
|---------|--------------|
| 8014783 | 702405000010 |
| 8014784 | 702405000020 |
| 8014785 | 702405000030 |
| 8014788 | 702405000060 |
| 8014791 | 702405000090 |
| 8014793 | 702405000110 |
| 8014796 | 702405000140 |
| 8014798 | 702405000160 |
| 8014811 | 702405000290 |
| 8014812 | 702405000300 |
| 8014815 | 702405000330 |
| 8014816 | 702405000340 |
| 8014817 | 702405000350 |
| 8014818 | 702405000360 |
| 8014819 | 702405000370 |
| 8014820 | 702405000380 |
| 8014821 | 702405000390 |
| 8014822 | 702405000400 |
| 8014823 | 702405000410 |
| 8014824 | 702405000420 |
| 8014825 | 702405000430 |
| 8014826 | 702405000440 |
| 8014827 | 702405000450 |
| 8014828 | 702405000460 |
| 8014829 | 702405000470 |
| 8014830 | 702405000480 |
| 8014831 | 702405000490 |
| 8014832 | 702405000500 |
| 8014833 | 702405000510 |
| 8014834 | 702405000520 |
| 8014835 | 702405000530 |
| 8014843 | 702405000610 |
| 8014847 | 702405000650 |
| 8014850 | 702405000680 |
| 8014853 | 702405000710 |
| 8014854 | 702405000720 |
| 8014855 | 702405000730 |
| 8014856 | 702405000740 |
| 8014857 | 702405000750 |
| 8014858 | 702405000760 |
| 8014859 | 702405000770 |
| 8014860 | 702405000780 |
| 8014861 | 702405000790 |
| 8014862 | 702405000800 |
| 8014865 | 702405000830 |
| 8014866 | 702405000840 |

Assessment Roll

| AltKey | ParcelID |
|---------|--------------|
| 8014867 | 702405000850 |
| 8014870 | 702405000880 |
| 8014873 | 702405000910 |
| 8014878 | 702405000960 |
| 8014879 | 702405000970 |
| 8014880 | 702405000980 |
| 8014881 | 702405000990 |
| 8014885 | 702405001030 |
| 8014887 | 702405001050 |
| 8014888 | 702405001060 |
| 8014889 | 702405001070 |
| 8014892 | 702405001100 |
| 8014893 | 702405001110 |
| 8014894 | 702405001120 |
| 8014895 | 702405001130 |
| 8014896 | 702405001140 |
| 8014897 | 702405001150 |
| 8014898 | 702405001160 |
| 8014899 | 702405001170 |
| 8014900 | 702405001180 |
| 8014901 | 702405001190 |
| 8014903 | 702405001210 |
| 8014904 | 702405001220 |
| 8014905 | 702405001230 |
| 8014906 | 702405001240 |
| 8014907 | 702405001250 |
| 8014908 | 702405001260 |
| 8014909 | 702405001270 |
| 8014910 | 702405001280 |
| 8014913 | 702405001310 |
| 8014914 | 702405001320 |
| 8014915 | 702405001330 |
| 8014916 | 702405001340 |
| 8014917 | 702405001350 |
| 8014918 | 702405001360 |
| 8014920 | 702405001380 |
| 8014921 | 702405001390 |
| 8014924 | 702405001420 |
| 8014925 | 702405001430 |
| 8014926 | 702405001440 |
| 8014927 | 702405001450 |
| 8014928 | 702405001460 |
| 8014929 | 702405001470 |
| 8014932 | 702405001500 |
| 8014933 | 702405001510 |
| 8014934 | 702405001520 |

Assessment Roll

| AltKey | ParcelID |
|---------------|-----------------|
| 8014935 | 702405001530 |
| 8014936 | 702405001540 |
| 8014938 | 702405001560 |
| 8014939 | 702405001570 |
| 8014940 | 702405001580 |
| 8014941 | 702405001590 |
| 8014942 | 702405001600 |
| 8014943 | 702405001610 |
| 8014944 | 702405001620 |
| 8014945 | 702405001630 |
| 8014946 | 702405001640 |
| 8014947 | 702405001650 |
| 8014948 | 702405001660 |
| 8014949 | 702405001670 |
| 8014950 | 702405001680 |
| 8014951 | 702405001690 |
| 8014953 | 702405001710 |
| 8014955 | 702405001730 |
| 8014956 | 702405001740 |
| 8014958 | 702405001760 |
| 8014959 | 702405001770 |
| 8014965 | 702405001830 |
| 8014966 | 702405001840 |
| 8014967 | 702405001850 |
| 8014968 | 702405001860 |
| 8014969 | 702405001870 |

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

THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

NVR INC
4307 VINELAND RD STE H-22
ORLANDO FL 32811
Parcel ID(s): See Assessment Roll

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

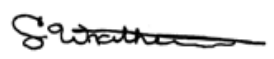
Please note that the Lakewood Park Community Development District sent you substantially similar notice dated July 27, 2022 (the "Second Notice"). The only difference between the Second Notice and this notice is that the meeting referred to in the Second Notice and scheduled for August 24, 2022 at 11:00 a.m. will instead be held on September 20, 2022 at 1:00 p.m.

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Lakewood Park Community Development District ("District") will be holding two public hearings and a Board of Supervisors' ("Board") meeting for the purposes of: (1) adopting the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"), and (2) levying operations and maintenance assessments ("**O&M Assessments**") to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20, 2022, at 1:00 p.m., and at Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. Your property is classified as **22 platted Single-Family** units with a total EAU of **22**.

3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$4,602.18 | \$4,602.18 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Assessment Roll

| AltKey | ParcelID |
|---------|--------------|
| 8014803 | 702405000210 |
| 8014804 | 702405000220 |
| 8014805 | 702405000230 |
| 8014806 | 702405000240 |
| 8014807 | 702405000250 |
| 8014808 | 702405000260 |
| 8014809 | 702405000270 |
| 8014810 | 702405000280 |
| 8014813 | 702405000310 |
| 8014814 | 702405000320 |
| 8014882 | 702405001000 |
| 8014883 | 702405001010 |
| 8014884 | 702405001020 |
| 8014886 | 702405001040 |
| 8014890 | 702405001080 |
| 8014891 | 702405001090 |
| 8014919 | 702405001370 |
| 8014922 | 702405001400 |
| 8014923 | 702405001410 |
| 8014952 | 702405001700 |
| 8014954 | 702405001720 |
| 8014957 | 702405001750 |

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

THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

DREAM FINDERS HOMES LLC
1407 PHILLIPS HWY STE 300
JACKSONVILLE FL 32256

Parcel ID(s): See Assessment Roll

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

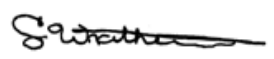
Please note that the Lakewood Park Community Development District sent you substantially similar notice dated July 27, 2022 (the “Second Notice”). The only difference between the Second Notice and this notice is that the meeting referred to in the Second Notice and scheduled for August 24, 2022 at 11:00 a.m. will instead be held on September 20, 2022 at 1:00 p.m.

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Lakewood Park Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20, 2022, at 1:00 p.m., and at Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“**EAU**”) basis for platted lots. Your property is classified as **44 platted Single-Family** units with a total EAU of **44**.
3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$9,204.36 | \$9,204.36 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Assessment Roll

| AltKey | ParcelID |
|---------|--------------|
| 8014786 | 702405000040 |
| 8014787 | 702405000050 |
| 8014789 | 702405000070 |
| 8014790 | 702405000080 |
| 8014792 | 702405000100 |
| 8014794 | 702405000120 |
| 8014795 | 702405000130 |
| 8014797 | 702405000150 |
| 8014799 | 702405000170 |
| 8014800 | 702405000180 |
| 8014801 | 702405000190 |
| 8014802 | 702405000200 |
| 8014836 | 702405000540 |
| 8014837 | 702405000550 |
| 8014838 | 702405000560 |
| 8014839 | 702405000570 |
| 8014840 | 702405000580 |
| 8014841 | 702405000590 |
| 8014842 | 702405000600 |
| 8014844 | 702405000620 |
| 8014845 | 702405000630 |
| 8014846 | 702405000640 |
| 8014848 | 702405000660 |
| 8014849 | 702405000670 |
| 8014851 | 702405000690 |
| 8014863 | 702405000810 |
| 8014864 | 702405000820 |
| 8014868 | 702405000860 |
| 8014869 | 702405000870 |
| 8014871 | 702405000890 |
| 8014872 | 702405000900 |
| 8014874 | 702405000920 |
| 8014875 | 702405000930 |
| 8014876 | 702405000940 |
| 8014877 | 702405000950 |
| 8014902 | 702405001200 |
| 8014930 | 702405001480 |
| 8014931 | 702405001490 |
| 8014937 | 702405001550 |
| 8014960 | 702405001780 |
| 8014961 | 702405001790 |
| 8014962 | 702405001800 |
| 8014963 | 702405001810 |
| 8014964 | 702405001820 |

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
THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

SHAH RINA
107 W FLAGSTONE DR
NEWARK DE 19702
Parcel ID: 702405001300

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

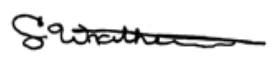
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Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **1 platted Single-Family** unit with a total EAU of **1**.
3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$209.19 | \$209.19 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

POURMIRZA AFSHIN
414 SANDRINGHAM CT
WINTER SPRINGS FL 32708
Parcel ID: 702405000700

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

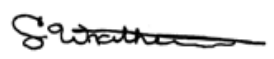
Please note that the Lakewood Park Community Development District sent you substantially similar notice dated July 27, 2022 (the “Second Notice”). The only difference between the Second Notice and this notice is that the meeting referred to in the Second Notice and scheduled for August 24, 2022 at 11:00 a.m. will instead be held on September 20, 2022 at 1:00 p.m.

Pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, the Lakewood Park Community Development District (“**District**”) will be holding two public hearings and a Board of Supervisors’ (“**Board**”) meeting for the purposes of: (1) adopting the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), and (2) levying operations and maintenance assessments (“**O&M Assessments**”) to fund the Proposed Budget for Fiscal Year 2022/2023, on September 20, 2022, at 1:00 p.m., and at Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720. The District is a special purpose unit of local government established under Chapter 190, *Florida Statutes*, for the purposes of providing infrastructure and services to your community. The proposed O&M Assessment information for your property is set forth in **Exhibit A**.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 (“**District Manager’s Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager’s Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager’s Office.

Sincerely,



Craig Wrathell
District Manager

EXHIBIT A
Summary of O&M Assessments

1. **Proposed Budget / Total Revenue.** For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2022/2023, the District expects to collect no more than **\$90,788** in gross revenue.
2. **Unit of Measurement.** The O&M Assessments are allocated on a per acre basis for undeveloped property and on an Equivalent Assessment Unit (“EAU”) basis for platted lots. Your property is classified as **1 platted Single-Family** unit with a total EAU of **1**.
3. **Schedule of O&M Assessments:**

| Land Use | Total # of Units / Acres | EAU Factor | Proposed Annual O&M Assessment (including collection costs / early payment discounts) |
|-----------------------|--------------------------|------------|---|
| Platted Single Family | 187 | 1.00 | \$209.19 |
| Undeveloped Land | 97.7719 | 2.5263 | \$528.47 |

Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2022/2023. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met.

4. **Proposed O&M Assessments for Your Property.**

| Current Annual O&M Assessment (October 1, 2021 – September 30, 2022) | Proposed Annual O&M Assessment (October 1, 2022 – September 30, 2023) | Change in Annual Dollar Amount |
|--|---|--------------------------------|
| \$0.00 | \$209.19 | \$209.19 |

Collection. By operation of law, the District’s assessments each year constitute a lien against benefitted property located within the District just as do each year’s property taxes. For Fiscal Year 2022/2023, the District intends to have the County Tax Collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2022. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year’s county tax bill. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.** The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

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

THIS IS NOT A BILL – DO NOT PAY

August 31, 2022

VIA FIRST CLASS MAIL

MOLAVI KHANDAN
6744 TIFFANY ROSE PL
SANFORD FL 32771
Parcel ID: 702405001290

RE: Lakewood Park CDD Fiscal Year 2022/2023 Budget and O&M Assessments

Dear Property Owner:

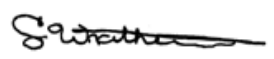
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LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

7C

RESOLUTION 2022-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2022/2023; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lakewood Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Volusia County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2022 and ending September 30, 2023 (“**Fiscal Year 2022/2023**”), attached hereto as **Exhibit “A;**” and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2022/2023; and

WHEREAS, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

("Uniform Method"), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("**Assessment Roll**") attached to this Resolution as **Exhibit "B,"** and to certify the portion of the Assessment Roll related to certain developed property ("**Tax Roll Property**") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("**Direct Collect Property**"), all as set forth in **Exhibit "B;"** and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT & ALLOCATION FINDINGS. The provision of the services, facilities, and operations as described in **Exhibit "A"** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits "A" and "B,"** and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect Property shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibits "A" and "B."** Debt assessments directly

collected by the District are due in full on December 1, 2022; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 65% due no later than April 15, 2023, and 35% due no later than October 15, 2023. Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2022, January 2, 2023, April 1, 2023, and July 1, 2023. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2022/2023, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

- C. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 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.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED this 20th day of September, 2022.

ATTEST:

**LAKWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

Exhibit A: Budget

Exhibit B: Assessment Roll (Uniform Method)
Assessment Roll (Direct Collect)

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

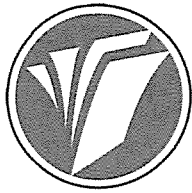
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**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
FINANCIAL REPORT
FOR THE PERIOD FROM INCEPTION OCTOBER 19, 2020
TO SEPTEMBER 30, 2021**

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA**

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Lakewood Park Community Development District
City of Deland, Florida

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities and each major fund of Lakewood Park Community Development District, City of Deland, Florida (the "District") as of and for the period from inception October 19, 2020, to September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District as of September 30, 2021, and the respective changes in financial position thereof for the period from inception October 19, 2020, to September 30, 2021 in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the District's basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) is not a required part of the basic financial statements. The information for compliance with FL Statute 218.39 (3) (c) has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2022, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to solely describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

B. Law & Associates

June 22, 2022

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Lakewood Park Community Development District, City of Deland, Volusia County, Florida ("District") provides a narrative overview of the District's financial activities for the period from inception October 19, 2020, to September 30, 2021. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

This information is being presented to provide additional information regarding the activities of the District and to meet the disclosure requirements of Government Accounting Standards Board Statement ("GASB") No. 34, *Basic Financial Statements – and Management's Discussion and Analysis – for State and Local Governments* issued June 1999. Comparative information between the current year and the prior year is required to be presented in the Management's Discussion and Analysis ("MD&A"). However, because this is the first year of significant operations of the District, comparative information is excluded in this report. Subsequent reports will include the comparative information.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$2,189,029.
- The change in the District's total net position inception October 19, 2020 to September 30, 2021, was \$2,189,029, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2021, the District's governmental funds reported combined ending fund balances of (\$117,237), a decrease of (\$117,237) for the period from inception October 19, 2020 to September 30, 2021. A portion of fund balance is restricted for debt service and the remainder is unassigned deficit fund balance in the capital projects fund.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by Developer contributions. The District does not have any business-type activities. The governmental activities of the District include the general government (management) function.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital project fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Key components of the District's net position are reflected in the following table:

| NET POSITION | |
|-------------------------------------|---------------------|
| SEPTEMBER 30, | |
| | <u>2021</u> |
| Current and other assets | \$ 1,639,683 |
| Capital assets, net of depreciation | <u>5,602,176</u> |
| Total assets | <u>7,241,859</u> |
| Current liabilities | 1,807,135 |
| Long-term liabilities | <u>3,245,695</u> |
| Total liabilities | <u>5,052,830</u> |
| Net position | |
| Net investment in capital assets | 1,923,687 |
| Restricted | 265,342 |
| Unrestricted | - |
| Total net position | <u>\$ 2,189,029</u> |

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure); less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used.

The District's net position increased during the most recent fiscal year. The majority of the increase was due to Developer contributions for the construction costs which have been capitalized.

Key elements of the change in net position are reflected in the following table:

| CHANGES IN NET POSITION | |
|---|---------------------|
| FOR THE PERIOD FROM INCEPTION OCTOBER 19, 2020 TO | |
| SEPTEMBER 30, | |
| | <u>2021</u> |
| Revenues: | |
| Program revenues | |
| Charges for services | \$ - |
| Operating grants and contributions | 82,571 |
| Capital grants and contributions | <u>2,495,977</u> |
| Total revenues | <u>2,578,548</u> |
| Expenses: | |
| General government | 82,565 |
| Interest | 49,329 |
| Cost of Issuance | <u>257,625</u> |
| Total expenses | <u>389,519</u> |
| Change in net position | <u>2,189,029</u> |
| Net position - beginning | - |
| Net position - ending | <u>\$ 2,189,029</u> |

As noted above and in the statement of activities, the cost of all governmental activities during the period from inception October 19, 2020, to September 30, 2021, was \$389,519. The costs of the District's activities were primarily funded by program revenues. Program revenues are comprised primarily of Developer contributions. Expense consist primarily of bond issue costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 19, 2020, to September 30, 2021. The general fund budget for the fiscal year ended September 30, 2021, was amended to increase revenues by \$699 and increase appropriations by \$4,827.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2021, the District had \$5,602,176 invested in capital assets for its governmental activities.
CAPITAL ASSETS AND DEBT ADMINISTRATION (Continued)

In the government-wide financial statements no depreciation has been taken, which resulted in a net book value of \$5,602,176. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2021, the District had \$3,220,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGETS AND OTHER EVENTS

It is anticipated that the general operations of the District will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact the Lakewood Park Community Development District's Finance Department at 2300 Glades Road, Suite 410W, Boca Raton, FL 33431.

