

*Forest Lake
Community Development District*

Meeting Agenda

April 6, 2021

AGENDA

Forest Lake
Community Development District

219 East Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 30, 2021

**Board of Supervisors
Forest Lake
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Forest Lake Community Development District** will be held **Tuesday, April 6, 2021 at 1:45 PM** at **346 E. Central Ave., Winter Haven, FL 33880**.

Zoom Call-In Information: 1-646-876-9923

Meeting ID: 952 3599 2545

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the March 2, 2021 Board of Supervisors Meeting
4. Consideration of Resolution 2021-03 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 6, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Summary of Series 2020 (AA1) Requisitions #47 to #54
6. Other Business
7. Supervisors Requests and Audience Comments
8. Adjournment

The second order of business is the Public Comment Period where the public has an opportunity to be heard on propositions coming before the Board as reflected on the agenda, and any other items. Speakers must fill out a Request to Speak form and submit it to the District Manager prior to the beginning of the meeting.

The third order of business is the Approval of Minutes of the March 2, 2021 Board of Supervisors Meeting. The minutes are enclosed for your review.

The fourth order of business is the Consideration of Resolution 2021-03 Approving the Proposed Fiscal Year 2022 Budget (Suggested Date: July 6, 2021), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2022 Budget and the Imposition of Operations & Maintenance Assessments. A copy of the resolution is enclosed for your review.

The fifth order of business is Staff Reports. Section C is the District Manager's Report. Sub-Section 1 is the Approval of the Check Register and Sub-Section 2 is the Balance Sheet and Income Statement. A copy of both are enclosed for your review. Sub-Section 3 is the Ratification of Summary of Series 2020 (AA1) Requisitions #47 to #54.

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please do not hesitate to contact me.

Sincerely,

Jill Burns
District Manager

CC: Roy Van Wyk, District Counsel
Enclosures

MINUTES

**MINUTES OF MEETING
FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT**

The Regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Tuesday, **March 2, 2021** at 1:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Matthew Cassidy
Patrick Marone

Chairman
Vice Chair
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Michelle Rigoni

District Manager, GMS
Hopping Green & Sams

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four members present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns stated that there were no members of the public present.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the October 20,
2020 Board of Supervisors Meeting and
Audit Committee Meeting**

Ms. Burns asked for any comments, corrections, or changes to the minutes. The Board had no changes or corrections to the October 20, 2020 Board of Supervisors meeting or Audit Committee meeting minutes.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Minutes of the October 20, 2020 Board of Supervisors Meeting and Audit Committee Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2021-02
Appointing Treasurer and Assistant
Treasurer**

Ms. Burns noted that this resolution would appoint George Flint as Treasurer and Katie Costa as Assistant Treasurer. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Resolution 2021-02 Appointing George Flint as Treasurer and Katie Costa as Assistant Treasurer, was approved.

FIFTH ORDER OF BUSINESS

**Consideration of Proposals for Series 2020
AA1 Arbitrage Rebate Services**

A. Grau

B. AMTEC

Ms. Burns noted that the Grau proposal totaled \$600 annually and the AMTEC proposal totaled \$450 annually. Ms. Burns suggested approving AMTEC due to the lower proposal amount. The Board had no questions.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the AMTEC Proposal for Series 2020 AA1 Arbitrage Rebate Services for \$450, was approved.

SIXTH ORDER OF BUSINESS

**Consideration of Memorandum from
Hopping, Green & Sams Regarding E-
Verify Requirements in 2021**

Ms. Burns review the memorandum regarding the E-Verify requirements that Hopping, Green & Sams had prepared. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Memorandum from Hopping, Green & Sams Regarding E-Verify Requirements in 2021, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Fee Increase Letter from Hopping, Green & Sams for District Counsel Services

Ms. Burns reviewed the Hopping, Green & Sams fee increase letter. Ms. Rigoni noted this was a similar letter that the Board had seen at many of the other Districts. The Board had no questions on the increase and moved to approve the new rates.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, the Fee Increase Letter from Hopping, Green & Sams for District Counsel Services, was approved.

EIGHTH ORDER OF BUSINESS

Consideration of Revised Audit Engagement Letter from Grau with Increase in Services Price for Fiscal Year 2020 Audit

Ms. Burns reviewed the revised Audit Engagement Letter from Grau. She noted that the District entered into an agreement with Grau prior to issuing bonds, and the increase was related to the bond issuance. The total was \$4,300.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Revised Audit Engagement Letter from Grau with Increase in Services Price for Fiscal Year 2020 Audit, was approved.

NINTH ORDER OF BUSINESS

Ratification of 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns noted this was annual agreement with Polk County that the District is required to enter into.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the 2021 Data Sharing and Usage Agreement with Polk County Property Appraiser, was ratified.

