

*Forest Lake  
Community Development District*

*Meeting Agenda*

*August 3, 2021*

# AGENDA

# ***Forest Lake***

## ***Community Development District***

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219 East Livingston Street, Orlando, Florida 32801

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

July 27, 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, August 3, 2021 at 1:45 PM at 346 E. Central Ave., Winter Haven, FL 33880.**

**Call-In Number:** 1-646-876-9923

**Meeting ID:** 878 8800 2540

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period
3. Ratification of Joint Letter from Hopping, Green & Sams and KE Law Group  
Regarding District Counsel Representation
4. Consideration of Fee Agreement with KE Law Group (*to be provided under separate cover*)
5. Approval of Minutes of the July 6, 2021 Board of Supervisors Meeting
6. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
    - i. Consideration of Resolution 2021-04 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments

- i. Consideration of Resolution 2021-05 Imposing Special Assessments and Certifying an Assessment Roll
- 7. Consideration of Resolution 2021-06 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
- 8. Consideration of Resolution 2021-07 Re-Designating the Registered Agent for the District
- 9. 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 Series 2020 (AA1) Requisitions #87 to #90
    - iv. Presentation of Number of Registered Voters – 0
- 10. Other Business
- 11. Supervisors Requests and Audience Comments
- 12. Adjournment

## SECTION III

# Hopping Green & Sams

Attorneys and Counselors

July 22, 2021

VIA ELECTRONIC MAIL

Forest Lake CDD  
c/o Jill Burns  
Governmental Management Services-Central Florida  
219 East Livingston Street  
Orlando, Florida 32801  
[Jburns@gmscfl.com](mailto:Jburns@gmscfl.com)


**RE: JOINT LETTER BY HOPPING GREEN & SAMS AND KE LAW GROUP, PLLC, ANNOUNCING THE DEPARTURE OF ROY VAN WYK, JERE EARLYWINE, SARAH WARREN, AND JENNIFER KILINSKI TO KE LAW GROUP, PLLC**

Dear Jill,

As of July 19, 2021, Roy Van Wyk, Jere Earlywine, Sarah Warren, Lauren Gentry, and Jennifer Kilinski ("Attorneys") will be withdrawing as Attorneys from Hopping Green & Sams, P.A. ("HGS") and will be working for KE Law Group, PLLC ("KE Law"). Attorneys have provided services in connection with this Firm's representation of the Client on the above referenced matter(s) (the "Client Matters"). While Attorneys through their new firm, KE Law, and HGS, are each prepared to continue as the Clients' legal counsel with respect to the Client Matters, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and files should be transferred to KE Law, or remain with HGS.

Please select one of the following alternatives:

**1. ALTERNATIVE #1.** The Client asks that the Client Matters be transferred to Attorneys and their new firm, KE Law. Please transfer to Attorneys and their new firm all original files and electronic files relating to the Client Matters. The Client understands that HGS will have the right to keep a copy of those files. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, Attorneys and their new firm, KE Law, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds or property KE Law.

 7-22-21  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

**2. ALTERNATIVE #2.** The Client does not want any files or pending matters transferred to Attorneys or their new firm. HGS should continue to serve as the Clients' legal counsel for all pending matters until the attorney-client relationship is changed sometime after the date of this document. All Client Matters and files should remain in the custody of HGS until further notice.

\_\_\_\_\_  
(Please sign if you want Alternative #2; [DATE]  
otherwise, do not sign this line.)

**3.** If you do not want either Alternative #1 or Alternative #2, please advise us what we should do

regarding your matters and files.

