

LAKEWOOD PARK

**COMMUNITY DEVELOPMENT
DISTRICT**

June 11, 2025

BOARD OF SUPERVISORS

**PUBLIC HEARING AND
REGULAR MEETING
AGENDA**

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

AGENDA

LETTER

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

June 4, 2025

Board of Supervisors
Lakewood Park Community Development District

Dear Board Members:

The Board of Supervisors of the Lakewood Park Community Development District will hold a Public Hearing and Regular Meeting on June 11, 2025 at 2:00 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. Administration of Oath of Office to Megan Wilbur [Seat 2] and Chrissie Inosencio [Seat 3] *(the following to be provided in a separate package)*
 - A. Required Ethics Training and Disclosure Filing
 - Sample Form 1 2023/Instructions
 - B. Membership, Obligations and Responsibilities
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Public Officers
4. Consideration of Resolution 2025-07, Reconsidering and Approving Certain Board Actions Evidenced by Resolutions 2025-01 through 2025-06 Adopted at a Duly Advertised Meeting of the Board of Supervisors Held April 9, 2025, and All Other Actions Taken by the Board
 - Consideration of Resolution 2025-01, Canvassing and Certifying the Results of the Landowners' Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes, and Providing an Effective Date
 - Consideration of Resolution 2025-02, Declaring a Vacancy in Seats 1, 2 and 3 of the Board of Supervisors; and Providing an Effective Date
 - Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 202_*
 - Administration of Oath of Office

ATTENDEES:

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

- Consider Appointment to Fill Unexpired Term of Seat 2; *Term Expires November 202_*
 - Administration of Oath of Office
 - Consider Appointment to Fill Unexpired Term of Seat 3; *Term Expires November 202_*
 - Administration of Oath of Office
 - Consideration of Resolution 2025-03, Electing and Removing Officers of the District and Providing for an Effective Date
 - Consideration of Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date
 - Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date
 - Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date
 - Acceptance of Unaudited Financial Statements as of February 28, 2025
 - Approval of Minutes
 - September 11, 2024 Public Hearing and Regular Meeting
 - November 13, 2024 Landowners Meeting
5. Consider Appointment to Fill Unexpired Term of Seat 1; *Term Expires November 2028*
- Administration of Oath of Office
6. Consideration of Resolution 2025-08, Electing and Removing Officers of the District and Providing for an Effective Date
7. Public Hearing on Adoption of Fiscal Year 2025/2026 Budget
- A. Affidavit of Publication
 - B. Consideration of Resolution 2025-09, Relating to the Annual Appropriations and Adopting the Budget for the Fiscal Year Beginning October 1, 2025 and Ending September 30, 2026; Authorizing Budget Amendments; and Providing an Effective Date

8. Consideration of Resolution 2025-10 Making a Determination of Benefit and Imposing Special Assessments for Fiscal Year 2025/2026; 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
9. Acceptance of Unaudited Financial Statements as of April 30, 2025
10. Approval of April 9, 2025 Regular Meeting Minutes
11. Staff Reports
 - A. District Counsel: *Cobb Cole*
 - B. District Engineer: *Madden, Moorhead & Stokes, LLC*
 - C. District Manager: *Wrathell, Hunt and Associates, LLC*

- 576 Registered Voters in District as of April 15, 2025
- NEXT MEETING DATE: July 9, 2025 at 2:00 PM

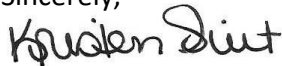
○ QUORUM CHECK

SEAT 1		☐ IN PERSON	☐ PHONE	☐ NO
SEAT 2	MEGAN WILLBUR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 3	CHRISSIE INOENCIO	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 4	LIA VILLAR	☐ IN PERSON	☐ PHONE	☐ NO
SEAT 5	CLAYTON SEARS	☐ IN PERSON	☐ PHONE	☐ NO

12. Board Members' Comments/Requests
13. Public Comments
14. Adjournment

If you should have any questions or concerns, please do not hesitate to contact me directly at (410) 207-1802 or Jordan Lansford at (813) 728-6062.

Sincerely,



Kristen Suit
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

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**LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
OATH OF OFFICE**

I, _____, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA
COUNTY OF _____

The foregoing oath was administered before me before me by means of ☐ physical presence or ☐ online notarization on this ____ day of _____, 20__, by _____, who is personally known to me or has produced _____ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Lakewood Park Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

Notary Public, State of Florida

Print Name: _____

Commission No.: _____ Expires: _____

MAILING ADDRESS: ☐ Home ☐ Office County of Residence _____

Street Phone Fax

City, State, Zip Email Address

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

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RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOD PARK COMMUNITY DEVELOPMENT DISTRICT RECONSIDERING AND APPROVING CERTAIN BOARD ACTIONS EVIDENCED BY RESOLUTIONS 2025-01 THROUGH 2025-06 ADOPTED AT A DULY ADVERTISED MEETING OF THE BOARD OF SUPERVISORS HELD APRIL 9, 2025, AND ALL OTHER ACTIONS TAKEN BY THE BOARD.