TENTH ORDER OF BUSINESS

Ratification of Contract Agreement with Polk County Property Appraiser

Ms. Burns presented the contract agreement with Polk County Property Appraiser and asked for a motion to ratify.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Contract Agreement with Polk County Property Appraiser, was ratified.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Rigoni asked if the Board had a tentative construction or financing timeline for the remaining phases within the District so counsel can prepare anything on their end that is necessary. Mr. Heath noted that they were a year away from starting the last phase.

B. Engineer

There being none, the next item followed.

C. District Manager's Report

i. Approval of the Check Register

Ms. Burns stated the check register was through October 22nd through February 22nd. The Board had no questions on the check register.

On MOTION by Mr. Heath, seconded by Mr. Cassidy, with all in favor, the Check Register, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financials were in the package for review, and there was no action that needed to be taken.

iii. Ratification of Summary of Series 2020 (AA1) Requisitions #1 to #46

Ms. Burns presented the summary of Series 2020 AA1 requisitions #1 through #46. The Board had no questions.

On MOTION by Mr. Heath, seconded by Ms. Schwenk, with all in favor, the Series 2020 (AA1) Requisitions #1 to #46, were ratified.

iv. Ratification of Moving Monthly Meeting Date to the 1st Tuesday at 1:45

Ms. Burns noted this would put the meeting in line with some other Districts. There was no opposition to the meeting date change from the Board.

On MOTION by Ms. Schwenk, seconded by Mr. Heath, with all in favor, Moving the Monthly Meeting Date to the 1st Tuesday at 1:45 p.m., was ratified.

TWELTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

There being none, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Hearing no further comments, Ms. Burns asked for a motion to adjourn.

On MOTION by Ms. Schwenk seconded by Mr. Heath, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2021-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2021/2022; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) prior to June 15, 2021, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”); and

WHEREAS, it is in the best interest of the District to fund the administrative and operations services (together, “**Services**”) set forth in the Proposed Budget by levy of special assessments pursuant to Chapters 170, 190 and 197, Florida Statutes (“**Assessments**”), as set forth in the preliminary assessment roll included within the Proposed Budget; and

WHEREAS, the District hereby determines that benefits would accrue to the properties within the District, as outlined within the Proposed Budget, in an amount equal to or in excess of the Assessments, and that such Assessments would be fairly and reasonably allocated as set forth in the Proposed Budget; and

WHEREAS, the Board has considered the Proposed Budget, including the Assessments, and desires to set the required public hearings thereon;

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

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

2. DECLARING ASSESSMENTS. Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” c/o Governmental Management Services-Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2021, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

3. SETTING PUBLIC HEARINGS. Pursuant to Chapters 170, 190, and 197, Florida Statutes, public hearings on the approved Proposed Budget and the Assessments are hereby declared and set for the following date, hour, and location:

DATE: _____, 2021

HOUR: _____

LOCATION: _____

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

5. POSTING OF PROPOSED BUDGET. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 3 and shall remain on the website for at least 45 days.

6. PUBLICATION OF NOTICE. The District shall cause this Resolution to be published once a week for a period of two weeks in a newspaper of general circulation published in Polk County. Additionally, notice of the public hearings shall be published in the manner prescribed in Florida law.

7. 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.

8. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 6TH DAY OF APRIL 2021

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

Vice/Chairperson, Board of Supervisors

Forest Lake
Community Development District

Proposed Budget
FY2022



Table of Contents

1-2	<u>General Fund</u>
3-7	<u>General Fund Narrative</u>
8	<u>Series 2020 Debt Service Fund</u>
9-10	<u>Series 2020 Amortization Schedule</u>

Forest Lake
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
-------------	-----------------------------	----------------------------	-------------------------------	--------------------------	------------------------------

Revenues

Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 270,152
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 58,278
Developer Contributions/Assessments	\$ 165,127	\$ 20,000	\$ 127,770	\$ 147,770	\$ -
Total Revenues	\$ 165,127	\$ 20,000	\$ 127,770	\$ 147,770	\$ 328,430