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

| | Governmental Activities |
|----------------------------------|----------------------------|
| ASSETS | |
| Cash | \$ 4,689 |
| Due from Developer | 1,319,435 |
| Restricted assets: | |
| Investments | 315,559 |
| Capital assets: | |
| Nondepreciable | 5,602,176 |
| Total assets | 7,241,859 |
| LIABILITIES | |
| Accounts payable | 4,443 |
| Due to Developer | 6,000 |
| Contracts Payable | 1,741,452 |
| Accrued interest payable | 50,215 |
| Unearned Revenue | 5,025 |
| Non-current liabilities: | |
| Due in more than one year | 3,245,695 |
| Total liabilities | 5,052,830 |
| NET POSITION | |
| Net investment in capital assets | 1,923,687 |
| Restricted for debt service | 265,342 |
| Unrestricted | - |
| Total net position | \$ 2,189,029 |

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION
OCTOBER 19, 2020, TO SEPTEMBER 30, 2021**

| <u>Functions/Programs</u> | <u>Expenses</u> | <u>Program Revenues</u> | | | <u>Net (Expense) Revenue and Changes in Net Position</u> |
|-------------------------------|-----------------|---------------------------------|---|---|--|
| | | <u>Charges for Services</u> | <u>Operating Grants and Contributions</u> | <u>Capital Grants and Contributions</u> | <u>Governmental Activities</u> |
| Primary government: | | | | | |
| Governmental activities: | | | | | |
| General government | \$ 82,565 | \$ - | \$ 82,565 | \$ - | \$ - |
| Maintenance and operations | - | - | - | 2,495,977 | 2,495,977 |
| Interest on long-term debt | 49,329 | - | 6 | - | (49,323) |
| Cost of Issuance | 257,625 | - | - | - | (257,625) |
| Total governmental activities | 389,519 | - | 82,571 | 2,495,977 | 2,189,029 |
| | | | | | 2,189,029 |
| | | | | | - |
| | | | | | \$ 2,189,029 |

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2021**

| | Major Funds | | | Total Governmental Funds |
|-------------------------------------|------------------|-------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| ASSETS | | | | |
| Cash | \$ 4,689 | \$ - | \$ - | \$ 4,689 |
| Investments | - | 315,557 | 2 | 315,559 |
| Due from Developer | 10,779 | - | 1,308,656 | 1,319,435 |
| Total assets | <u>\$ 15,468</u> | <u>\$ 315,557</u> | <u>\$ 1,308,658</u> | <u>\$ 1,639,683</u> |
| LIABILITIES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 4,443 | \$ - | \$ - | \$ 4,443 |
| Unearned revenue | 5,025 | - | - | 5,025 |
| Contracts and retainage payable | - | - | 1,741,452 | 1,741,452 |
| Due to Developer | 6,000 | - | - | 6,000 |
| Total liabilities | <u>15,468</u> | <u>-</u> | <u>1,741,452</u> | <u>1,756,920</u> |
| FUND BALANCES | | | | |
| Restricted for: | | | | |
| Debt service | - | 315,557 | - | 315,557 |
| Unassigned | - | - | (432,794) | (432,794) |
| Total fund balances | <u>-</u> | <u>315,557</u> | <u>(432,794)</u> | <u>(117,237)</u> |
| Total liabilities and fund balances | <u>\$ 15,468</u> | <u>\$ 315,557</u> | <u>\$ 1,308,658</u> | <u>\$ 1,639,683</u> |

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2021**

Fund balance - governmental funds \$(117,237.00)

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of accumulated depreciation, in the assets of the government as a whole.

| | | |
|--------------------------|-----------|-----------|
| Capital assets, net | 5,602,176 | |
| Accumulated depreciation | - | 5,602,176 |
| | | |

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

| | | |
|---|-------------|-------------|
| Accrued interest payable | (50,215) | |
| Bond discount/premium | (26,581) | |
| Amortization of original issue discount/premium | 886 | |
| Bonds payable | (3,220,000) | (3,295,910) |
| | | |

| | | |
|---|--|---------------------|
| Net position of governmental activities | | <u>\$ 2,189,029</u> |
|---|--|---------------------|

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE PERIOD FROM INCEPTION
OCTOBER 19, 2020, TO SEPTEMBER 30, 2021**

| | Major Funds | | | Total Governmental Funds |
|--|---------------|-------------------|---------------------|--------------------------------|
| | General | Debt Service | Capital Projects | |
| REVENUES | | | | |
| Developer contributions | \$ 82,565 | \$ - | \$ 2,495,961 | \$ 2,578,526 |
| Interest | - | 6 | 16 | 22 |
| Total revenues | <u>82,565</u> | <u>6</u> | <u>2,495,977</u> | <u>2,578,548</u> |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 82,565 | - | - | 82,565 |
| Debt service: | | | | |
| Bond issuance costs | - | 257,625 | - | 257,625 |
| Capital outlay | - | - | 5,602,176 | 5,602,176 |
| Total expenditures | <u>82,565</u> | <u>257,625</u> | <u>5,602,176</u> | <u>5,942,366</u> |
| Excess (deficiency) of revenues over (under) expenditures | - | (257,619) | (3,106,199) | (3,363,818) |
| OTHER FINANCING SOURCES (USES) | | | | |
| Transfers In | - | - | 4 | 4 |
| Transfers Out | - | (4) | - | (4) |
| Bond proceeds | - | 546,599 | 2,673,401 | 3,220,000 |
| Bond premium | - | 26,581 | - | 26,581 |
| Total other financing sources (uses) | <u>-</u> | <u>573,176</u> | <u>2,673,405</u> | <u>3,246,581</u> |
| Net change in fund balances | - | 315,557 | (432,794) | (117,237) |
| Fund balances - beginning | - | - | - | - |
| Fund balances - ending | <u>\$ -</u> | <u>\$ 315,557</u> | <u>\$ (432,794)</u> | <u>\$ (117,237)</u> |

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE PERIOD FROM INCEPTION
OCTOBER 19, 2020, TO SEPTEMBER 30, 2021**

| | |
|---|----------------------------|
| Net change in fund balances - total governmental funds | \$ (117,237) |
| Amounts reported for governmental activities in the statement of activities are different because: | |
| Governmental funds report capital outlays as expenditures; however, the cost of capital assets is eliminated in the statement of activities and capitalized in the statement of net position. | 5,602,176 |
| Governmental funds report the face amount of Bonds issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position. | (3,220,000) |
| In connection with the issuance of the Bonds, the original issue discount/premium is reported as a financing use/source when debt is first issued, whereas this amount is eliminated in the statement of activities and reduces/increases long-term liabilities in the statement of net position. | (26,581) |
| Amortization of Bond discounts/premiums is not recognized in the governmental fund financial statements, but is reported as an expense in the statement of activities. | 886 |
| The change in accrued interest on long-term liabilities between the current and prior fiscal year is recorded in the statement of activities but not in the fund financial statements. | <u>(50,215)</u> |
| Change in net position of governmental activities | <u><u>\$ 2,189,029</u></u> |

See notes to the financial statements

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Lakewood Park Community Development District ("District") was created by Ordinance No. 2020-25 enacted by the City Commission of the City of Deland, Florida (the "City") on October 19, 2020, under the provisions of the Act. The District is an independent unit of local government created pursuant to, and established in accordance with, the Act enacted in 1980 and otherwise known as Chapter 190, Florida Statutes.

The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue Bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes. All the Board members all affiliated with Lakewood Park Project I, LLC the ("Developer").

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on certain land and all platted lots within the District. Assessments are levied each November 1 on property of record as of the previous January. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District's operations for the fiscal year ended September 30, 2021 were funded by Developer Contributions.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Inter-local Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, unspent Bond proceeds are required to be held in investments as specified in the Bond Indentures.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are reported as an expense in the year incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows at September 30, 2021:

| | Amortized Cost | Credit Risk | Maturities |
|--------------------------------|-------------------|-------------|---|
| First American Government Cl Y | \$ 315,559 | S&P AAAM | Weighted average of the fund portfolio: 14 days |
| | <u>\$ 315,559</u> | | |

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

However, the Bond Indentures limit the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the period from inception October 19, 2020 to September 30, 2021 was as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance |
|---|----------------------|---------------------|-------------|---------------------|
| <u>Governmental activities</u> | | | | |
| Capital assets, not being depreciated | | | | |
| Construction in Progress | \$ - | \$ 5,602,176 | \$ - | \$ 5,602,176 |
| Total capital assets, not being depreciated | - | 5,602,176 | - | 5,602,176 |
| Governmental activities capital assets, net | <u>\$ -</u> | <u>\$ 5,602,176</u> | <u>\$ -</u> | <u>\$ 5,602,176</u> |

The infrastructure related to Assessment Area One has been estimated at a total cost of approximately \$7,100,000. The infrastructure will include roadways, potable water and wastewater systems, stormwater system and other improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer. The Developer contributed \$2,495,961 toward the capital improvement program. Upon completion, the certain improvements are to be conveyed to others for ownership and maintenance responsibilities. Additional infrastructure improvements for other areas will be financed by a combination of bond issuances and Developer contributions.

NOTE 6 – LONG-TERM LIABILITIES

On April, 2021, the District issued \$3,220,000 of Special Assessment Bonds ("Assessment Area One"), Series 2021 consisting of \$265,000 Term Bonds due in May 1, 2026 with a rate of 2.625%, \$370,000 Term Bonds due in May 1, 2031 with a rate of 3.2%, \$975,000 Term bonds due in May 1, 2041 with a rate of 3.625% and \$1,610,000 Term Bonds due in May 1, 2052 with a rate of 4%. The bonds were issued to provide funds for the Costs of acquiring and/or constructing a portion of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Series 2021 Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2021.