WHEREAS, the Lakewood Park Community Development District (the “District”), in accordance with provisions of Chapter 190, *Florida Statutes*, did hold its regular board meeting on April 9, 2025; and

WHEREAS, in an abundance of caution, it is the desire of the Board to ratify the Board’s actions taken at the April 9, 2025 meeting as represented in Resolutions 2025-01 through 2025-06, copies of which are a part of the official District records, and all other actions taken by the Board through April 9, 2025.

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

1. Resolutions 2025-01 through 2025-06, and all other actions taken by the Board are hereby ratified and approved and shall remain in full force and effect until modified by appropriate Board action.

PASSED AND ADOPTED this 11th day of June, 2025

ATTEST:

**LAKEWOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

6

RESOLUTION 2025-08

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT
ELECTING AND REMOVING OFFICERS OF THE DISTRICT AND
PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the District’s Board of Supervisors desires to elect and remove Officers of the District.

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

SECTION 1. The following is/are elected as Officer(s) of the District effective June 11, 2025:

_____ is elected Chair
_____ is elected Vice Chair
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
_____ is elected Assistant Secretary
Jordan Lansford is elected Assistant Secretary

SECTION 2. The following Officer(s) shall be removed as Officer(s) as of June 11, 2025:

SECTION 3. The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell is Secretary

Kristen Suit is Assistant Secretary

Craig Wrathell is Treasurer

Jeff Pinder is Assistant Treasurer

PASSED AND ADOPTED THIS 11TH DAY OF JUNE, 2025.

ATTEST:

**LAKEWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

7A

AFFIDAVIT OF PUBLICATION

DAPHNE GILLYARD
Lakewood Park Cdd
2300 Glades RD # 410W
Boca Raton FL 33431-8556

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of The News-Journal, published in Volusia and Flagler Counties, Florida; that the attached copy of advertisement, being a Public Notice, was published on the publicly accessible website of Volusia and Flagler Counties, Florida, or in a newspaper by print in the issues of, on:

05/22/2025, 05/29/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/29/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$770.40
Tax Amount: \$0.00
Payment Cost: \$770.40
Order No: 11332264 # of Copies:
Customer No: 468129 1
PO #:

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

**LAKEWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

**NOTICE OF PUBLIC HEARING
TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2026
BUDGET(S); AND NOTICE OF
REGULAR BOARD OF SUPERVI-
SORS' MEETING.**

The Board of Supervisors ("Board") of the Lakewood Park Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: June 11, 2025
TIME: 2:00 p.m.
LOCATION: Cobb Cole
231 North Woodland Boulevard
DeLand, Florida 32720

The purpose of the public hearing is to receive comments and objections on the adoption of the proposed budget ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wraithell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0689 ("District Manager's Office"), during normal business hours or by visiting the District's website <https://lakewoodparkcdd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the hearing and meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the hearing and 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.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the hearing 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.

District Manager
L#11332264 May 22, 29, 2025 2T

KAITLYN FELTY
Notary Public
State of Wisconsin

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

7B

RESOLUTION 2025-09

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, 2025, AND ENDING SEPTEMBER 30, 2026; 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**") 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, 2026.”
- 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 2025/2026, the sum of \$521,587 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	\$ 87,156
DEBT SERVICE FUND – SERIES 2021	\$187,238
DEBT SERVICE FUND – SERIES 2023	<u>\$247,193</u>
TOTAL ALL FUNDS	\$521,587

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2025/2026 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 11TH DAY OF JUNE, 2025.

ATTEST:

**LAKEWOOD PARK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2025/2026 Budget

Exhibit A

Fiscal Year 2025/2026 Budget

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2026**

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
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**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll - gross	\$ 90,787				\$ 90,787
Allowable discounts (4%)	(3,631)				(3,631)
Assessment levy: on-roll - net	87,156	\$ 74,972	\$ 12,184	\$ 87,156	87,156
Total revenues	87,156	74,972	12,184	87,156	87,156
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	20,000	28,000	48,000	48,000
Legal	15,000	-	15,000	15,000	15,000
Engineering	1,800	-	1,800	1,800	1,000
Audit	4,500	-	4,500	4,500	4,500
Arbitrage rebate calculation*	500	-	500	500	500
Dissemination agent*	1,000	833	167	1,000	1,000
Trustee*	4,050	-	4,050	4,050	4,050
Telephone	200	83	117	200	200
Postage	500	-	500	500	500
Printing & binding	500	208	292	500	500
Legal advertising	2,000	888	1,112	2,000	2,000
Annual special district fee	175	175	-	175	175
Insurance	5,700	5,814	-	5,814	6,000
Contingencies	500	522	-	522	1,000
Website hosting & maintenance	705	705	-	705	705
Website ADA compliance	210	-	210	210	210
Tax collector	1,816	109	1,707	1,816	1,816
Total expenditures	87,156	29,337	57,955	87,292	87,156
Excess/(deficiency) of revenues over/(under) expenditures	-	45,635	(45,771)	45,635	-
Fund balance - beginning (unaudited)	13,057	25,130	70,765	70,765	116,400
Fund balance - ending (projected)					
Unassigned	13,057	70,765	70,765	116,400	116,400
Fund balance - ending	\$ 13,057	\$ 70,765	\$ 70,765	\$ 116,400	\$ 116,400

*These items will be realized when bonds are issued

***These items will be realized when the CDD takes ownership of the related assets.

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

EXPENDITURES

Professional & administrative

Management/accounting/recording	\$ 48,000
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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.

Legal	15,000
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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.

Engineering	1,000
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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.

Audit	4,500
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.

Arbitrage rebate calculation*	500
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To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.

Dissemination agent*	1,000
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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.

Trustee	4,050
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Annual fee for the service provided by trustee, paying agent and registrar.

Telephone	200
-----------	-----

Telephone and fax machine.

Postage	500
---------	-----

Mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & binding	500
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Letterhead, envelopes, copies, agenda packages

Legal advertising	2,000
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The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.

EXPENDITURES (continued)

Annual special district fee	175
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Annual fee paid to the Florida Department of Economic Opportunity.

Insurance	6,000
-----------	-------

The District will obtain public officials and general liability insurance.

Contingencies	1,000
---------------	-------

Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.

Website hosting & maintenance	705
-------------------------------	-----

Website ADA compliance	210
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Tax collector	1,816
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Total expenditures	\$ 87,156
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**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2021
FISCAL YEAR 2026**

	Fiscal Year 2025				Proposed Budget FY 2026
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	
REVENUES					
Assessment levy: on-roll	\$ 190,837				\$ 190,837
Allowable discounts (4%)	(7,633)				(7,633)
Net assessment levy - on-roll	183,204	\$ 157,602	\$ 25,602	\$ 183,204	183,204
Interest	-	5,445	-	5,445	-
Total revenues	183,204	163,047	25,602	188,649	183,204
EXPENDITURES					
Debt service					
Principal	65,000	-	65,000	65,000	70,000
Interest	115,128	57,564	57,564	115,128	113,421
Tax collector	3,817	229	3,588	3,817	3,817
Total expenditures	183,945	57,793	126,152	183,945	187,238
Excess/(deficiency) of revenues over/(under) expenditures	(741)	105,254	(100,550)	4,704	(4,034)
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(2,684)	2,684	-	-
Total other financing sources/(uses)	-	(2,684)	2,684	-	-
Net increase/(decrease) in fund balance	(741)	102,570	(97,866)	4,704	(4,034)
Fund balance:					
Beginning fund balance (unaudited)	257,853	264,510	367,080	264,510	269,214
Ending fund balance (projected)	<u>\$257,112</u>	<u>\$367,080</u>	<u>\$ 269,214</u>	<u>\$ 269,214</u>	<u>265,180</u>
Use of fund balance:					
Debt service reserve account balance (required)					(183,203)
Interest expense - November 1, 2026					(55,792)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 26,185</u>

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

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
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