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(Please sign here if you have [DATE]  
Given instructions under Alternative  
#3; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com), [AmyC@hgslaw.com](mailto:AmyC@hgslaw.com) and [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com), with a copy to [roy@kelawgroup.com](mailto:roy@kelawgroup.com), [jere@kelawgroup.com](mailto:jere@kelawgroup.com), [sarah@kelawgroup.com](mailto:sarah@kelawgroup.com), [lauren@kelawgroup.com](mailto:lauren@kelawgroup.com), [jennifer@kelawgroup.com](mailto:jennifer@kelawgroup.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: July 22, 2021

**KE LAW GROUP, PLLC**



By: Jere Earlywine

Its: Authorized Member

Date: July 22, 2021

## SECTION IV



*Item will be  
provided under  
separate cover.*

# 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, **July 6, 2021**, at 1:45 p.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk	Vice Chair
Matthew Cassidy	Assistant Secretary
Patrick Marone	Assistant Secretary
Andrew Rhinehart <i>by Zoom</i>	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Michelle Rigoni	Hopping Green & Sams

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Burns called the meeting to order and called the roll. There were three Board members physically present constituting a quorum. Mr. Rhinehart joined the meeting via Zoom.

**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 April 6,  
2021 Board of Supervisors Meeting**

Ms. Burns asked for any comments, corrections, or changes to the April 6, 2021 meeting minutes. The Board had no changes or corrections.

On MOTION by Ms. Schwenk seconded by Mr. Marone, with all in favor, the Minutes of the April 6, 2021, Board of Supervisors Meeting, was approved.
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**FOURTH ORDER OF BUSINESS**

**Consideration of Conveyance Documents  
for Phase 1**

Ms. Burns reviewed the tracts listed in the legal description. Ms. Rigoni added that they reviewed the Title Opinion in addition to the Standard Deed and Bill of Sale. They had a couple different partial releases of mortgage. She stated that the District cannot take on land that has any liens on them. Ms. Burns asked for any questions, and hearing none

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Conveyance Documents for Phase 1, was approved.
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**FIFTH ORDER OF BUSINESS****Consideration of Assignment of Amenity Construction Contract**

Ms. Burns reviewed the assignment of the Amenity Construction Contract, and the Board did not have any questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Assignment of Amenity Construction Contract, was approved.
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**SIXTH ORDER OF BUSINESS****Acceptance of Fiscal Year 2020 Audit Report**

Ms. Burns noted that there were no findings and no instances of noncompliance. She stated that the audit has been submitted to the state. She asked for a motion for the Board to accept the audit.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, Acceptance of Fiscal Year 2020 Audit Report, was approved.
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**SEVENTH ORDER OF BUSINESS****Consideration of Proposals for Landscape Services *(to be provided under separate cover)***

This item was tabled until the next meeting.

**EIGHTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Rigoni had nothing further to report.

**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 through June 29, 2021 was a total of \$12,223.76.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Check Register for \$12,223.76, 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 #55 to #86**

Ms. Burns stated the Series 2020 AA1 requisitions #55 through #86 had been approved and needed ratifying. The Board had no questions.

On MOTION by Ms. Schwenk, seconded by Mr. Cassidy, with all in favor, the Series 2020 (AA1) Requisitions #55 to #86, were ratified.

**NINTH ORDER OF BUSINESS**

**Other Business**

There being none, the next item followed.

**TENTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There being none, the next item followed.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

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

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION VI

# SECTION A



# SECTION 1

## **RESOLUTION 2021-04**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2021, submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”) 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 1<sup>st</sup> 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 FOREST LAKE 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 Forest Lake Community Development District for the Fiscal Year Ending September 30, 2022.”
- 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 2021/2022, the sum of \$1,001,981 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	<u>\$328,430</u>
SERIES 2020 DEBT SERVICE FUND	<u>\$673,551</u>
TOTAL ALL FUNDS	<u>\$1,001,981</u>

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2021/2022 or within 60 days following the end of the Fiscal Year 2021/2022 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.

- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must ensure that any amendments to the budget under paragraph c. 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 3<sup>RD</sup> DAY OF AUGUST, 2021.**