Changes in long-term liability activity for the period from inception October 19, 2020 to September 30, 2021, were as follows:

| | Beginning Balance | Additions | Reductions | Ending Balance | Due Within One Year |
|--------------------------------|----------------------|--------------|------------|-------------------|------------------------|
| <u>Governmental activities</u> | | | | | |
| Bonds payable: | | | | | |
| Series 2021 | \$ - | \$ 3,220,000 | \$ - | \$ 3,220,000 | \$ - |
| Plus: original issue premium | - | 26,581 | 886 | 25,695 | - |
| Total | \$ - | \$ 3,246,581 | \$ (886) | \$ 3,245,695 | \$ - |

At September 30, 2021, the scheduled debt service requirements on the long-term debt were as follows:

| Year ending September 30: | Governmental Activities | | |
|------------------------------|-------------------------|--------------|--------------|
| | Principal | Interest | Total |
| 2022 | \$ - | \$ 119,528 | \$ 119,528 |
| 2023 | 65,000 | 118,540 | 183,540 |
| 2024 | 65,000 | 116,834 | 181,834 |
| 2025 | 65,000 | 115,128 | 180,128 |
| 2026 | 70,000 | 113,421 | 183,421 |
| 2027-2031 | 370,000 | 535,039 | 905,039 |
| 2032-2036 | 445,000 | 467,363 | 912,363 |
| 2037-2041 | 530,000 | 381,088 | 911,088 |
| 2042-2046 | 650,000 | 272,000 | 922,000 |
| 2047-2051 | 785,000 | 131,800 | 916,800 |
| 2052 | 175,000 | 7,000 | 182,000 |
| Total | \$ 3,220,000 | \$ 2,377,741 | \$ 5,597,741 |

NOTE 7 – DEVELOPER TRANSACTIONS AND CONCENTRATION

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$82,565.

The District's activity is dependent upon the continued involvement of the Developer, the loss of which could have a material adverse effect on the District's operations.

NOTE 8 – MANAGEMENT COMPANY

The District has contracted with Wrathell, Hunt and Associates, LLC to perform management advisory services, which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE 9 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations.

LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE PERIOD FROM INCEPTION
OCTOBER 19, 2020 TO SEPTEMBER 30, 2021

| | Budgeted Amounts | | Actual Amounts | Variance with |
|--|------------------|------------|----------------|--|
| | Original | Final | | Final Budget - Positive (Negative) |
| REVENUES | | | | |
| Developer Contribution | \$ 81,865 | \$ 82,564 | \$ 82,565 | \$ 1 |
| Total revenues | 81,865 | 82,564 | 82,565 | 1 |
| EXPENDITURES | | | | |
| Current: | | | | |
| General government | 81,865 | 86,692 | 82,565 | 4,127 |
| Total expenditures | 81,865 | 86,692 | 82,565 | 4,127 |
| Excess (deficiency) of revenues over (under) expenditures | \$ - | \$ (4,128) | - | \$ 4,128 |
| Fund balance - beginning | | | - | |
| Fund balance - ending | | | \$ - | |

See notes to required supplementary information

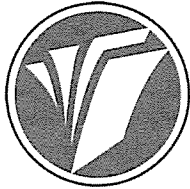
**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the period from inception October 19, 2020, to September 30, 2021. The general fund budget for the fiscal year ended September 30, 2021, was amended to increase revenues by \$699 and increase appropriations by \$4,827.

**LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
CITY OF DELAND, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
UNAUDITED**

| <u>Element</u> | <u>Comments</u> |
|---|--|
| Number of district employees compensated at 9/30/2021 | 0 |
| Number of independent contractors compensated in September 2021 | 2 |
| Employee compensation for FYE 9/30/2021 (paid/accrued) | \$0 |
| Independent contractor compensation for FYE 9/30/2021 | \$45,058 |
| Construction projects to begin on or after October 1; (>\$65K) | None |
| Budget variance report | See page 21 of annual financial report |
| Ad Valorem taxes; | Not applicable |
| Millage rate FYE 9/30/2021 | Not applicable |
| Ad valorem taxes collected FYE 9/30/2021 | Not applicable |
| Outstanding Bonds: | Not applicable |
| | |
| Non ad valorem special assessments; | |
| Special assessment rate FYE 9/30/2021 | Operations and maintenance - N/A |
| | Debt service - N/A |
| Special assessments collected FYE 9/30/2021 | \$0 |
| Outstanding Bonds: | |
| Series 2013, due Nov 1, 2043 | See Note 6 for details |



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors
Lakewood Park Community Development District
City of Deland, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Lakewood Park Community Development District, City of Deland, Florida (the "District") as of and for the period from inception October 19, 2020 to September 30, 2021, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 22, 2022.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

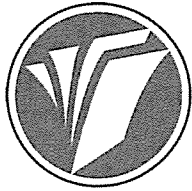
As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

B. & Associates

June 22, 2022



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Fax (561) 994-5823
www.graucpa.com

**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Lakewood Park Community Development District
City of Deland, Florida

We have examined Lakewood Park Community Development District City of Deland, Florida ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the period from inception October 19, 2020 to September 30, 2021. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

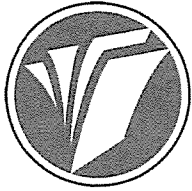
Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the period from inception October 19, 2020 to September 30, 2021.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Lakewood Park Community Development District, City of Deland, Florida and is not intended to be and should not be used by anyone other than these specified parties

Grau & Associates

June 22, 2022.



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**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Lakewood Park Community Development District
City of Deland, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Lakewood Park Community Development District City of Deland, Florida ("District") as of and for the period from inception October 19, 2020 to September 30, 2021, and have issued our report thereon dated June 22, 2022.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Florida Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 22, 2022, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General for the State of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Lakewood Park Community Development District, City of Deland, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Lakewood Park Community Development District, City of Deland, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

Grau & Associates

June 22, 2022

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

N/A

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

N/A first year audit

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the period from inception October 19, 2020 to September 30, 2021.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the period from inception October 19, 2020 to September 30, 2021.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2021. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

9

RESOLUTION 2022-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT HEREBY ACCEPTING THE AUDITED FINANCIAL REPORT FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2021

WHEREAS, the District's Auditor, Grau & Associates, has heretofore prepared and submitted to the Board, for accepting, the District's Audited Financial Report for Fiscal Year 2021;

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

1. The Audited Financial Report for Fiscal Year 2021, heretofore submitted to the Board, is hereby accepted for Fiscal Year 2021, for the period ending September 30, 2021; and
2. A verified copy of said Audited Financial Report for Fiscal Year 2021 shall be attached hereto as an exhibit to this Resolution, in the District's "Official Record of Proceedings".

PASSED AND ADOPTED this 20th day of September, 2022.

**LAKEWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

10

Background Information

Please provide your contact and location information, then proceed to the template on the next sheet.

| | |
|--|---------------------|
| Name of Local Government: | Volusia |
| Name of stormwater utility, if applicable: | |
| Contact Person | |
| Name: | Chad Moorhead, P.E. |
| Position/Title: | President |
| Email Address: | chad@madden-eng.com |
| Phone Number: | (407) 629-8330 |

Indicate the Water Management District(s) in which your service area is located.

- Northwest Florida Water Management District (NFWFMD)
- Suwannee River Water Management District (SRWMD)
- St. Johns River Water Management District (SJRWMD)
- Southwest Florida Water Management District (SWFWMD)
- South Florida Water Management District (SFWMD)

Indicate the type of local government:

- Municipality
- County
- Independent Special District

Part 1.0 Detailed description of the stormwater management program (Section 403.9302(3)(a), F.S.)

The stormwater management program, as defined in the Introduction, includes those activities associated with the management, operation and maintenance, and control of stormwater and stormwater management systems, including activities required by state and federal law. The detailed program description is divided into multiple subparts consisting of narrative and data fields.

Part 1.1 Narrative Description:

Please provide a brief description of the current institutional strategy for managing stormwater in your jurisdiction. Please include any mission statement, divisions or departments dedicated solely or partly to managing stormwater, dedicated funding sources, and other information that best describes your approach to stormwater:

All new construction incorporates stormwater management plans meeting state and local design criteria. Stormwater systems are inspected annually by the District Engineer, and operation and maintenance activities are funded through ad velorum taxes.

On a scale of 1 to 5, with 5 being the highest, please indicate the importance of each of the following goals for your program:

| 0 | 1 | 2 | 3 | 4 | 5 | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage & flood abatement (such as flooding events associated with rainfall and hurricanes) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water quality improvement (TMDL Process/BMAPs/other) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Reduce vulnerability to adverse impacts from flooding related to increases in frequency and duration of rainfall events, storm surge and sea level rise |
| | | | | | | Other: |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

Part 1.2 Current Stormwater Program Activities:

Please provide answers to the following questions regarding your stormwater management program.

- Does your jurisdiction have an NPDES Municipal Separate Storm Sewer System (MS4) Permit?

If yes, is your jurisdiction regulated under Phase I or Phase II of the NPDES Program:
- Does your jurisdiction have a dedicated stormwater utility?

If no, do you have another funding mechanism?

If yes, please describe your funding mechanism.

Operation and maintenance budget funded through ad velorum taxes.
- Does your jurisdiction have a Stormwater Master Plan or Plans?

If Yes:

How many years does the plan(s) cover?

Are there any unique features or limitations that are necessary to understand what the plan does or does not address?

Please provide a link to the most recently adopted version of the document (if it is published online):
- Does your jurisdiction have an asset management (AM) system for stormwater infrastructure?

If Yes, does it include 100% of your facilities?

If your AM includes less than 100% of your facilities, approximately what percent of your facilities are included?