**LAKESWOOD 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	3,025,000.00		1,907,710.00	4,932,710.00	

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2023
FISCAL YEAR 2026**

	Fiscal Year 2025				
	Adopted Budget FY 2025	Actual through 02/28/25	Projected through 09/30/25	Total Actual & Projected	Proposed Budget FY 2026
REVENUES					
Assessment levy: on-roll	\$ 257,493				\$ 257,493
Allowable discounts (4%)	(10,300)				(10,300)
Net assessment levy - on-roll	247,193	\$ 212,629	\$ 34,564	\$ 247,193	247,193
Interest	-	6,957	-	6,957	-
Total revenues	247,193	219,586	34,564	254,150	247,193
EXPENDITURES					
Debt service					
Principal	50,000	-	50,000	50,000	50,000
Interest	190,831	95,416	95,415	190,831	188,456
Tax collector	5,150	310	4,840	5,150	5,150
Total expenditures	245,981	95,726	150,255	245,981	243,606
Excess/(deficiency) of revenues over/(under) expenditures	1,212	123,860	(115,691)	8,169	3,587
OTHER FINANCING SOURCES/(USES)					
Transfers out	-	(4,404)	-	(4,404)	-
Total other financing sources/(uses)	-	(4,404)	-	(4,404)	-
Net increase/(decrease) in fund balance	1,212	119,456	(115,691)	3,765	3,587
Fund balance:					
Beginning fund balance (unaudited)	355,891	361,701	481,157	361,701	365,466
Ending fund balance (projected)	<u>\$357,103</u>	<u>\$481,157</u>	<u>\$ 365,466</u>	<u>\$ 365,466</u>	<u>369,053</u>
Use of fund balance:					
Debt service reserve account balance (required)					(242,044)
Interest expense - November 1, 2026					(93,041)
Projected fund balance surplus/(deficit) as of September 30, 2026					<u>\$ 33,968</u>

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/25			94,228.13	94,228.13	3,355,000.00
05/01/26	50,000.00	4.750%	94,228.13	144,228.13	3,305,000.00
11/01/26			93,040.63	93,040.63	3,305,000.00
05/01/27	55,000.00	4.750%	93,040.63	148,040.63	3,250,000.00
11/01/27			91,734.38	91,734.38	3,250,000.00
05/01/28	60,000.00	4.750%	91,734.38	151,734.38	3,190,000.00
11/01/28			90,309.38	90,309.38	3,190,000.00
05/01/29	60,000.00	4.750%	90,309.38	150,309.38	3,130,000.00
11/01/29			88,884.38	88,884.38	3,130,000.00
05/01/30	65,000.00	4.750%	88,884.38	153,884.38	3,065,000.00
11/01/30			87,340.63	87,340.63	3,065,000.00
05/01/31	65,000.00	5.625%	87,340.63	152,340.63	3,000,000.00
11/01/31			85,512.50	85,512.50	3,000,000.00
05/01/32	70,000.00	5.625%	85,512.50	155,512.50	2,930,000.00
11/01/32			83,543.75	83,543.75	2,930,000.00
05/01/33	75,000.00	5.625%	83,543.75	158,543.75	2,855,000.00
11/01/33			81,434.38	81,434.38	2,855,000.00
05/01/34	80,000.00	5.625%	81,434.38	161,434.38	2,775,000.00
11/01/34			79,184.38	79,184.38	2,775,000.00
05/01/35	85,000.00	5.625%	79,184.38	164,184.38	2,690,000.00
11/01/35			76,793.75	76,793.75	2,690,000.00
05/01/36	90,000.00	5.625%	76,793.75	166,793.75	2,600,000.00
11/01/36			74,262.50	74,262.50	2,600,000.00
05/01/37	95,000.00	5.625%	74,262.50	169,262.50	2,505,000.00
11/01/37			71,590.63	71,590.63	2,505,000.00
05/01/38	100,000.00	5.625%	71,590.63	171,590.63	2,405,000.00
11/01/38			68,778.13	68,778.13	2,405,000.00
05/01/39	105,000.00	5.625%	68,778.13	173,778.13	2,300,000.00
11/01/39			65,825.00	65,825.00	2,300,000.00
05/01/40	110,000.00	5.625%	65,825.00	175,825.00	2,190,000.00
11/01/40			62,731.25	62,731.25	2,190,000.00
05/01/41	115,000.00	5.625%	62,731.25	177,731.25	2,075,000.00
11/01/41			59,496.88	59,496.88	2,075,000.00
05/01/42	125,000.00	5.625%	59,496.88	184,496.88	1,950,000.00
11/01/42			55,981.25	55,981.25	1,950,000.00
05/01/43	130,000.00	5.625%	55,981.25	185,981.25	1,820,000.00
11/01/43			52,325.00	52,325.00	1,820,000.00
05/01/44	140,000.00	5.750%	52,325.00	192,325.00	1,680,000.00
11/01/44			48,300.00	48,300.00	1,680,000.00
05/01/45	145,000.00	5.750%	48,300.00	193,300.00	1,535,000.00
11/01/45			44,131.25	44,131.25	1,535,000.00
05/01/46	155,000.00	5.750%	44,131.25	199,131.25	1,380,000.00

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2023 AMORTIZATION SCHEDULE**