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

***Forest Lake***  
***Community Development District***

***Proposed Budget***  
***FY2022***



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**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 270,152
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 58,278
Assessments - Lot Closings	\$ -	\$ 41,637	\$ -	\$ 41,637	\$ -
Developer Contributions	\$ 165,127	\$ 40,000	\$ 25,514	\$ 65,514	\$ -
<b>Total Revenues</b>	<b>\$ 165,127</b>	<b>\$ 81,637</b>	<b>\$ 25,514</b>	<b>\$ 107,151</b>	<b>\$ 328,430</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 3,000	\$ 5,600	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 4,679	\$ 6,250	\$ 10,929	\$ 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	\$ 3,750	\$ 1,250	\$ 5,000	\$ 6,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 7,100
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 900	\$ 353	\$ 1,253	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 235	\$ 235	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 25	\$ 250	\$ 275	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 54	\$ 250	\$ 304	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,606	\$ 7,394	\$ 10,000	\$ 10,000
Other Current Charges	\$ 5,000	\$ 893	\$ 1,250	\$ 2,143	\$ 5,000
Office Supplies	\$ 625	\$ 16	\$ 156	\$ 173	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 130,310</b>	<b>\$ 51,248</b>	<b>\$ 37,328</b>	<b>\$ 88,576</b>	<b>\$ 143,810</b>

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Operations &amp; Maintenance</u>					
<b>Field Expenses</b>					
Property Insurance	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 1,250	\$ 1,250	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 6,990	\$ 6,990	\$ 40,000
Landscape Replacement	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
Streetlights	\$ 5,250	\$ -	\$ 3,150	\$ 3,150	\$ 15,000
Electric	\$ 833	\$ 185	\$ 500	\$ 685	\$ 5,000
Water & Sewer	\$ 417	\$ -	\$ 250	\$ 250	\$ 3,000
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 125	\$ 125	\$ 500
Irrigation Repairs	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
<b>Subtotal Field Expenses</b>	<b>\$ 34,817</b>	<b>\$ 185</b>	<b>\$ 18,390</b>	<b>\$ 18,575</b>	<b>\$ 96,000</b>
<b>Amenity Expenses</b>					
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
<b>Subtotal Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,620</b>
<u><b>Total Operations &amp; Maintenance</b></u>	<b>\$ 34,817</b>	<b>\$ 185</b>	<b>\$ 18,390</b>	<b>\$ 18,575</b>	<b>\$ 181,620</b>
<u>Other Expenses</u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<u><b>Total Other Expenses</b></u>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000</b>
<b>Total Expenditures</b>	<b>\$ 165,127</b>	<b>\$ 51,433</b>	<b>\$ 55,718</b>	<b>\$ 107,151</b>	<b>\$ 328,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 30,204</b>	<b>\$ (30,204)</b>	<b>\$ -</b>	<b>\$ -</b>

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
	<b>471.70</b>	<b>574</b>		<b>\$328,430.00</b>		



# 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.

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#### **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 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$ -	\$ -	\$ 77,040	\$ 77,040	\$ 505,199
Assessments - Lot Closings	\$ -	\$ 91,297	\$ -	\$ 91,297	\$ -
Interest	\$ -	\$ 28	\$ -	\$ 28	\$ -
Carry Forward Surplus	\$ -	\$ 198,264	\$ -	\$ 198,264	\$ 168,365
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 289,589</b>	<b>\$ 77,040</b>	<b>\$ 366,629</b>	<b>\$ 673,564</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 168,338
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 170,000
Interest Expense - 5/1	\$ -	\$ 198,264	\$ -	\$ 198,264	\$ 168,338
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 198,264</b>	<b>\$ -</b>	<b>\$ 198,264</b>	<b>\$ 506,675</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 0	\$ -	\$ 0	\$ 3,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 3,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 91,325</b>	<b>\$ 77,040</b>	<b>\$ 168,365</b>	<b>\$ 166,889</b>

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

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
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	\$ 6,408,506	\$ 15,451,770



## SECTION B

# SECTION 1

## RESOLUTION 2021-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2021/2022; 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 Forest Lake 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, certain infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Polk 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, 2021 and ending September 30, 2022 (“**Fiscal Year 2021/2022**”), 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 2021/2022; 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 FOREST LAKE 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 170, 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.”** Assessments directly collected by the District are due in full on December 1, 2021; 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: 50% due no later than December 1, 2021, 25% due no later than February 1, 2022 and 25% due no later than May 1, 2022. 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 2021/2022, 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 3<sup>rd</sup> day of August 2021.