- Does your stormwater management program implement the following (answer Yes/No):

| | |
|---|-----|
| A construction sediment and erosion control program for new construction (plans review and/or inspection)? | Yes |
| An illicit discharge inspection and elimination program? | No |
| A public education program? | No |
| A program to involve the public regarding stormwater issues? | No |
| A “housekeeping” program for managing stormwater associated with vehicle maintenance yards, chemical storage, fertilizer management, etc. ? | No |
| A stormwater ordinance compliance program (<i>i.e.</i> , for low phosphorus fertilizer)? | No |
| Water quality or stream gage monitoring? | No |
| A geospatial data or other mapping system to locate stormwater infrastructure (GIS, etc.)? | No |
| A system for managing stormwater complaints? | No |
| Other specific activities? | |

Notes or Comments on any of the above:

Part 1.3 Current Stormwater Program Operation and Maintenance Activities

Please provide answers to the following questions regarding the operation and maintenance activities undertaken by your stormwater management program.

- Does your jurisdiction typically assume maintenance responsibility for stormwater systems associated with new private development (*i.e.*, systems that are dedicated to public ownership and/or operation upon completion)?

Yes

Notes or Comments on the above:

Primary stormwater ponds and secondary conveyance systems are maintained by the CDD.

- Does your stormwater operation and maintenance program implement any of the following (answer Yes/No):

| | |
|---|-----|
| Routine mowing of turf associated with stormwater ponds, swales, canal/lake banks, etc. ? | Yes |
| Debris and trash removal from pond skimmers, inlet grates, ditches, etc. ? | Yes |
| Invasive plant management associated with stormwater infrastructure? | Yes |
| Ditch cleaning? | Yes |
| Sediment removal from the stormwater system (vector trucks, other)? | Yes |
| Muck removal (dredging legacy pollutants from water bodies, canal, etc.)? | No |
| Street sweeping? | No |
| Pump and mechanical maintenance for trash pumps, flood pumps, alum injection, etc. ? | No |
| Non-structural programs like public outreach and education? | No |
| Other specific routine activities? | |

Part 2. Detailed description of the stormwater management system and its facilities and projects (continued Section 403.9302(3)(a), F.S.)

A stormwater management system, as defined in the Introduction, includes the entire set of site design features and structural infrastructure for collection, conveyance, storage, infiltration, treatment, and disposal of stormwater. It may include drainage improvements and measures to prevent streambank channel erosion and habitat degradation. This section asks for a summary description of your stormwater management system. It is not necessary to provide geospatial asset data or a detailed inventory. For some, it may be possible to gather the required data from your Asset Management (AM) system. For others, data may be gathered from sources such as an MS4 permit application, aerial photos, past or ongoing budget investments, water quality projects, or any other system of data storage/management that is employed by the jurisdiction.

Please provide answers to the following questions regarding your stormwater system inventory. Enter zero (0) if your system does not include the component.

| | Number | Unit of Measurement |
|---|----------|---------------------|
| Estimated feet or miles of buried culvert: | 7,560.00 | feet |
| Estimated feet or miles of open ditches/conveyances (lined and unlined) that are maintained by the stormwater program: | | |
| Estimated number of storage or treatment basins (<i>i.e.</i> , wet or dry ponds): | 11 | |
| Estimated number of gross pollutant separators including engineered sediment traps such as baffle boxes, hydrodynamic separators, <i>etc.</i> : | 0 | |
| Number of chemical treatment systems (<i>e.g.</i> , alum or polymer injection): | 0 | |
| Number of stormwater pump stations: | 0 | |
| Number of dynamic water level control structures (<i>e.g.</i> , operable gates and weirs that control canal water levels): | 0 | |
| Number of stormwater treatment wetland systems: | 0 | |
| Other: | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |

Notes or Comments on any of the above:

Which of the following green infrastructure best management practices do you use to manage water flow and/or improve water quality (answer Yes/No):

| Best Management Practice | Current | Planned |
|----------------------------------|---------|---------|
| Tree boxes | No | No |
| Rain gardens | No | No |
| Green roofs | No | No |
| Pervious pavement/pavers | No | No |
| Littoral zone plantings | No | No |
| Living shorelines | No | No |
| Other Best Management Practices: | | |
| | | |
| | | |
| | | |
| | | |

Please indicate which resources or documents you used when answering these questions (check all that apply).

- Asset management system
 - GIS program
 - MS4 permit application
 - Aerial photos
 - Past or ongoing budget investments
 - Water quality projects
- Other(s):
- Approved and permitted construction plans and personal knowledge of the stormwater management system.

Part 3. The number of current and projected residents served calculated in 5-year increments (Section 403.9302(3)(b), F.S.)

Counties and municipalities: Instead of requiring separate population projections, EDR will calculate the appropriate population estimates for each municipality or the unincorporated area of the county. If your service area is less than or more than your local government’s population, please describe in the first text box provided below for part 4.0.

Independent Special Districts:

If an independent special district’s boundaries are completely aligned with a county or a municipality, identify that jurisdiction here:

Any independent special district whose boundaries do not coincide with a county or municipality must submit a GIS shapefile with the current and projected service area. EDR will calculate the appropriate population estimates based on that map. Submission of this shapefile also serves to complete Part 4.0 of this template.

Part 4.0 The current and projected service area for the stormwater management program or stormwater management system (Section 403.9302(3)(c), F.S.)

Rather than providing detailed legal descriptions or maps, this part of the template is exception-based. In this regard, if the stormwater service area is less than or extends beyond the geographic limits of your jurisdiction, please explain.

[Empty text box for explanation]

Similarly, if your service area is expected to change within the 20-year horizon, please describe the changes (e.g., the expiration of an interlocal agreement, introduction of an independent special district, etc.).

[Empty text box for description of changes]

[Proceed to Part 5](#)

Part 5.0 The current and projected cost of providing services calculated in 5-year increments (Section 403.9302(3)(d), F.S.)

Given the volume of services, jurisdictions should use the template’s service groupings rather than reporting the current and projected cost of each individual service. Therefore, for the purposes of this document, “services” means:

1. Routine operation and maintenance (inclusive of the items listed in Part 1.3 of this document, ongoing administration, and non-structural programs)
2. Expansion (that is, improvement) of a stormwater management system.

Expansion means new work, new projects, retrofitting, and significant upgrades. Within the template, there are four categories of expansion projects.

1. Flood protection, addressed in parts 5.2 and 5.3... this includes capital projects intended for flood protection/flood abatement
2. Water quality, addressed in part 5.2 and 5.3... this includes stormwater projects related to water quality improvement, such as BMAPs; projects to benefit natural systems through restoration or enhancement; and stormwater initiatives that are part of aquifer recharge projects
3. Resiliency, addressed in part 5.4... this includes all major stormwater initiatives that are developed specifically to address the effects of climate change, such as sea level rise and increased flood events
4. End of useful life replacement projects, addressed in part 6.0... this includes major expenses associated with the replacement of aging infrastructure

While numbers 3 and 4 have components that would otherwise fit into the first two categories, they are separately treated given their overall importance to the Legislature and other policymakers.

Expansion projects are further characterized as currently having either a committed funding source or no identified funding source. Examples of a committed funding source include the capacity to absorb the project’s capital cost within current budget levels or forecasted revenue growth; financing that is underway or anticipated (bond or loan); known state or federal funding (appropriation or grant); special assessment; or dedicated cash reserves for future expenditure.

All answers should be based on local fiscal years (LFY, beginning October 1 and running through September 30). Please use nominal dollars for each year, but include any expected cost increases for inflation or population growth. Please check the EDR website for optional growth rate schedules that may be helpful.

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

Part 5.1 Routine Operation and Maintenance

Please complete the table below, indicating the cost of operation and maintenance activities for the current year and subsequent five-year increments throughout the 20-year horizon. Your response to this part should exclude future initiatives associated with resiliency or major expenses associated with the replacement of aging infrastructure; these activities are addressed in subparts 5.4 and 6.0. However, do include non-structural programs like public outreach and education in this category.

If specific cost data is not yet available for the current year, the most recent (2020-21) O&M value can be input into the optional growth rate schedules (available on EDR’s website as an Excel workbook). The most recent O&M value can be grown using the provided options for inflation, population growth, or some other metric of your choosing. If the growth in your projected total O&M costs is more than 15% over any five-year increment, please provide a brief explanation of the major drivers.

| Routine Operation and Maintenance | Expenditures (in \$thousands) | | | | |
|--|-------------------------------|--------------------|--------------------|--------------------|--------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Operation and Maintenance Costs | 18,770 | 20,647 | 22,712 | 24,983 | 27,481 |
| Brief description of growth greater than 15% over any 5-year period: | | | | | |
| | | | | | |

Part 5.2 Future Expansion (Committed Funding Source)

Please list expansion projects and their associated costs for the current year and subsequent five-year increments throughout the 20-year planning horizon. In this section, include stormwater system expansion projects or portions of projects with a committed funding source. If you include a portion of a project that is not fully funded, the project's remaining cost must be included in part 5.3, Expansion Projects with No Identified Funding Source.

Though many, if not most, stormwater projects benefit both flood protection and water quality, please use your best judgment to either allocate costs or simply select the primary purpose from the two categories below.