	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
11/01/46			39,675.00	39,675.00	1,380,000.00
05/01/47	165,000.00	5.750%	39,675.00	204,675.00	1,215,000.00
11/01/47			34,931.25	34,931.25	1,215,000.00
05/01/48	175,000.00	5.750%	34,931.25	209,931.25	1,040,000.00
11/01/48			29,900.00	29,900.00	1,040,000.00
05/01/49	185,000.00	5.750%	29,900.00	214,900.00	855,000.00
11/01/49			24,581.25	24,581.25	855,000.00
05/01/50	195,000.00	5.750%	24,581.25	219,581.25	660,000.00
11/01/50			18,975.00	18,975.00	660,000.00
05/01/51	205,000.00	5.750%	18,975.00	223,975.00	455,000.00
11/01/51			13,081.25	13,081.25	455,000.00
05/01/52	220,000.00	5.750%	13,081.25	233,081.25	235,000.00
11/01/52			6,756.25	6,756.25	235,000.00
05/01/53	235,000.00	5.750%	6,756.25	241,756.25	-
Total	3,355,000.00		3,446,656.25	6,801,656.25	

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2026 ASSESSMENTS**

On-Roll Assessments

Product/Parcel	Units		FY 2026 O&M Assessment per Unit	FY 20256 DS Assessment per Unit	FY 2026 Total Assessment per Unit	FY 2025 Total Assessment per Unit
<u>Series 2021</u>						
SF 40'	71	\$	209.19	\$ 1,020.52	\$ 1,229.71	\$ 1,229.71
SF 50'	116		209.19	1,020.52	1,229.71	1,229.71
SF 65'	-		209.19	-	209.19	209.19
Total	187					
<u>Series 2023</u>						
SF 40'	93	\$	209.19	\$ 1,042.48	\$ 1,251.67	\$ 1,251.67
SF 50'	141		209.19	1,042.48	1,251.67	1,251.67
SF 65'	13		209.19	1,042.48	1,251.67	1,251.67
Total	247					

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

8

RESOLUTION 2025-10

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 2025/2026; 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, 2025 and ending September 30, 2026 ("**Fiscal Year 2025/2026**"), 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 2025/2026; 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, 2025; 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, 2026, and 35% due no later than October 15, 2026. Operations and maintenance special assessments directly collected by the District are due according to the following schedule: 25% due on each of October 1, 2025, January 2, 2026, April 1, 2026, and July 1, 2026. 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 2025/2026, 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 11th day of June, 2025.

ATTEST:

**LAKEWOOD 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)

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

UNAUDITED FINANCIAL STATEMENTS

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
UNAUDITED
APRIL 30, 2025**

**LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
BALANCE SHEET
GOVERNMENTAL FUNDS
APRIL 30, 2025**

	General Fund	Debt Service Fund 2021	Debt Service Fund 2023	Capital Projects Fund 2021	Capital Projects Fund 2023	Total Governmental Funds
ASSETS						
Cash	\$ 132,858	\$ -	\$ -	\$ -	\$ -	\$ 132,858
Investments						
Revenue	-	185,022	178,400	-	-	363,422
Reserve	-	183,203	242,044	-	-	425,247
Capitalized interest	-	-	15	-	-	15
Construction 2021	-	-	-	21,593	-	21,593
Construction 2023	-	-	-	-	13,999	13,999
Sinking	-	-	50,007	-	-	50,007
Interest	-	-	14	-	-	14
Gen Redemption	-	-	22	-	-	22
Due from Landowner	2,774	-	-	-	-	2,774
Due from general fund	-	24,726	33,359	-	-	58,085
Total assets	<u>\$ 135,632</u>	<u>\$392,951</u>	<u>\$ 503,861</u>	<u>\$ 21,593</u>	<u>\$ 13,999</u>	<u>\$ 1,068,036</u>
LIABILITIES AND FUND BALANCES						
Liabilities:						
Contracts payable	\$ -	\$ -	\$ -	\$ -	\$ 39,320	\$ 39,320
Due to debt service fund 2021	24,726	-	-	-	-	24,726
Due to debt service fund 2023	33,359	-	-	-	-	33,359
Landowner advance	6,000	-	-	-	-	6,000
Total liabilities	<u>64,085</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>39,320</u>	<u>103,405</u>
Fund balances:						
Restricted for:						
Debt service	-	392,951	503,861	-	-	896,812
Capital projects	-	-	-	21,593	(25,321)	(3,728)
Unassigned	71,547	-	-	-	-	71,547
Total fund balances	<u>71,547</u>	<u>392,951</u>	<u>503,861</u>	<u>21,593</u>	<u>(25,321)</u>	<u>964,631</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 135,632</u>	<u>\$392,951</u>	<u>\$ 503,861</u>	<u>\$ 21,593</u>	<u>\$ 13,999</u>	<u>\$ 1,068,036</u>