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget

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

***Forest Lake***  
***Community Development District***

***Proposed Budget***  
***FY2022***



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**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b><u>Revenues</u></b>					
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -	\$ 270,152
Assessments - Direct Bill	\$ -	\$ -	\$ -	\$ -	\$ 58,278
Assessments - Lot Closings	\$ -	\$ 41,637	\$ -	\$ 41,637	\$ -
Developer Contributions	\$ 165,127	\$ 40,000	\$ 25,514	\$ 65,514	\$ -
<b>Total Revenues</b>	<b>\$ 165,127</b>	<b>\$ 81,637</b>	<b>\$ 25,514</b>	<b>\$ 107,151</b>	<b>\$ 328,430</b>
<b><u>Expenditures</u></b>					
<b><u>Administrative</u></b>					
Supervisor Fees	\$ 12,000	\$ 2,600	\$ 3,000	\$ 5,600	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 3,750	\$ 3,750	\$ 15,000
Attorney	\$ 25,000	\$ 4,679	\$ 6,250	\$ 10,929	\$ 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	\$ 3,750	\$ 1,250	\$ 5,000	\$ 6,000
Trustee Fees	\$ 3,550	\$ -	\$ 3,550	\$ 3,550	\$ 7,100
Management Fees	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 36,050
Information Technology	\$ 1,410	\$ 900	\$ 353	\$ 1,253	\$ 1,800
Website Maintenance	\$ 940	\$ -	\$ 235	\$ 235	\$ 1,200
Telephone	\$ 300	\$ -	\$ 75	\$ 75	\$ 300
Postage & Delivery	\$ 1,000	\$ 25	\$ 250	\$ 275	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,500
Printing & Binding	\$ 1,000	\$ 54	\$ 250	\$ 304	\$ 1,000
Legal Advertising	\$ 10,000	\$ 2,606	\$ 7,394	\$ 10,000	\$ 10,000
Other Current Charges	\$ 5,000	\$ 893	\$ 1,250	\$ 2,143	\$ 5,000
Office Supplies	\$ 625	\$ 16	\$ 156	\$ 173	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 165	\$ 165	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 130,310</b>	<b>\$ 51,248</b>	<b>\$ 37,328</b>	<b>\$ 88,576</b>	<b>\$ 143,810</b>

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2021	Actuals Thru 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<u>Operations &amp; Maintenance</u>					
<b>Field Expenses</b>					
Property Insurance	\$ 5,000	\$ -	\$ 3,000	\$ 3,000	\$ 5,000
Field Management	\$ 6,250	\$ -	\$ 1,250	\$ 1,250	\$ 15,000
Landscape Maintenance	\$ 11,650	\$ -	\$ 6,990	\$ 6,990	\$ 40,000
Landscape Replacement	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
Streetlights	\$ 5,250	\$ -	\$ 3,150	\$ 3,150	\$ 15,000
Electric	\$ 833	\$ 185	\$ 500	\$ 685	\$ 5,000
Water & Sewer	\$ 417	\$ -	\$ 250	\$ 250	\$ 3,000
Sidewalk & Asphalt Maintenance	\$ 208	\$ -	\$ 125	\$ 125	\$ 500
Irrigation Repairs	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
General Repairs & Maintenance	\$ 2,083	\$ -	\$ 1,250	\$ 1,250	\$ 5,000
Contingency	\$ 1,042	\$ -	\$ 625	\$ 625	\$ 2,500
<b>Subtotal Field Expenses</b>	<b>\$ 34,817</b>	<b>\$ 185</b>	<b>\$ 18,390</b>	<b>\$ 18,575</b>	<b>\$ 96,000</b>
<b>Amenity Expenses</b>					
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
<b>Subtotal Amenity Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 85,620</b>
<u><b>Total Operations &amp; Maintenance</b></u>	<b>\$ 34,817</b>	<b>\$ 185</b>	<b>\$ 18,390</b>	<b>\$ 18,575</b>	<b>\$ 181,620</b>
<u>Other Expenses</u>					
Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ 3,000
<u><b>Total Other Expenses</b></u>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,000</b>
<b>Total Expenditures</b>	<b>\$ 165,127</b>	<b>\$ 51,433</b>	<b>\$ 55,718</b>	<b>\$ 107,151</b>	<b>\$ 328,430</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 30,204</b>	<b>\$ (30,204)</b>	<b>\$ -</b>	<b>\$ -</b>