5.2.1 Flood Protection (Committed Funding Source): Provide a list of all scheduled new work, retrofitting and upgrades related to flood protection/flood abatement. Include infrastructure such as storage basins, piping and other conveyances, land purchases for stormwater projects, *etc.* Also include major hardware purchases such as vactor/jet trucks.

5.2.2 Water Quality Projects (Committed Funding Source): Please provide a list of scheduled water quality projects in your jurisdiction, such as treatment basins, alum injection systems, green infrastructure, water quality retrofits, *etc.*, that have a direct stormwater component. The projected expenditures should reflect only those costs.

- If you are party to an adopted BMAP, please include the capital projects associated with stormwater in this table. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred. For reference, DEP publishes a complete list of adopted BMAP projects as an appendix in their Annual STAR Report.

Expansion Projects with a Committed Funding Source

5.2.1 Flood Protection

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

5.2.2 Water Quality

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Part 5.3 Future Expansion with No Identified Funding Source

Please provide a list of known expansion projects or anticipated need(s) without formal funding commitments(s), formal pledges, or obligations. If you included a portion of a project that was partially covered by a committed source in part 5.2 above, list the projects and their remaining costs below.

5.3.1 Future Flood Protection with No Identified Funding Source: Please provide a list of future flood protection/flood abatement projects, associated land purchases, or major hardware purchases that are needed in your jurisdiction over the next 20 years. Future needs may be based on Master Plans, Comprehensive Plan Elements, Water Control Plans, areas of frequent flooding, hydrologic and hydraulic modeling, public safety, increased frequency of maintenance, desired level of service, flooding complaints, etc.

5.3.2 Future Water Quality Projects with no Identified Funding Source: Please provide a list of future stormwater projects needed in your jurisdiction over the next 20 years that are primarily related to water quality issues. Future needs may be based on proximity to impaired waters or waters with total maximum daily loads (TMDLs), BMAPs, state adopted Restoration Plans, Alternative Restoration Plans, or other local water quality needs.

- If you are party to an adopted BMAP, please list capital projects associated with stormwater. Include BMAP project number, cost to your jurisdiction, and year(s) that capital improvement costs are to be incurred.
- List other future water quality projects, including those in support of local water quality goals as well as those identified in proposed (but not yet adopted) BMAPs.

Expansion Projects with No Identified Funding Source

5.3.1 Flood Protection

Expenditures (in \$thousands)

| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|--------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

5.3.2 Water Quality

Expenditures (in \$thousands)

| Project Name (or, if applicable, BMAP Project Number or ProjID) | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Please indicate which resources or documents you used to complete table 5.3 (check all that apply).

| | |
|-------------------------------------|---|
| <input type="checkbox"/> | Stormwater Master Plan |
| <input type="checkbox"/> | Basin Studies or Engineering Reports |
| <input type="checkbox"/> | Adopted BMAP |
| <input type="checkbox"/> | Adopted Total Maximum Daily Load |
| <input type="checkbox"/> | Regional or Basin-specific Water Quality Improvement Plan or Restoration Plan |
| | Specify: Existing district boundaries - no expansion planned |
| <input checked="" type="checkbox"/> | Other(s): |

Part 5.4 Stormwater projects that are part of resiliency initiatives related to climate change

Please list any stormwater infrastructure relocation or modification projects and new capital investments specifically needed due to sea level rise, increased flood events, or other adverse effects of climate change. When aggregating, include O&M costs for these future resiliency projects and investments in this table (not in part 5.1). If your jurisdiction participates in a Local Mitigation Strategy (LMS), also include the expenditures associated with your stormwater management system in this category (for example, costs identified on an LMS project list).

| Resiliency Projects with a Committed Funding Source | | Expenditures (in \$thousands) | | | |
|---|---------------|-------------------------------|--------------------|--------------------|--------------------|
| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

| Resiliency Projects with No Identified Funding Source | | Expenditures (in \$thousands) | | | |
|---|---------------|-------------------------------|--------------------|--------------------|--------------------|
| Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| N/A | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

- Has a vulnerability assessment been completed for your jurisdiction’s storm water system?
 - If no, how many facilities have been assessed?
- Does your jurisdiction have a long-range resiliency plan of 20 years or more?
 - If yes, please provide a link if available:
 - If no, is a planning effort currently underway?

Part 6.0 The estimated remaining useful life of each facility or its major components (Section 403.9302(3)(e), F.S.)

Rather than reporting the exact number of useful years remaining for individual components, this section is constructed to focus on infrastructure components that are targeted for replacement and will be major expenses within the 20-year time horizon. Major replacements include culverts and pipe networks, control structures, pump stations, physical/biological filter media, etc. Further, the costs of retrofitting when used in lieu of replacement (such as slip lining) should be included in this part. Finally, for the purposes of this document, it is assumed that open storage and conveyance systems are maintained (as opposed to replaced) and have an unlimited service life.

In order to distinguish between routine maintenance projects and the replacement projects to be included in this part, only major expenses are included here. A major expense is defined as any single replacement project greater than 5% of the jurisdiction's total O&M expenditures over the most recent five-year period (such as a project in late 2021 costing more than 5% of the O&M expenditures for fiscal years 2016-2017 to 2020-2021).

If you have more than 5 projects in a particular category, please use the "Additional Projects" tab. There, you can use dropdown lists to choose the project category and whether there is a committed funding source, then enter the project name and expenditure amounts.

End of Useful Life Replacement Projects with a Committed Funding Source

| Project Name | Expenditures (in \$thousands) | | | | |
|-------------------|-------------------------------|--------------------|--------------------|--------------------|--------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Lakewood Park CDD | 0 | 0 | 0 | 0 | 0 |
| | | | | | |
| | | | | | |
| | | | | | |

End of Useful Life Replacement Projects with No Identified Funding Source

| Project Name | Expenditures (in \$thousands) | | | | |
|--------------|-------------------------------|--------------------|--------------------|--------------------|--------------------|
| | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Part 7.0 The most recent 5-year history of annual contributions to, expenditures from, and balances of any capital account for maintenance or expansion of any facility or its major components. (Section 403.9302(3)(f), F.S.)

This part of the template also addresses a portion of s. 403.9302(3)(g), F.S., by including historical expenditures. Many local governments refer to these as “actual” expenditures.

Consistent with expenditure projections, the jurisdiction’s actual expenditures are categorized into routine O&M, expansion, resiliency projects, and replacement of aging infrastructure. Additionally, the table includes space for reserve accounts. EDR’s interpretation of subparagraph 403.9302(3)(f), F.S., is that “capital account” refers to any reserve account developed specifically to cover future expenditures.

Note that for this table:

- Expenditures for local fiscal year 2020-21 can be estimated based on the most current information if final data is not yet available.
- Current Year Revenues include tax and fee collections budgeted for that fiscal year as well as unexpended balances from the prior year (balance forward or carry-over) unless they are earmarked for the rainy day or a dedicated reserve as explained in the following bullets.
- Bond proceeds should reflect only the amount expended in the given year.
- A reserve is a dedicated account to accumulate funds for a specific future expenditure.
- An all-purpose rainy day fund is a type of working capital fund typically used to address costs associated with emergencies or unplanned events.

The sum of the values reported in the "Funding Sources for Actual Expenditures" columns should equal the total "Actual Expenditures" amount. The cells in the "Funding Sources for Actual Expenditures" section will be highlighted red if their sum does not equal the "Actual Expenditures" total.

If you do not have a formal reserve dedicated to your stormwater system, please enter zero for the final two reserve columns.

Routine O&M

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | | | | | | | |
| 2017-18 | | | | | | | |
| 2018-19 | | | | | | | |
| 2019-20 | | | | | | | |
| 2020-21 | | | | | | | |

Expansion

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | | | | | | | |
| 2017-18 | | | | | | | |
| 2018-19 | | | | | | | |
| 2019-20 | | | | | | | |
| 2020-21 | | | | | | | |

Resiliency

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | | | | | | | |
| 2017-18 | | | | | | | |
| 2018-19 | | | | | | | |
| 2019-20 | | | | | | | |
| 2020-21 | | | | | | | |

Replacement of Aging Infrastructure

| | Total | Funding Sources for Actual Expenditures | | | | | |
|---------|---------------------|---|---------------------------------|-------------------------------------|--|----------------------------------|----------------------------|
| | Actual Expenditures | Amount Drawn from Current Year Revenues | Amount Drawn from Bond Proceeds | Amount Drawn from Dedicated Reserve | Amount Drawn from All-Purpose Rainy Day Fund | Contributions to Reserve Account | Balance of Reserve Account |
| 2016-17 | | | | | | | |
| 2017-18 | | | | | | | |
| 2018-19 | | | | | | | |
| 2019-20 | | | | | | | |
| 2020-21 | | | | | | | |

Part 8.0 The local government's plan to fund the maintenance or expansion of any facility or its major components. The plan must include historical and estimated future revenues and expenditures with an evaluation of how the local government expects to close any projected funding gap (Section 403.9302(3)(g), F.S.)