Expenditures

Administrative

Supervisor Fees	\$ 12,000	\$ 1,000	\$ 7,000	\$ 8,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 8,750	\$ 8,750	\$ 15,000
Attorney	\$ 25,000	\$ 2,131	\$ 22,869	\$ 25,000	\$ 30,000
Annual Audit	\$ 3,000	\$ -	\$ 4,300	\$ 4,300	\$ 4,500
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 650	\$ -	\$ 650	\$ 650	\$ 900
Dissemination	\$ 5,000	\$ 2,083	\$ 2,917	\$ 5,000	\$ 6,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 7,100
Management Fees	\$ 35,000	\$ 14,583	\$ 20,417	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 500	\$ 823	\$ 1,323	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 548	\$ 548	\$ 1,200
Telephone	\$ 300	\$ -	\$ 175	\$ 175	\$ 300
Postage & Delivery	\$ 1,000	\$ 11	\$ 583	\$ 594	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 47	\$ 583	\$ 630	\$ 1,000
Legal Advertising	\$ 10,000	\$ 931	\$ 9,069	\$ 10,000	\$ 10,000
Other Current Charges	\$ 5,000	\$ 584	\$ 2,917	\$ 3,500	\$ 5,000
Office Supplies	\$ 625	\$ 8	\$ 365	\$ 373	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 385	\$ 385	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 130,310	\$ 27,053	\$ 85,900	\$ 112,953	\$ 143,810

Forest Lake
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Operations & Maintenance</u>					
Field Expenses					
Property Insurance	\$ 5,000	\$ -	\$ 5,000	\$ 5,000	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 6,250	\$ 6,250	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 11,650	\$ 11,650	\$ 40,000
Landscape Replacement	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Streetlights	\$ 5,250	\$ -	\$ 5,250	\$ 5,250	\$ 15,000
Electric	\$ 833	\$ -	\$ 833	\$ 833	\$ 5,000
Water & Sewer	\$ 417	\$ -	\$ 417	\$ 417	\$ 3,000
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 208	\$ 208	\$ 500
Irrigation Repairs	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 2,083	\$ 2,083	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 1,042	\$ 1,042	\$ 2,500
Subtotal Field Expenses	\$ 34,817	\$ -	\$ 34,817	\$ 34,817	\$ 96,000
Amenity Expenses					
Amenity - Electric	\$ -	\$ -	\$ -	\$ -	\$ 14,400
Amenity - Water	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Playground Lease	\$ -	\$ -	\$ -	\$ -	\$ 14,000
Internet	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Pest Control	\$ -	\$ -	\$ -	\$ -	\$ 720
Janitorial Services	\$ -	\$ -	\$ -	\$ -	\$ 8,500
Security Services	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pool Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 18,000
Amenity Access Management	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Amenity Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Subtotal Amenity Expenses	\$ -	\$ -	\$ -	\$ -	\$ 85,620
<u>Total Operations & Maintenance</u>	\$ 34,817	\$ -	\$ 34,817	\$ 34,817	\$ 181,620
<u>Other Expenses</u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<u>Total Other Expenses</u>	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Total Expenditures	\$ 165,127	\$ 27,053	\$ 120,717	\$ 147,770	\$ 328,430
Excess Revenues/(Expenditures)	\$ -	\$ (7,053)	\$ 7,053	\$ -	\$ -

Product	ERU's	Assessable Units	ERU/Unit	Net Assessment	Net Per Unit	Gross Per Unit
Platted	388.00	388	1.00	\$270,152.30	\$696.27	\$748.68
Unplatted	83.70	186	0.45	\$58,277.70	\$313.32	\$336.90
	471.70	574		\$328,430.00		

Forest Lake

Community Development District

General Fund Budget

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all the assessable property within the District in order to pay for operating expenditures during the fiscal year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 bonds and another anticipated bond issuance.

Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon an the Series 2020 bonds and another anticipated bond issuance.

Trustee Fees

The District will incur trustee related costs with the issuance of its' issued bonds.

Forest Lake

Community Development District

General Fund Budget

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Forest Lake

Community Development District

General Fund Budget

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenses

Property Insurance

The District's property insurance coverages.

Field Management

Represents the estimated costs of contracting services that provide onsite field management of contracts for the District such as landscape and lake maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

Streetlights

Represents the cost to maintain street lights within the District Boundaries that are expected to be in place throughout the fiscal year.

Electric

Represents current and estimated electric charges of common areas throughout the District.

Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

Forest Lake

Community Development District

General Fund Budget

Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

General Repairs & Maintenance

Represents estimated costs for general repairs and maintenance of the District's common areas.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any field category.

Amenity Expenses

Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

Amenity – Water

Represents estimated water charges for the District's amenity facilities.

Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

Internet

Internet service will be added for use at the Amenity Center.

Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities.

Pool Maintenance

Represents estimated costs of regular cleaning and treatments of the District's pool.

Amenity Access Management

Represents the cost of managing and monitoring access to the District's amenity facilities.

Forest Lake
Community Development District
General Fund Budget

Amenity Repairs & Maintenance

Represents estimated costs for repairs and maintenance of the District's amenity facilities.

Contingency

Represents funds allocated to expenses that the District could incur throughout the fiscal year that do not fit into any amenity category.

Other Expenses:

Capital Reserves

Funds collected and reserved for the replacement of and/or purchase of new capital improvements throughout the District.