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GENERAL FUND
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year to Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 9,422	\$ 86,735	\$ 87,156	100%
Total revenues	<u>9,422</u>	<u>86,735</u>	<u>87,156</u>	100%
EXPENDITURES				
Professional & administrative				
Management/accounting/recording	4,000	28,000	48,000	58%
Legal	-	300	15,000	2%
Engineering	-	-	1,800	0%
Audit	-	2,000	4,500	44%
Arbitrage rebate calculation	-	-	500	0%
Dissemination agent	166	1,167	1,000	117%
Trustee			4,050	0%
Telephone	17	117	200	59%
Postage			500	0%
Printing & binding	42	292	500	58%
Legal advertising	-	888	2,000	44%
Annual special district fee	-	175	175	100%
Insurance	-	5,814	5,700	102%
Contingencies	114	751	500	150%
Website hosting & maintenance	-	705	705	100%
Website ADA compliance	-	-	210	0%
Total professional & administrative	<u>4,339</u>	<u>40,209</u>	<u>85,340</u>	47%
Other fees & charges				
Tax collector	-	109	1,816	6%
Total other fees & charges	<u>-</u>	<u>109</u>	<u>1,816</u>	6%
Total expenditures	<u>4,339</u>	<u>40,318</u>	<u>87,156</u>	46%
 Excess/(deficiency) of revenues over/(under) expenditures	 5,083	 46,417	 -	
 Fund balances - beginning	 66,464	 25,130	 13,057	
Fund balances - ending	<u>\$ 71,547</u>	<u>\$ 71,547</u>	<u>\$ 13,057</u>	

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 19,806	\$ 182,328	\$ 183,204	100%
Interest	1,221	7,766	-	N/A
Total revenues	<u>21,027</u>	<u>190,094</u>	<u>183,204</u>	104%
EXPENDITURES				
Debt service				
Principal	-	-	65,000	0%
Interest	-	57,564	115,128	50%
Tax collector	-	229	3,817	6%
Total debt service	<u>-</u>	<u>57,793</u>	<u>183,945</u>	31%
Excess/(deficiency) of revenues over/(under) expenditures	21,027	132,301	(741)	
OTHER FINANCING SOURCES/(USES)				
Transfer out	(616)	(3,860)	-	N/A
Total other financing sources	<u>(616)</u>	<u>(3,860)</u>	<u>-</u>	N/A
Net change in fund balances	20,411	128,441	(741)	
Fund balances - beginning	372,540	264,510	257,853	
Fund balances - ending	<u>\$ 392,951</u>	<u>\$ 392,951</u>	<u>\$ 257,112</u>	

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
DEBT SERVICE FUND SERIES 2023
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date	Budget	% of Budget
REVENUES				
Assessment levy: on-roll - net	\$ 26,721	\$ 245,988	\$ 247,193	100%
Interest	1,559	9,854	-	N/A
Total revenues	<u>28,280</u>	<u>255,842</u>	<u>247,193</u>	103%
EXPENDITURES				
Debt service				
Principal	-	-	50,000	0%
Interest	-	95,416	190,831	50%
Tax collector	-	310	5,150	6%
Total debt service	<u>-</u>	<u>95,726</u>	<u>245,981</u>	39%
Excess/(deficiency) of revenues over/(under) expenditures	28,280	160,116	1,212	
OTHER FINANCING SOURCES/(USES)				
Transfer out	<u>(814)</u>	<u>(5,958)</u>	-	N/A
Total other financing sources	<u>(814)</u>	<u>(5,958)</u>	-	N/A
Net change in fund balances	27,466	154,158	1,212	
Fund balances - beginning	476,395	349,703	355,891	
Fund balances - ending	<u>\$ 503,861</u>	<u>\$ 503,861</u>	<u>\$ 357,103</u>	

**LAKESWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2021
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Interest	\$ 70	\$ 499
Total revenues	<u>70</u>	<u>499</u>
EXPENDITURES		
Total expenditures	<u>-</u>	<u>-</u>
Excess/(deficiency) of revenues over/(under) expenditures	70	499
OTHER FINANCING SOURCES/(USES)		
Transfer in	615	3,860
Total other financing sources/(uses)	<u>615</u>	<u>3,860</u>
Net change in fund balances	685	4,359
Fund balances - beginning	20,908	17,234
Fund balances - ending	<u><u>\$ 21,593</u></u>	<u><u>\$ 21,593</u></u>

**LAKWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
CAPITAL PROJECTS FUND SERIES 2023
FOR THE PERIOD ENDED APRIL 30, 2025**