In this template, the historical data deemed necessary to comply with s. 403.9302(3)(g), F.S., was included in part 7.0. This part is forward looking and includes a funding gap calculation. The first two tables will be auto-filled from the data you reported in prior tables. To do this, EDR will rely on this template's working definition of projects with committed funding sources, *i.e.*, EDR assumes that all committed projects have committed revenues. Those projects with no identified funding source are considered to be unfunded. EDR has automated the calculation of projected funding gaps based on these assumptions.

| Committed Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Maintenance | 20,647 | 22,712 | 24,983 | 27,481 |
| Expansion | 0 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Total Committed Revenues (=Total Committed Projects) | 20,647 | 22,712 | 24,983 | 27,481 |

| No Identified Funding Source | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| Maintenance | 0 | 0 | 0 | 0 |
| Expansion | 0 | 0 | 0 | 0 |
| Resiliency | 0 | 0 | 0 | 0 |
| Replacement/Aging Infrastructure | 0 | 0 | 0 | 0 |
| Projected Funding Gap (=Total Non-Committed Needs) | 0 | 0 | 0 | 0 |

For any specific strategies that will close or lessen a projected funding gap, please list them in the table below. For each strategy, also include the expected new revenue within the five-year increments.

| Strategies for New Funding Sources | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
|---|-------------------------------|-------------------------------|-------------------------------|-------------------------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| Total | 0 | 0 | 0 | 0 |
| Remaining Unfunded Needs | 0 | 0 | 0 | 0 |

| Project & Type Information | | | Expenditures (in \$thousands) | | | | |
|---|--|--------------|-------------------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type (Choose from dropdown list) | Funding Source Type (Choose from dropdown list) | Project Name | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

| Project & Type Information | | | Expenditures | | | | |
|---|------------------------------|------------------|---------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Project Type | Funding Source Type | | LFY 2021-2022 | 2022-23 to 2026-27 | 2027-28 to 2031-32 | 2032-33 to 2036-37 | 2037-38 to 2041-42 |
| Expansion Projects, Flood Protection | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Water Quality | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Resiliency Projects | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| End of Useful Life Replacement Projects | Committed Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Flood Protection | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Expansion Projects, Water Quality | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| Resiliency Projects | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |
| End of Useful Life Replacement Projects | No Identified Funding Source | Aggregated Total | 0 | 0 | 0 | 0 | 0 |

| | | | | | | | |
|--|--|--|----------|----------|----------|----------|----------|
| Total of Projects without Project Type and/or Funding Source Type | | | 0 | 0 | 0 | 0 | 0 |
|--|--|--|----------|----------|----------|----------|----------|

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED
FINANCIAL
STATEMENTS

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
JULY 31, 2022**

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
JULY 31, 2022**

| | General Fund | Debt Service Fund | Capital Projects Fund | Total Governmental Funds |
|---|------------------|-------------------------|-----------------------------|--------------------------------|
| ASSETS | | | | |
| Cash | \$ 24,216 | \$ - | \$ - | \$ 24,216 |
| Investments | | | | |
| Revenue | - | 35,521 | - | 35,521 |
| Reserve | - | 183,203 | - | 183,203 |
| Capitalized interest | - | 5 | - | 5 |
| Construction | - | - | 7,618 | 7,618 |
| Interest | - | 12,835 | - | 12,835 |
| Due from Landowner | 4,520 | - | 169,036 | 173,556 |
| Total assets | <u>\$ 28,736</u> | <u>\$231,564</u> | <u>\$ 176,654</u> | <u>\$ 436,954</u> |
| LIABILITIES AND FUND BALANCES | | | | |
| Liabilities: | | | | |
| Accounts payable | \$ 22,751 | \$ - | \$ - | \$ 22,751 |
| Contracts payable | - | - | 176,533 | 176,533 |
| Retainage payable | - | - | 53,837 | 53,837 |
| Landowner advance | 6,000 | - | - | 6,000 |
| Total liabilities | <u>28,751</u> | <u>-</u> | <u>230,370</u> | <u>259,121</u> |
| DEFERRED INFLOWS OF RESOURCES | | | | |
| Deferred receipts | 4,520 | - | 169,036 | 173,556 |
| Total deferred inflows of resources | <u>4,520</u> | <u>-</u> | <u>169,036</u> | <u>173,556</u> |
| Fund balances: | | | | |
| Restricted for: | | | | |
| Debt service | - | 231,564 | - | 231,564 |
| Capital projects | - | - | (222,752) | (222,752) |
| Unassigned | (4,535) | - | - | (4,535) |
| Total fund balances | <u>(4,535)</u> | <u>231,564</u> | <u>(222,752)</u> | <u>4,277</u> |
| Total liabilities, deferred inflows of resources and fund balances | <u>\$ 28,736</u> | <u>\$231,564</u> | <u>\$ 176,654</u> | <u>\$ 436,954</u> |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
FOR THE PERIOD ENDED JULY 31, 2022**

| | <u>Current Month</u> | <u>Year to Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|---------------|------------------------|
| REVENUES | | | | |
| Landowner contribution | \$ 6,597 | \$ 50,244 | \$ 85,340 | 59% |
| Total revenues | <u>6,597</u> | <u>50,244</u> | <u>85,340</u> | 59% |
| EXPENDITURES | | | | |
| Professional & administrative | | | | |
| Management/accounting/recording | 4,000 | 40,000 | 48,000 | 83% |
| Legal | 286 | 2,173 | 15,000 | 14% |
| Engineering | - | - | 2,000 | 0% |
| Audit | - | 3,900 | 4,500 | 87% |
| Arbitrage rebate calculation | - | - | 500 | 0% |
| Dissemination agent | 83 | 833 | 1,000 | 83% |
| Trustee | - | - | 4,050 | 0% |
| Telephone | 16 | 166 | 200 | 83% |
| Postage | 72 | 183 | 500 | 37% |
| Printing & binding | 42 | 416 | 500 | 83% |
| Legal advertising | - | 788 | 2,000 | 39% |
| Annual special district fee | - | 175 | 175 | 100% |
| Insurance | - | 5,000 | 5,500 | 91% |
| Contingencies/bank charges | 20 | 230 | 500 | 46% |
| Website hosting & maintenance | - | 705 | 705 | 100% |
| Website ADA compliance | - | 210 | 210 | 100% |
| Total professional & administrative | <u>4,519</u> | <u>54,779</u> | <u>85,340</u> | 64% |
| Excess/(deficiency) of revenues over/(under) expenditures | 2,078 | (4,535) | - | |
| Fund balances - beginning | (6,613) | - | - | |
| Fund balances - ending | <u>\$ (4,535)</u> | <u>\$ (4,535)</u> | <u>\$ -</u> | |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2022**

| | <u>Current Month</u> | <u>Year To Date</u> | <u>Budget</u> | <u>% of Budget</u> |
|--|--------------------------|-------------------------|-------------------|------------------------|
| REVENUES | | | | |
| Assessment levy: off-roll | \$ - | \$ - | \$ 59,270 | 0% |
| Lot closings | 3,803 | 35,500 | - | N/A |
| Interest | 123 | 188 | - | N/A |
| Total revenues | <u>3,926</u> | <u>35,688</u> | <u>59,270</u> | 60% |
| EXPENDITURES | | | | |
| Debt service | | | | |
| Interest | - | 119,528 | 119,528 | 100% |
| Total debt service | <u>-</u> | <u>119,528</u> | <u>119,528</u> | 100% |
| Excess/(deficiency) of revenues over/(under) expenditures | 3,926 | (83,840) | (60,258) | |
| OTHER FINANCING SOURCES/(USES) | | | | |
| Transfer out | (100) | (153) | - | N/A |
| Total other financing sources | <u>(100)</u> | <u>(153)</u> | <u>-</u> | N/A |
| Net change in fund balances | 3,826 | (83,993) | (60,258) | |
| Fund balances - beginning | 227,738 | 315,557 | 302,731 | |
| Fund balances - ending | <u>\$ 231,564</u> | <u>\$ 231,564</u> | <u>\$ 242,473</u> | |

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED JULY 31, 2022**

| | Current Month | Year To Date |
|--|------------------|-----------------|
| REVENUES | | |
| Developer contribution | \$ 522,366 | \$ 1,454,357 |
| Interest | 19 | 20 |
| Total revenues | 522,385 | 1,454,377 |
| EXPENDITURES | | |
| Capital outlay | 260,972 | 1,244,488 |
| Total expenditures | 260,972 | 1,244,488 |
| Excess/(deficiency) of revenues over/(under) expenditures | 261,413 | 209,889 |
| OTHER FINANCING SOURCES/(USES) | | |
| Transfer in | 100 | 153 |
| Total other financing sources/(uses) | 100 | 153 |
| Net change in fund balances | 261,513 | 210,042 |
| Fund balances - beginning | (484,265) | (432,794) |
| Fund balances - ending | \$ (222,752) | \$ (222,752) |

LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakewood Park Community Development District held a Regular Meeting on June 7, 2022 at 1:00 p.m., at the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

Present were:

| | |
|---------------|---------------------------------------|
| Megan Willbur | Chair |
| Chad Moorhead | Assistant Secretary/District Engineer |
| Brian Martin | Assistant Secretary |

Also present, were:

| | |
|----------------|------------------|
| Kristen Suit | District Manager |
| Nika Hosseini | District Counsel |
| Chad Clevenger | DDC Management |
| Lia Villar | DDC Management |
| Terri Imperato | Hartizen Homes |

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 1:14 p.m. Supervisors Willbur, Moorhead and Martin were present, in person. Supervisors Donaldson and Helfrich were not present.

SECOND ORDER OF BUSINESS

Public Comments

There were no public comments.

THIRD ORDER OF BUSINESS

Acceptance of Resignation of John Donaldson, Seat 4; Term Expires November, 2022

Ms. Suit presented Mr. John Donaldson's resignation letter.