Forest Lake
Community Development District
Proposed Budget
Series 2020 Debt Service Fund

Description	Adopted Budget FY2021	Actuals Thru 2/28/21	Projected Next 7 Months	Total Thru 9/30/21	Proposed Budget FY2022
Revenues					
Special Assessments	\$ -	\$ -	\$ 168,338	\$ 168,338	\$ 505,199
Interest	\$ -	\$ 14	\$ -	\$ 14	\$ -
Carry Forward Surplus	\$ -	\$ 198,264	\$ -	\$ 198,264	\$ 168,352
Total Revenues	\$ -	\$ 198,279	\$ 168,338	\$ 366,616	\$ 673,551
Expenditures					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 168,338
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 170,000
Interest Expense - 5/1	\$ -	\$ -	\$ 198,264	\$ 198,264	\$ 168,338
Total Expenditures	\$ -	\$ -	\$ 198,264	\$ 198,264	\$ 506,675
Excess Revenues/(Expenditures)	\$ -	\$ 198,279	\$ (29,927)	\$ 168,352	\$ 166,876

Interest Expense 11/1/22	\$ 166,106
Total	\$ 166,106

Product	Assessable Units	Maximum Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Phase 1	203	\$ 273,995	\$1,350	\$1,451
SF - Phase 2	185	\$ 231,204	\$1,250	\$1,344
	388	\$ 505,199		

Forest Lake
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance	Principal		Interest		Total
05/01/21	\$	8,845,000.00	\$	-	\$	198,264.17	
11/01/21	\$	8,845,000.00	\$	-	\$	168,337.50	\$ 366,601.67
05/01/22	\$	8,845,000.00	\$	170,000.00	\$	168,337.50	\$ -
11/01/22	\$	8,675,000.00	\$	-	\$	166,106.25	\$ 504,443.75
05/01/23	\$	8,675,000.00	\$	175,000.00	\$	166,106.25	\$ -
11/01/23	\$	8,500,000.00	\$	-	\$	163,809.38	\$ 504,915.63
05/01/24	\$	8,500,000.00	\$	175,000.00	\$	163,809.38	\$ -
11/01/24	\$	8,325,000.00	\$	-	\$	161,512.50	\$ 500,321.88
05/01/25	\$	8,325,000.00	\$	180,000.00	\$	161,512.50	\$ -
11/01/25	\$	8,145,000.00	\$	-	\$	159,150.00	\$ 500,662.50
05/01/26	\$	8,145,000.00	\$	185,000.00	\$	159,150.00	\$ -
11/01/26	\$	7,960,000.00	\$	-	\$	156,143.75	\$ 500,293.75
05/01/27	\$	7,960,000.00	\$	195,000.00	\$	156,143.75	\$ -
11/01/27	\$	7,765,000.00	\$	-	\$	152,975.00	\$ 504,118.75
05/01/28	\$	7,765,000.00	\$	200,000.00	\$	152,975.00	\$ -
11/01/28	\$	7,565,000.00	\$	-	\$	149,725.00	\$ 502,700.00
05/01/29	\$	7,565,000.00	\$	205,000.00	\$	149,725.00	\$ -
11/01/29	\$	7,360,000.00	\$	-	\$	146,393.75	\$ 501,118.75
05/01/30	\$	7,360,000.00	\$	215,000.00	\$	146,393.75	\$ -
11/01/30	\$	7,145,000.00	\$	-	\$	142,900.00	\$ 504,293.75
05/01/31	\$	7,145,000.00	\$	220,000.00	\$	142,900.00	\$ -
11/01/31	\$	6,925,000.00	\$	-	\$	138,500.00	\$ 501,400.00
05/01/32	\$	6,925,000.00	\$	230,000.00	\$	138,500.00	\$ -
11/01/32	\$	6,695,000.00	\$	-	\$	133,900.00	\$ 502,400.00
05/01/33	\$	6,695,000.00	\$	240,000.00	\$	133,900.00	\$ -
11/01/33	\$	6,455,000.00	\$	-	\$	129,100.00	\$ 503,000.00
05/01/34	\$	6,455,000.00	\$	250,000.00	\$	129,100.00	\$ -
11/01/34	\$	6,205,000.00	\$	-	\$	124,100.00	\$ 503,200.00
05/01/35	\$	6,205,000.00	\$	260,000.00	\$	124,100.00	\$ -
11/01/35	\$	5,945,000.00	\$	-	\$	118,900.00	\$ 503,000.00
05/01/36	\$	5,945,000.00	\$	270,000.00	\$	118,900.00	\$ -
11/01/36	\$	5,675,000.00	\$	-	\$	113,500.00	\$ 502,400.00
05/01/37	\$	5,675,000.00	\$	280,000.00	\$	113,500.00	\$ -
11/01/37	\$	5,395,000.00	\$	-	\$	107,900.00	\$ 501,400.00
05/01/38	\$	5,395,000.00	\$	295,000.00	\$	107,900.00	\$ -
11/01/38	\$	5,100,000.00	\$	-	\$	102,000.00	\$ 504,900.00
05/01/39	\$	5,100,000.00	\$	305,000.00	\$	102,000.00	\$ -
11/01/39	\$	4,795,000.00	\$	-	\$	95,900.00	\$ 502,900.00
05/01/40	\$	4,795,000.00	\$	315,000.00	\$	95,900.00	\$ -
11/01/40	\$	4,480,000.00	\$	-	\$	89,600.00	\$ 500,500.00
05/01/41	\$	4,480,000.00	\$	330,000.00	\$	89,600.00	\$ -
11/01/41	\$	4,150,000.00	\$	-	\$	83,000.00	\$ 502,600.00
05/01/42	\$	4,150,000.00	\$	345,000.00	\$	83,000.00	\$ -
11/01/42	\$	3,805,000.00	\$	-	\$	76,100.00	\$ 504,100.00
05/01/43	\$	3,805,000.00	\$	360,000.00	\$	76,100.00	\$ -
11/01/43	\$	3,445,000.00	\$	-	\$	68,900.00	\$ 505,000.00