	Current Month	Year To Date
REVENUES		
Developer contribution		
Landowner contribution	\$ -	\$ 203,600
Interest	44	658
Total revenues	<u>44</u>	<u>204,258</u>
EXPENDITURES		
Construction Costs	-	16,423
Total expenditures	<u>-</u>	<u>16,423</u>
Excess/(deficiency) of revenues over/(under) expenditures	44	187,835
OTHER FINANCING SOURCES/(USES)		
Transfer in	814	5,958
Total other financing sources/(uses)	<u>814</u>	<u>5,958</u>
Net change in fund balances	858	193,793
Fund balances - beginning	(26,179)	(219,114)
Fund balances - ending	<u>\$ (25,321)</u>	<u>\$ (25,321)</u>

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

MINUTES

DRAFT
MINUTES OF MEETING
LAKEWOOD PARK
COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Lakewood Park Community Development District held a Regular Meeting on April 9, 2025 at 2:00 p.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720.

Present:

Megan Willbur	Chair
Lia Villar	Vice Chair
Chrissie Inosencio	Assistant Secretary

Also present:

Kristen Suit	District Manager
Clif Fischer	Wrathell, Hunt and Associates, LLC
Mark Watts	District Counsel

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 2:19 p.m. Supervisor Villar, Supervisors Willbur and Inosencio were present. Supervisor Sears was absent. One seat was vacant.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

**Consideration of Resolution 2025-01,
Canvassing and Certifying the Results of the
Landowners' Election of Supervisors Held
Pursuant to Section 190.006(2), Florida
Statutes, and Providing an Effective Date**

Ms. Suit presented Resolution 2025-01. It was not possible to hold the Landowners' Election because no Landowners, Landowner representatives or Proxy Holders attended.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,
Resolution 2025-01, Canvassing and Certifying the Results of the Landowners'
Election of Supervisors Held Pursuant to Section 190.006(2), Florida Statutes,
and Providing an Effective Date, was adopted.**

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2025-02,
Declaring a Vacancy in Seats 1, 2 and 3 of
the Board of Supervisors; and Providing an
Effective Date**

Ms. Suit presented Resolution 2025-02. Seat #1, currently vacant, and Seats 2 and 3, currently held by Ms. Megan Willbur and Ms. Chrissie Inosencio, respectively, are being declared vacant. Despite being declared vacant, Ms. Willbur and Ms. Inosencio remain as holdovers in their respective seats until an appointment is made, which will occur later in the meeting.

**On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor,
Resolution 2025-02, Declaring a Vacancy in Seats 1, 2 and 3 of the Board of
Supervisors; and Providing an Effective Date, was adopted.**

FIFTH ORDER OF BUSINESS

**Consider Appointment to Fill Unexpired
Term of Seat 1; Term Expires November
2028**

- **Administration of Oath of Office (the following to be provided in a separate package)**
 - A. Required Ethics Training and Disclosure Filing**
 - **Sample Form 1 2023/Instructions**
 - B. Membership, Obligation and Responsibilities**
 - C. Guide to Sunshine Amendment and Code of Ethics for Public Officers and Employees**
 - D. Form 8B: Memorandum of Voting Conflict for County, Municipal and other Local Publics Officers**

This item was deferred.

SIXTH ORDER OF BUSINESS

**Consideration Appointment to Fill
Unexpired Term of Seat 2; Term Expires
November 2026**

It was decided that Seats 1 and 3 will be four-year terms; Seat 2 will be a two-year term.
Ms. Villar nominated Ms. Megan Willbur to fill Seat 2. No other nominations were made.

**On MOTION by Ms. Villar and seconded by Ms. Inosencio, with all in favor, the
appointment of Ms. Megan Willbur to fill Seat 2, was approved.**

• **Administration of Oath of Office**

SEVENTH ORDER OF BUSINESS

**Consideration Appointment to Fill
Unexpired Term of Seat 3; Term Expires
November 2028**

Ms. Willbur nominated Ms. Chrissie Inosencio to fill Seat 3. No other nominations were made.

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the appointment of Ms. Chrissie Inosencio to fill Seat 3, was approved.

• **Administration of Oath of Office**

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-03,
Electing and Removing Officers of the
District and Providing for an Effective Date**

Ms. Suit presented Resolution 2025-03. The following slate was nominated:

Megan Willbur	Chair
Lia Villar	Vice Chair
Chrissie Inosencio	Assistant Secretary
Clayton Sears	Assistant Secretary

No other nominations were made. This Resolution removes the following from the Board:

Clifton Fischer	Assistant Secretary
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The following prior appointments by the Board remain unaffected by this Resolution:

Craig Wrathell	Secretary
Kristen Suit	Assistant Secretary
Craig Wrathell	Treasurer
Jeff Pinder	Assistant Treasurer

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2025-03, Electing, as nominated, and Removing Officers of the District and Providing for an Effective Date, was adopted.