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
	<b>471.70</b>	<b>574</b>		<b>\$328,430.00</b>		

# 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.

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#### **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 6/30/21	Projected Next 3 Months	Total Thru 9/30/21	Proposed Budget FY2022
<b>Revenues</b>					
Special Assessments	\$ -	\$ -	\$ 77,040	\$ 77,040	\$ 505,199
Assessments - Lot Closings	\$ -	\$ 91,297	\$ -	\$ 91,297	\$ -
Interest	\$ -	\$ 28	\$ -	\$ 28	\$ -
Carry Forward Surplus	\$ -	\$ 198,264	\$ -	\$ 198,264	\$ 168,365
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 289,589</b>	<b>\$ 77,040</b>	<b>\$ 366,629</b>	<b>\$ 673,564</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ -	\$ -	\$ -	\$ -	\$ 168,338
Principal Expense - 5/1	\$ -	\$ -	\$ -	\$ -	\$ 170,000
Interest Expense - 5/1	\$ -	\$ 198,264	\$ -	\$ 198,264	\$ 168,338
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ 198,264</b>	<b>\$ -</b>	<b>\$ 198,264</b>	<b>\$ 506,675</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 0	\$ -	\$ 0	\$ 3,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ 3,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 91,325</b>	<b>\$ 77,040</b>	<b>\$ 168,365</b>	<b>\$ 166,889</b>

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

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
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	\$ 6,408,506	\$ 15,451,770

**Forest Lake CDD  
FY 22 Assessment Roll**[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]



PARCEL ID	NAME	Units	O&M	Series 2020 Debt	Total
272705726014003400	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003410	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003420	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003430	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003440	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003450	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003460	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003470	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003480	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003490	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003500	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003510	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003520	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003530	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003540	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003550	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003560	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003570	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003580	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003590	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003600	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003610	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003620	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003630	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003640	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003650	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003660	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003670	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003680	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003690	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003700	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003710	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003720	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003730	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003740	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003750	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003760	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003770	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003780	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003790	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003800	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003810	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003820	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003830	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003840	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003850	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003860	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003870	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
272705726014003880	JMBI REAL ESTATE LLC	1.00	\$748.68	\$1,303.76	\$2,052.44
Total Gross Onroll			\$290,487.84	\$535,872.43	\$826,360.27
Total Net Onroll			\$270,153.69	\$498,361.36	\$768,515.05
<b>Direct Billing</b>		<b>Acres</b>			
272705726014003900	JMBI REAL ESTATE LLC	13.09	\$22,857.58	\$0.00	\$22,857.58
272705726014003910	JMBI REAL ESTATE LLC	8.56	\$14,947.22	\$0.00	\$14,947.22
272705726014003920	JMBI REAL ESTATE LLC	14.24	\$24,858.61	\$0.00	\$24,858.61
Total Gross Offroll		35.89	\$62,663.40	\$0.00	\$62,663.40

PARCEL ID	NAME	Units	O&M	Series 2020 Debt	Total
Total Net Offroll			\$58,276.96	\$0.00	\$58,276.96
Total Gross Assessments			\$353,151.24	\$535,872.43	\$889,023.67
Total Net Assessments			\$328,430.65	\$498,361.36	\$826,792.01

## SECTION VII

## **RESOLUTION 2021-06**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Forest Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Polk County, Florida; and

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of August 2021

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2021-2022 Annual Meeting Schedule

## **Exhibit A**

### **BOARD OF SUPERVISORS MEETING DATES FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021-2022**

The Board of Supervisors of the Forest Lake Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at The Offices of Cassidy Homes, 346 E. Central Avenue, Winter Haven, FL 33880 at 1:45 p.m. on the 1<sup>st</sup> Tuesday of each month, unless otherwise indicated as follows:

**October 5, 2021  
November 2, 2021  
December 7, 2021  
January 4, 2022  
February 1, 2022  
March 1, 2022  
April 5, 2022  
May 3, 2022  
June 7, 2022  
July 5, 2022  
August 2, 2022  
September 6, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the 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

## SECTION VIII

## **RESOLUTION 2021-07**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A REGISTERED AGENT AND REGISTERED OFFICE OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Forest Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated within the City of Haines City, Polk County, Florida; and

**WHEREAS**, the District is statutorily required to designate a registered agent and a registered office location for the purposes of accepting any process, notice, or demand required or permitted by law to be served upon the District in accordance with Section 189.014(1), *Florida Statutes*.