Forest Lake
Community Development District
Series 2020 Special Assessment Bonds
Amortization Schedule

Date		Balance		Principal		Interest		Total
05/01/44	\$	3,445,000.00	\$	370,000.00	\$	68,900.00	\$	-
11/01/44	\$	3,075,000.00	\$	-	\$	61,500.00	\$	500,400.00
05/01/45	\$	3,075,000.00	\$	390,000.00	\$	61,500.00	\$	-
11/01/45	\$	2,685,000.00	\$	-	\$	53,700.00	\$	505,200.00
05/01/46	\$	2,685,000.00	\$	405,000.00	\$	53,700.00	\$	-
11/01/46	\$	2,280,000.00	\$	-	\$	45,600.00	\$	504,300.00
05/01/47	\$	2,280,000.00	\$	420,000.00	\$	45,600.00	\$	-
11/01/47	\$	1,860,000.00	\$	-	\$	37,200.00	\$	502,800.00
05/01/48	\$	1,860,000.00	\$	435,000.00	\$	37,200.00	\$	-
11/01/48	\$	1,425,000.00	\$	-	\$	28,500.00	\$	500,700.00
05/01/49	\$	1,425,000.00	\$	455,000.00	\$	28,500.00	\$	-
11/01/49	\$	970,000.00	\$	-	\$	19,400.00	\$	502,900.00
05/01/50	\$	970,000.00	\$	475,000.00	\$	19,400.00	\$	-
11/1/50	\$	495,000.00	\$	-	\$	9,900.00	\$	504,300.00
5/1/51	\$	495,000.00	\$	495,000.00	\$	9,900.00	\$	504,900.00
				\$ 8,845,000	\$	6,606,770	\$	15,451,770

SECTION V

SECTION C

SECTION 1

Forest Lake

Community Development District

Summary of Checks

February 23, 2021 to March 30, 2021

Bank	Date	Check No.'s	Amount	
General Fund	3/12/21	57-60	\$	800.00
			\$	800.00
			\$	800.00

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/12/21	00006	3/02/21 LS030220	202103 310-51300-11000	SUPERVISOR FEE 3/21	*	200.00	
				LAUREN OAKLEY SCHWENK			200.00 000057
3/12/21	00003	3/02/21 MC030220	202103 310-51300-11000	SUPERVISOR FEE 3/21	*	200.00	
				MATTHEW CASSIDY			200.00 000058
3/12/21	00004	3/02/21 PM030220	202103 310-51300-11000	SUPERVISOR FEE 3/21	*	200.00	
				PATRICK MARONE			200.00 000059
3/12/21	00007	3/02/21 RH030220	202103 310-51300-11000	SUPERVISOR FEE 3/21	*	200.00	
				RENNIE HEATH			200.00 000060
TOTAL FOR BANK A						800.00	
TOTAL FOR REGISTER						800.00	

FORL FOREST LAKE CD KCOSTA

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
February 28, 2021



Table of Contents

1	<hr/> Balance Sheet
2	<hr/> General Fund
3	<hr/> Series 2020 Debt Service Fund
4	<hr/> Series 2020 Capital Projects Fund
5	<hr/> Month to Month
6	<hr/> Long Term Debt Report
7	<hr/> Series 2020 Construction Schedule

Forest Lake
Community Development District
Combined Balance Sheet
February 28, 2021