On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the resignation of Mr. John Donaldson, dated October 8, 2021, was accepted.

42 **FOURTH ORDER OF BUSINESS**

**Consider Appointment to Fill Unexpired
Term of Seat 4**

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Ms. Wilbur nominated Ms. Lia Villar to fill Seat 4. No other nominations were made.

On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the appointment of Ms. Lia Villar to Seat 4, was approved.

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- **Administration of Oath of Office (*the following will be provided in a separate package*)**

53 Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of
54 Office to Ms. Lia Villar. She stated the following items would be reviewed later in the meeting.

55 **A. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**

56 **B. Membership, Obligations and Responsibilities**

57 **C. Financial Disclosure Forms**

58 **I. Form 1: Statement of Financial Interests**

59 **II. Form 1X: Amendment to Form 1, Statement of Financial Interests**

60 **III. Form 1F: Final Statement of Financial Interests**

61 **D. Form 8B – Memorandum of Voting Conflict**

62

63 **FIFTH ORDER OF BUSINESS**

Acceptance of Additional Resignations

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66

Ms. Suit presented the resignation of Mr. Chris Helfrich from Seat 1, Term Expires
November 2024.

67

On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the resignation of Mr. Chris Helfrich, dated May 21, 2022, was accepted.

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72 **SIXTH ORDER OF BUSINESS**

Consider Appointment of Supervisors

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Ms. Wilbur nominated Mr. Chad Clevenger to fill Seat 1. No other nominations were
made.

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On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the appointment of Mr. Chad Clevenger to Seat 1, was approved.

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78

79 Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of
80 Office to Mr. Chad Clevenger.

81 Ms. Suit presented the resignation of Mr. Chad Moorhead from Seat 5, Term Expires
82 November 2022.

83

On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the resignation of Mr. Chad Moorhead, dated June 7, 2022, was accepted.

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88 Ms. Wilbur nominated Ms. Terri Imperato to fill Seat 5. No other nominations were
89 made.

90

On MOTION by Ms. Willbur and seconded by Mr. Martin, with all in favor, the appointment of Ms. Terri Imperato to Seat 5, Term Expires November 2022, was approved.

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96 Ms. Suit, a Notary of the State of Florida and duly authorized, administered the Oath of
97 Office to Ms. Terri Imperato.

98 Ms. Suit presented the resignation of Mr. Brian Martin from Seat 3, Term Expires
99 November 2022.

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On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the resignation of Mr. Brian Martin, dated June 7, 2022, was accepted.

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105 Ms. Suit recapped that the resignations of Mr. Donaldson from Seat 4, Mr. Chris Helfrich
106 from Seat 1, Mr. Chad Moorhead from Seat 5 and Mr. Brian Martin from Seat 3 were accepted
107 and the Board appointed Ms. Lia Villar to fill Seat 4, Ms. Imperato to fill Seat 5 and Mr.
108 Clevenger to fill Seat 1. Seat 3 would remain vacant for the time being.

109 Ms. Suit provided and briefly reviewed the documents in the new Supervisor’s packet.

110

111 SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01,
Designating Certain Officers of the District,
and Providing for an Effective Date**

112

113

114

115 Ms. Suit presented Resolution 2022-01. Ms. Willbur nominated the following slate of
116 officers:

- 117 Megan Willbur Chair
- 118 Lia Villar Vice Chair
- 119 Craig Wrathell Secretary
- 120 Chad Clevenger Assistant Secretary
- 121 Terri Imperato Assistant Secretary
- 122 Kristen Suit Assistant Secretary

123 No other nominations were made. Prior appointments by the Board for Treasurer and
124 Assistant Treasurer remain unaffected by this Resolution.

125

126 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**
127 **Resolution 2022-01, Designating Certain Officers of the District, as nominated,**
128 **and Providing for an Effective Date, was adopted.**

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131 **EIGHTH ORDER OF BUSINESS**

Consideration of Resolution 2022-02, Relating to the Amendment of the Annual Budget for the Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; and Providing for an Effective Date

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138 Ms. Suit presented Resolution 2022-02. She pointed out that "Total revenues" was
139 amended from \$76,811 to \$82,564.

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141 **On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,**
142 **Resolution 2022-02, Relating to the Amendment of the Annual Budget for the**
143 **Fiscal Year Beginning October 1, 2020, and Ending September 30, 2021; and**
144 **Providing for an Effective Date, was adopted.**

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147 **NINTH ORDER OF BUSINESS**

Consideration of Resolution 2022-03, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

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 156 Ms. Suit presented Resolution 2022-03. She reviewed the proposed Fiscal Year 2023
 157 budget, highlighting any line item increases, decreases and adjustments, compared to the Fiscal
 158 Year 2022 budget, and explained the reasons for any changes.

159

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2022-03, Approving the Proposed Budget for Fiscal Year 2022/2023 and Setting a Public Hearing Thereon Pursuant to Florida Law for August 10, 2022 at 2:30 p.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

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TENTH ORDER OF BUSINESS

Consideration of Resolution 2022-04, Designating a Date, Time and Location for a Landowners' Meeting of the District, and Providing for an Effective Date

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Ms. Suit presented Resolution 2022-04. As Board Members are not required to attend, she could be the designated as Proxy Holder for the Landowners Meeting.

176

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2022-04, Designating a Date, Time and Location of November 1, 2022 at 1:00 p.m., at the offices of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720 for a Landowners' Meeting of the District, and Providing for an Effective Date, was adopted.

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ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2022-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date

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Ms. Suit presented Resolution 2022-05.

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On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2022-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2022/2023 and Providing for an Effective Date, was adopted.

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TWELFTH ORDER OF BUSINESS

Consideration of Lakewood Park Homeowners Association, Inc., Agreement for Infrastructure Management and Maintenance Services

Ms. Suit presented the Agreement between the Lakewood Park Homeowners Association, Inc., and the CDD for Infrastructure Management and Maintenance Services. She read a Section of the agreement into the record, as follows:

“The Association shall annually budget for, raise revenues and operate and maintain District Property. The Association shall also annually budget and maintain reserve funds for future maintenance expenses associated with District Property, subject to District review and approval. The Reserve funds shall be held in an account for the benefit of the District.”

Discussion ensued regarding the effective date of the Agreement.

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Lakewood Park Homeowners Association, Inc., Agreement for Infrastructure Management and Maintenance Services, was approved.

THIRTEENTH ORDER OF BUSINESS

Ratification of Letter Agreement for Stormwater Management Needs Analysis

Ms. Suit presented the Madden, Moorhead & Stokes, LLC Letter Agreement for preparation of the Stormwater Management Needs Analysis Report, for \$10,000, which was previously executed by the Chair.

On MOTION by Ms. Villar and seconded by Mr. Clevenger, with all in Madden, Moorhead & Stokes, LLC, Letter Agreement for preparation of the Stormwater Management Needs Analysis Report, in the amount of \$10,000, was ratified.

FOURTEENTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of April 30, 2022

Ms. Suit presented the Unaudited Financial Statements as of April 30, 2022.

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Unaudited Financial Statements as of April 30, 2022, were accepted.

236

237 **FIFTEENTH ORDER OF BUSINESS**

**Approval of July 14, 2021 Public Hearing
and Regular Meeting Minutes**

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Ms. Suit presented the July 14, 2021 Public Hearing and Regular Meeting Minutes.

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On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the July 14, 2021 Public Hearing and Regular Meeting Minutes, as presented, were approved.

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247 **SIXTEENTH ORDER OF BUSINESS**

Staff Reports

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

250

There was no report.

251

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

252

There was no report.

253

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

254

- **NEXT MEETING DATE: July 13, 2022 at 2:30 P.M.**

255

- **QUORUM CHECK**

256

The July 13, 2022 meeting was cancelled; the next meeting will be held on August 10,

257 2022.

258

259 **SEVENTEENTH ORDER OF BUSINESS**

Board Members' Comments/Requests

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261

There were no Board Members' comments or requests.

262

263 **EIGHTEENTH ORDER OF BUSINESS**

Public Comments

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There were no public comments.

266

267 **NINETENTH ORDER OF BUSINESS**

Adjournment

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On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the meeting adjourned at 1:51 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS

LAKWOOD PARK COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS FISCAL YEAR 2022/2023 MEETING SCHEDULE

LOCATION

Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720

| DATE | POTENTIAL DISCUSSION/FOCUS | TIME |
|---------------------------|-----------------------------------|----------------|
| October 12, 2022 | Regular Meeting | 2:30 PM |
| November 1, 2022 | Landowners' Meeting | 1:00 PM |
| November 9, 2022 | Regular Meeting | 2:30 PM |
| December 14, 2022 | Regular Meeting | 2:30 PM |
| January 11, 2023 | Regular Meeting | 2:30 PM |
| February 8, 2023 | Regular Meeting | 2:30 PM |
| March 8, 2023 | Regular Meeting | 2:30 PM |
| April 12, 2023 | Regular Meeting | 2:30 PM |
| May 10, 2023 | Regular Meeting | 2:30 PM |
| June 14, 2023 | Regular Meeting | 2:30 PM |
| July 12, 2023 | Regular Meeting | 2:30 PM |
| August 9, 2023 | Regular Meeting | 2:30 PM |
| September 13, 2023 | Regular Meeting | 2:30 PM |