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

**SECTION 1.** Jill Burns is hereby designated as the Registered Agent for the Forest Lake Community Development District.

**SECTION 2.** The District’s Registered Office shall be located at Governmental Management Services—Central Florida, 219 East Livingston Street, Orlando, Florida 32801.

**SECTION 3.** In accordance with Section 189.014, *Florida Statutes*, the District’s Secretary is hereby directed to file certified copies of this Resolution with the City of Haines City, Polk County, and the Florida Department of Economic Opportunity.

**SECTION 4.** This Resolution shall become effective immediately upon adoption.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of August 2021

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

## SECTION IX



## SECTION C

# SECTION 1

# Forest Lake

## Community Development District

### Summary of Checks

June 30, 2021 to July 26, 2021

Bank	Date	Check No.'s	Amount
General Fund	7/8/21	76	\$ 37.60
	7/20/21	77-83	\$ 4,774.58
			<hr/>
			\$ 4,812.18
			<hr/>
			<b>\$ 4,812.18</b>

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
7/08/21	00013	6/22/21 67793 07	202106 320-53800-43000	1300 HOLLY HILL RD LIFT	*	37.60	
				DUKE ENERGY			37.60 000076
7/20/21	00005	7/06/21 AR070620	202107 310-51300-11000	SUPERVISOR FEES 7/6/21	*	200.00	
				ANDREW RHINEHART			200.00 000077
7/20/21	00001	7/01/21 24	202107 310-51300-34000	MANAGEMENT FEES JULY21	*	2,916.67	
		7/01/21 24	202107 310-51300-35200	INFORMATION TEC JULY21	*	100.00	
		7/01/21 24	202107 310-51300-31300	DISSEMINATION SVC JULY21	*	416.67	
		7/01/21 24	202107 310-51300-51000	OFFICE SUPPLIES	*	.03	
		7/01/21 24	202107 310-51300-42000	POSTAGE	*	.51	
				GOVERNMENTAL MANAGEMENT SERVICES-			3,433.88 000078
7/20/21	00002	5/31/21 123637	202105 310-51300-31500	GENERAL COUNSEL 05/31/21	*	157.50	
				HOPPING GREEN & SAMS			157.50 000079
7/20/21	00006	7/06/21 LS070620	202107 310-51300-11000	SUPERVISOR FEES 7/6/21	*	200.00	
				LAUREN OAKLEY SCHWENK			200.00 000080
7/20/21	00003	7/06/21 MC070620	202107 310-51300-11000	SUPERVISOR FEES 7/6/21	*	200.00	
				MATTHEW CASSIDY			200.00 000081
7/20/21	00004	7/06/21 PM070620	202107 310-51300-11000	SUPERVISOR FEES 7/6/21	*	200.00	
				PATRICK MARONE			200.00 000082
7/20/21	00010	6/29/21 3933157	202106 310-51300-48000	NOT OF BOS MEETING 7/6	*	383.20	
				THE LEDGER/NEWS CHIEF			383.20 000083
TOTAL FOR BANK A						4,812.18	
TOTAL FOR REGISTER						4,812.18	

FORL FOREST LAKE CD KCOSTA

## SECTION 2

***Forest Lake***  
***Community Development District***

***Unaudited Financial Reporting***  
***June 30, 2021***



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5	<hr/> Month to Month
6	<hr/> Long Term Debt Report