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 4,460	\$ -	\$ -	\$ 4,460
Series 2020				
Reserve	\$ -	\$ 505,200	\$ -	\$ 505,200
Interest	\$ -	\$ 198,264	\$ -	\$ 198,264
Revenue	\$ -	\$ 14	\$ -	\$ 14
Construction	\$ -	\$ -	\$ 3,745,243	\$ 3,745,243
Cost of Issuance	\$ -	\$ -	\$ 0	\$ 0
Total Assets	\$ 4,460	\$ 703,479	\$ 3,745,243	\$ 4,453,182
Liabilities:				
Accounts Payable	\$ 6,870	\$ -	\$ -	\$ 6,870
Retainage Payable	\$ -	\$ -	\$ 70,555	\$ 70,555
Total Liabilities	\$ 6,870	\$ -	\$ 70,555	\$ 77,425
Fund Balances:				
Unassigned	\$ (2,410)	\$ -	\$ -	\$ (2,410)
Assigned for Debt Service	\$ -	\$ 703,479	\$ -	\$ 703,479
Assigned for Capital Projects	\$ -	\$ -	\$ 3,674,689	\$ 3,674,689
Total Fund Balances	\$ (2,410)	\$ 703,479	\$ 3,674,689	\$ 4,375,757
Total Liabilities & Fund Balance	\$ 4,460	\$ 703,479	\$ 3,745,243	\$ 4,453,182

Forest Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Developer Contributions	\$ 165,127	\$ 20,000	\$ 20,000	\$ -
Total Revenues	\$ 165,127	\$ 20,000	\$ 20,000	\$ -
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,000	\$ 4,000
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 2,131	\$ 8,286
Annual Audit	\$ 3,000	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 14,583	\$ 14,583	\$ (0)
Information Technology	\$ 2,350	\$ 979	\$ 500	\$ 479
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 11	\$ 406
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 417	\$ 47	\$ 370
Legal Advertising	\$ 10,000	\$ 4,167	\$ 931	\$ 3,236
Other Current Charges	\$ 5,000	\$ 2,083	\$ 584	\$ 1,500
Office Supplies	\$ 625	\$ 260	\$ 8	\$ 252
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total General & Administrative:	\$ 130,310	\$ 52,231	\$ 27,053	\$ 25,178
<u>Operations and Maintenance Expenses</u>				
Field Expenses				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 6,250	\$ -	\$ -	\$ -
Landscape Maintenance	\$ 11,650	\$ -	\$ -	\$ -
Landscape Replacement	\$ 1,042	\$ -	\$ -	\$ -
Streetlights	\$ 5,250	\$ -	\$ -	\$ -
Electric	\$ 833	\$ -	\$ -	\$ -
Water & Sewer	\$ 417	\$ -	\$ -	\$ -
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,042	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ 2,083	\$ -	\$ -	\$ -
Contingency	\$ 1,042	\$ -	\$ -	\$ -
Total Operations and Maintenance Expenses	\$ 34,817	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ (7,053)	
Fund Balance - Beginning	\$ -		\$ 4,643	
Fund Balance - Ending	\$ -		\$ (2,410)	

Forest Lake

Community Development District

Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 14	\$ 14
Total Revenues	\$ -	\$ -	\$ 14	\$ 14
Expenditures:				
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess Revenues (Expenditures)	\$ -		\$ 14	
Fund Balance - Beginning	\$ -		\$ 703,464	
Fund Balance - Ending	\$ -		\$ 703,479	

Forest Lake
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/21	Thru 02/28/21	Variance
Revenues				
Interest	\$ -	\$ -	\$ 121	\$ 121
Total Revenues	\$ -	\$ -	\$ 121	\$ 121
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 2,844,237	\$ (2,844,237)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 7,175	\$ (7,175)
Total Expenditures	\$ -	\$ -	\$ 2,851,412	\$ (2,851,412)
Excess Revenues (Expenditures)	\$ -		\$ (2,851,292)	
Fund Balance - Beginning	\$ -		\$ 6,525,980	
Fund Balance - Ending	\$ -		\$ 3,674,689	

Forest Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Total Revenues	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	20,000
Expenditures:													
<i>General & Administrative:</i>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,463	\$ 413	\$ 256	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,131
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,583
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 3	\$ 4	\$ 1	\$ 4	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ 38	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	47
Legal Advertising	\$ 510	\$ -	\$ 421	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	931
Other Current Charges	\$ -	\$ -	\$ 343	\$ 120	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	584
Office Supplies	\$ 5	\$ 3	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Total General & Administrative:	\$ 11,628	\$ 3,861	\$ 4,454	\$ 3,558	\$ 3,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,053
<u>Operations and Maintenance Expenses</u>													
Field Expenses													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Operations and Maintenance Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Expenditures	\$ 11,628	\$ 3,861	\$ 4,454	\$ 3,558	\$ 3,553	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,053
Excess Revenues (Expenditures)	\$ 8,372	\$ (3,861)	\$ (4,454)	\$ (3,558)	\$ (3,553)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(7,053)