NINTH ORDER OF BUSINESS

Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date

Ms. Suit presented Resolution 2025-04 and the proposed Fiscal Year 2026 budget.

On MOTION by Ms. Villar and seconded by Ms. Willbur, with all in favor, Resolution 2025-04, Approving a Proposed Budget for Fiscal Year 2025/2026 and Setting a Public Hearing Thereon for June 9, 2025 at 2:00 p.m., at the office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720, Pursuant to Florida Law; Addressing Transmittal, Posting and Publication Requirements; Addressing Severability; and Providing an Effective Date, was adopted.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2025-05, Designating Dates, Times and Locations for Regular Meetings of the Board of Supervisors of the District for Fiscal Year 2025/2026 and Providing for an Effective Date, was adopted.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, Resolution 2025-06, Approving the Florida Statewide Mutual Aid Agreement; Providing for Severability; and Providing for an Effective Date, was adopted.

TWELFTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of February 28, 2025

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the Unaudited Financial Statements as of February 28, 2025, were accepted.

THIRTEENTH ORDER OF BUSINESS**Approval of Minutes**

A. September 11, 2024 Public Hearing and Regular Meeting

B. November 13, 2024 Landowners Meeting

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the September 11, 2024 Public Hearing and Regular Meeting Minutes and the November 13, 2024 Landowners Meeting Minutes, both as presented, were approved.

FOURTEENTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel: Cobb Cole

Mr. Watts noted the City bought conservation land south of Moore Lake and periodically inquires about plans for it, such as parking. He suggested a cost-share arrangement to the City, since the CDD bears the road maintenance costs. The City stated it might take the road over.

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

There was no report.

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

- NEXT MEETING DATE: May 14, 2025 at 2:00 PM

- QUORUM CHECK

FIFTEENTH ORDER OF BUSINESS**Board Members' Comments/Requests**

There were no Board Members' comments or requests.

SIXTEENTH ORDER OF BUSINESS**Public Comments**

No members of the public spoke.

SEVENTEENTH ORDER OF BUSINESS**Adjournment**

On MOTION by Ms. Willbur and seconded by Ms. Villar, with all in favor, the meeting adjourned at 2:30 p.m.

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Secretary/Assistant Secretary

Chair/Vice Chair

LAKEWOOD PARK

COMMUNITY DEVELOPMENT DISTRICT

STAFF REPORTS



Lisa Lewis
Supervisor of Elections
County of Volusia

April 15, 2025

Ms. Daphne Gillyard,
Director of Administrative Services
Wrathell, Hunt and Associates, LLC
2300 Glades Rd. Suite 410W
Boca Raton, FL 33431

Re: Lakewood Park CDD

Dear Ms. Gillyard:

Please accept this letter regarding the number of registered voters within the boundaries of Lakewood Park Community Development District. There are **576** registered voters in this district as of April 15, 2025.

Please feel free to contact me if you have any questions.

Regards,

Lisa Lewis
Supervisor of Elections

LAKEWOOD PARK COMMUNITY DEVELOPMENT DISTRICT**BOARD OF SUPERVISORS FISCAL YEAR 2024/2025 MEETING SCHEDULE****LOCATION***Office of Cobb Cole, 231 North Woodland Boulevard, DeLand, Florida 32720*

DATE	POTENTIAL DISCUSSION/FOCUS	TIME
October 9, 2024 CANCELED	Regular Meeting	2:00 PM
November 13, 2024	Landowners' Meeting	2:00 PM
November 13, 2024 CANCELED	Regular Meeting	2:00 PM
December 11, 2024 CANCELED	Regular Meeting	2:00 PM
January 8, 2025 CANCELED	Regular Meeting	2:00 PM
February 12, 2025 CANCELED	Regular Meeting	2:00 PM
March 12, 2025 CANCELED	Regular Meeting	2:00 PM
April 9, 2025	Regular Meeting <i>Presentation of FY2026 Proposed Budget</i>	2:00 PM
May 14, 2025 CANCELED	Regular Meeting	2:00 PM
June 11, 2025	Regular Meeting <i>Adoption of FY2026 Budget</i>	2:00 PM
July 9, 2025	Regular Meeting	2:00 PM
August 13, 2025	Regular Meeting	2:00 PM
September 10, 2025	Regular Meeting	2:00 PM