**Forest Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**June 30, 2021**

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
<b>Assets:</b>				
<u><b>Cash:</b></u>				
Operating Account	\$ 35,426	\$ -	\$ -	\$ 35,426
<u><b>Series 2020</b></u>				
Reserve	\$ -	\$ 505,200	\$ -	\$ 505,200
Interest	\$ -	\$ 0	\$ -	\$ 0
Revenue	\$ -	\$ 91,325	\$ -	\$ 91,325
Construction	\$ -	\$ -	\$ 680,393	\$ 680,393
<b>Total Assets</b>	<b>\$ 35,426</b>	<b>\$ 596,525</b>	<b>\$ 680,393</b>	<b>\$ 1,312,344</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 578	\$ -	\$ -	\$ 578
Retainage Payable	\$ -	\$ -	\$ 70,555	\$ 70,555
<b>Total Liabilities</b>	<b>\$ 578</b>	<b>\$ -</b>	<b>\$ 70,555</b>	<b>\$ 71,133</b>
<b>Fund Balances:</b>				
Unassigned	\$ 34,847	\$ -	\$ -	\$ 34,847
Assigned for Debt Service	\$ -	\$ 596,525	\$ -	\$ 596,525
Assigned for Capital Projects	\$ -	\$ -	\$ 609,839	\$ 609,839
<b>Total Fund Balances</b>	<b>\$ 34,847</b>	<b>\$ 596,525</b>	<b>\$ 609,839</b>	<b>\$ 1,241,211</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 35,426</b>	<b>\$ 596,525</b>	<b>\$ 680,393</b>	<b>\$ 1,312,344</b>



**Forest Lake**  
**Community Development District**  
**General Fund**

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues</b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 41,637	\$ 41,637
Developer Contributions	\$ 165,127	\$ 40,000	\$ 40,000	\$ -
<b>Total Revenues</b>	<b>\$ 165,127</b>	<b>\$ 40,000</b>	<b>\$ 81,637</b>	<b>\$ 41,637</b>
<b>Expenditures:</b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 9,000	\$ 2,600	\$ 6,400
Engineering	\$ 15,000	\$ 11,250	\$ -	\$ 11,250
Attorney	\$ 25,000	\$ 18,750	\$ 4,679	\$ 14,071
Annual Audit	\$ 3,000	\$ 3,000	\$ 4,300	\$ (1,300)
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -
Arbitrage	\$ 650	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Trustee Fees	\$ 3,550	\$ -	\$ -	\$ -
Management Fees	\$ 35,000	\$ 26,250	\$ 26,250	\$ (0)
Information Technology	\$ 2,350	\$ 1,763	\$ 900	\$ 863
Telephone	\$ 300	\$ 225	\$ -	\$ 225
Postage & Delivery	\$ 1,000	\$ 750	\$ 25	\$ 725
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 750	\$ 54	\$ 696
Legal Advertising	\$ 10,000	\$ 7,500	\$ 2,606	\$ 4,894
Other Current Charges	\$ 5,000	\$ 3,750	\$ 893	\$ 2,857
Office Supplies	\$ 625	\$ 469	\$ 16	\$ 452
Travel Per Diem	\$ 660	\$ 495	\$ -	\$ 495
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Total General &amp; Administrative:</b>	<b>\$ 130,310</b>	<b>\$ 92,876</b>	<b>\$ 51,248</b>	<b>\$ 41,628</b>
<b><u>Operations and Maintenance Expenses</u></b>				
<b>Field Expenses</b>				
Property Insurance	\$ 5,000	\$ -	\$ -	\$ -
Field Management	\$ 6,250	\$ 2,500	\$ -	\$ 2,500
Landscape Maintenance	\$ 11,650	\$ 4,660	\$ -	\$ 4,660
Landscape Replacement	\$ 1,042	\$ 417	\$ -	\$ 417
Streetlights	\$ 5,250	\$ 2,100	\$ -	\$ 2,100
Electric	\$ 833	\$ 333	\$ 185	\$ 148
Water & Sewer	\$ 417	\$ 167	\$ -	\$ 167
Sidewalk & Asphalt Maintenance	\$ 208	\$ 83	\$ -	\$ 83
Irrigation Repairs	\$ 1,042	\$ 417	\$ -	\$ 417
General Repairs & Maintenance	\$ 2,083	\$ 833	\$ -	\$ 833
Contingency	\$ 1,042	\$ 417	\$ -	\$ 417
<b>Total Operations and Maintenance Expenses</b>	<b>\$ 34,817</b>	<b>\$ 11,927</b>	<b>\$ 185</b>	<b>\$ 11,741</b>
<b>Total Expenditures</b>	<b>\$ 165,127</b>	<b>\$ 104,803</b>	<b>\$ 51,433</b>	<b>\$ 53,370</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ 30,204</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 4,643</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 34,847</b>	