Forest Lake

Community Development District

Long Term Debt Report

SERIES 2020, SPECIAL ASSESSMENT REVENUE BONDS		
INTEREST RATE:	2.625%, 3.250%, 4.000%	
MATURITY DATE:	11/1/2051	
RESERVE FUND DEFINITION	MAXIMUM ANNUAL DEBT SERVICE	
RESERVE FUND REQUIREMENT	\$505,200	
RESERVE FUND BALANCE	\$505,200	
BONDS OUTSTANDING - 09/29/20		\$8,845,000
CURRENT BONDS OUTSTANDING		\$8,845,000

Forest Lake
Community Development District
Special Assessment Revenue Bonds, Series 2020
Construction Account Schedule

Date	Request #	Contractor	Description	Amount
Fiscal Year 2021				
10/7/20	1	Hopping Green & Sams	Invoice # 116884 - Engineer Services thru 7/31/20	\$ 1,326.75
10/12/20	2	JMBI Real Estate LLC	Invoice # 752 - Construction Management 9/1/20 - 9/15/20	\$ 3,000.00
10/12/20	3	Atlantic TNG LLC	Invoice # s: 131650, 131649, 131676, 131697, 131724, 131745 & 131746 - Construction Materials	\$ 25,956.85
10/12/20	4	Cassidy Holdings, LLC	Reimbursement for Eligible Expenses	\$ 1,670.93
10/12/20	5	Cassidy Holdings Group Inc.	Reimbursement for Eligible Expenses	\$ 147,651.00
10/12/20	6	JMBI Real Estate LLC	Reimbursement for Eligible Expenses	\$ 399,071.36
10/15/20	7	RIPA & Associates, LLC	Pay Application # 2 thru 8/31/20	\$ 93,823.65
10/15/20	8	RIPA & Associates, LLC	Pay Application # 1 thru 8/31/20	\$ 66,600.00
10/26/20	9	Hopping Green & Sams	Invoice # 117308 - Project Construction services	\$ 1,952.50
10/26/20	10	RIPA & Associates, LLC	Pay Application # 4 thru 10/31/20	\$ 333,927.34
10/26/20	11	Furr, Wegman & Banks Architects, P.A.	Invoice # 1948.01 - Forest Lake Amenity Center Services	\$ 8,000.00
11/5/20	12	JMBI Real Estate LLC	Invoice # 767 - Construction Management 10/1/20 - 10/15/20	\$ 3,000.00
11/6/20	13	RIPA & Associates, LLC	Pay Application # 3 thru 9/30/20	\$ 474,568.57
11/6/20	14	Horner Environmental Professionals, Inc.	Invoice # 216917 - Services for September 2020	\$ 3,838.75
11/6/20	15	JMBI Real Estate LLC	Invoice # 777 - Construction Management from 10/16/20 - 10/31/20	\$ 3,000.00
11/6/20	16	Atlantic TNG LLC	Invoice #'s 131979, 132002, 132071, 132124, 131769, 131790, 131920, 131831, 132186, 132142, 132050, 132120, 131924, 131896 - Construction Materials	\$ 135,676.15
11/6/20	17	Core & Main	Invoice #'s N089095 & N105448 - Construction Materials	\$ 48,728.96
11/18/20	18	JMBI Real Estate LLC	Reimbursement for Woods & Associates for invoice # 820	\$ 200.00
11/18/20	19	Hopping Green & Sams	Invoice # 118001 - Project Construction thru 9/30/20	\$ 175.50
11/18/20	20	JMBI Real Estate LLC	Invoice #'s 740 & 762 - Construction Management 8/16/20-8/31/20 & 9/16/20-9/30/20	\$ 6,000.00
12/7/20	21	Wood & Associates Engineering LLC	Invoice # 882 - Engineer Services from 8/17/20 - 11/2/20	\$ 2,500.00
12/7/20	22	Greenberg Traurig	Invoice # 5533223 - Service Company Charges	\$ 639.00
12/7/20	23	RIPA & Associates, LLC	Pay Application # 5 thru 11/30/20	\$ 337,675.73
12/7/20	24	JMBI Real Estate LLC	Invoice # 789 - Construction Management for 11/1/20 - 11/15/20	\$ 3,000.00
12/7/20	25	Atlantic TNG LLC	Invoice #'s 132260, 132286, 132312, 132331, 132357, 132410, 132501, 123428, 132584, 132627, 132632, 132708 & 132162 - Construction Materials	\$ 44,490.40
12/7/20	26	Marolf Environmental	Invoice # 11-020-20LS - Construction Materials	\$ 91,398.73
12/11/20	27	Core & Main	Invoice #'s N097182, N097205, N105469, N105471, N113779, N121552, N081599, N020336, N051078, N056571, N020444, N026683 & N020509 - Construction	\$ 181,471.71
12/21/20	28	Furr, Wegman & Banks Architects, P.A.	Invoice # 1948.02 - Forest Lake Amenity Center	\$ 3,735.00
12/21/20	29	Atlantic TNG LLC	Invoice #'s 132790, 132848, 132913 & 132995 - Construction Materials	\$ 10,162.15
12/30/20	30	RIPA & Associates, LLC	Pay Application # 6 thru 12/31/20	\$ 621,620.73
1/22/21	31	Core & Main	Invoice #'s N121559, 146080, 146116, 154190, 093439, 502822, 093567, 502854, 093599, 185354, 020471, 201084, 093452, 093573, 188021, 188154, 188156,	\$ 294,661.28
12/28/20	32	Wood & Associates Engineering LLC	Invoice # 929 & 930 - Forest Lake & Amenity service from 8/17/20 thru 11/2/20	\$ 1,871.25
1/6/21	33	Atlantic TNG LLC	Invoice #'s 131867, 131810 & 131837 - Construction Materials	\$ 10,133.65
1/13/21	34	Core & Main	Invoice # N261480 - Construction Materials	\$ 20,539.00
1/13/21	35	JMBI Real Estate LLC	Invoice # 799 - Construction Management from 11/16/20 - 11/30/20	\$ 3,000.00
1/5/21	36	JMBI Real Estate LLC	Invoice # 808 - Construction Management from 12/1/20 - 12/15/20	\$ 3,000.00
1/13/21	37	JMBI Real Estate LLC	Invoice # 829 - Construction Management from 12/16/20 - 12/31/20	\$ 3,000.00
1/13/21	38	Duke Energy	Invoice # F3819249803 - Customer Contribution	\$ 67,967.46
1/19/21	39	G.B. Collins Engineering	Invoice # 8051 - Final Pool Plans	\$ 7,150.00
2/5/21	40	Florida Wall Concepts Inc.	Pay Application # 1 thru 1/20/21	\$ 7,323.75
2/5/21	41	Atlantic TNG LLC	Invoice #'s 133277 & 133378 - Construction Materials	\$ 3,663.20
2/5/21	42	Atlantic TNG LLC	Invoice # 133538 - Construction Materials	\$ 3,356.35
2/5/21	43	JMBI Real Estate LLC	Invoice # 796 - Construction Management from 8/1/20 - 8/15/20	\$ 3,000.00
2/5/21	44	JMBI Real Estate LLC	Invoice # 845 - Construction Management from 1/1/21 - 1/15/21	\$ 3,000.00
2/5/21	45	RIPA & Associates, LLC	Pay Application # 7 thru 1/31/21	\$ 446,095.15
2/5/21	46	RIPA & Associates, LLC	Pay Application # 8RET thru 1/31/21	\$ 131,906.11
2/4/21	47	JMBI Real Estate LLC	Invoice # 865 - Construction Management from 1/16/21 - 1/31/21	\$ 3,000.00
2/25/21	48	Atlantic TNG LLC	Invoice # 133800 - Construction Materials	\$ 1,316.70
2/18/21	49	JMBI Real Estate LLC	Reimbursement for Advertising Fee/City of Davenport	\$ 9,027.60
TOTALS				\$ 4,077,873.26
Fiscal Year 2021				
10/1/20		Interest		\$ 2.57
11/1/20		Interest		\$ 37.34
12/1/20		Interest		\$ 30.51
1/5/21		Interest		\$ 27.90
2/2/21		Interest		\$ 22.37
TOTALS				\$ 120.69
Acquisition/Construction Fund at 9/24/20				\$ 7,822,995.98
Inflows through 2/28/21				\$ 120.69
Outflows thru 2/28/21				\$(4,077,873.26)
Remaining Acquisition/Construction Fund				<u>\$ 3,745,243.41</u>

SECTION 3

Requisition	Payee/Vendor	Amount
47	JMBI Real Estate, LLC	\$ 3,000.00
48	Atlantic TNG, LLC	\$ 1,316.70
49	JMBI Real Estate, LLC	\$ 9,027.60
50	RIPA & Associates, LLC	\$ 765,757.38
51	JMBI Real Estate, LLC	\$ 3,000.00
52	Marolf Environmental	\$ 41,442.75
53	JMBI Real Estate, LLC	\$ 3,000.00
54	JMBI Real Estate, LLC	\$ 3,000.00
TOTAL		\$ 829,544.43