# Forest Lake

## Community Development District

### Debt Service Fund

#### Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending June 30, 2021

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues</b>				
Assessments - Lot Closings	\$ -	\$ -	\$ 91,297	\$ 91,297
Interest	\$ -	\$ -	\$ 28	\$ 28
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,325</b>	<b>\$ 91,325</b>
<b>Expenditures:</b>				
Interest Expense - 5/1	\$ -	\$ -	\$ 198,264	\$ (198,264)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 198,264</b>	<b>\$ (198,264)</b>
<b>Other Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 0	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 0</b>	<b>\$ -</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (106,939)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 703,464</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 596,525</b>	

**Forest Lake**  
**Community Development District**  
**Capital Projects Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending June 30, 2021**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 06/30/21	Thru 06/30/21	Variance
<b>Revenues</b>				
Interest	\$ -	\$ -	\$ 172	\$ 172
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 172</b>	<b>\$ 172</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 5,909,139	\$ (5,909,139)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 7,175	\$ (7,175)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,916,314</b>	<b>\$ (5,916,314)</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ (0)	\$ (0)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (0)</b>	<b>\$ (0)</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ -</b>		<b>\$ (5,916,142)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 6,525,980</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 609,839</b>	

**Forest Lake**  
Community Development District  
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Revenues</b>													
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	12,812	\$ 28,825	\$ -	\$ -	\$ -	41,637
Developer Contributions	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	40,000
<b>Total Revenues</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 20,000</b>	<b>\$ -</b>	<b>\$ 12,812</b>	<b>\$ 28,825</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 81,637</b>
<b>Expenditures:</b>													
<b><u>General &amp; Administrative:</u></b>													
Supervisor Fees	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	2,600
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 1,463	\$ 413	\$ 256	\$ 216	\$ -	\$ 781	\$ 1,394	\$ 158	\$ -	\$ -	\$ -	\$ -	4,679
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	4,300
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dissemination	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Management Fees	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ 2,917	\$ -	\$ -	\$ -	26,250
Information Technology	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	900
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Postage & Delivery	\$ 3	\$ 4	\$ 1	\$ 4	\$ -	\$ 5	\$ -	\$ 5	\$ 5	\$ -	\$ -	\$ -	25
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Printing & Binding	\$ 38	\$ 9	\$ -	\$ -	\$ -	\$ -	\$ 6	\$ 1	\$ -	\$ -	\$ -	\$ -	54
Legal Advertising	\$ 510	\$ -	\$ 421	\$ -	\$ 431	\$ 431	\$ -	\$ 431	\$ 383	\$ -	\$ -	\$ -	2,606
Other Current Charges	\$ -	\$ -	\$ 343	\$ 120	\$ 120	\$ 120	\$ 120	\$ 30	\$ 38	\$ -	\$ -	\$ -	893
Office Supplies	\$ 5	\$ 3	\$ 0	\$ 0	\$ -	\$ 0	\$ 3	\$ 3	\$ 3	\$ -	\$ -	\$ -	16
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
<b>Total General &amp; Administrative:</b>	<b>\$ 11,628</b>	<b>\$ 3,861</b>	<b>\$ 4,454</b>	<b>\$ 3,774</b>	<b>\$ 3,984</b>	<b>\$ 5,570</b>	<b>\$ 10,055</b>	<b>\$ 4,061</b>	<b>\$ 3,862</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,248</b>
<b><u>Operations and Maintenance Expenses</u></b>													
<b>Field Expenses</b>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Field Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Electric	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	148	\$ 38	\$ -	\$ -	\$ -	185
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Operations and Maintenance Expenses</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 148</b>	<b>\$ 38</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 185</b>
<b>Total Expenditures</b>	<b>\$ 11,628</b>	<b>\$ 3,861</b>	<b>\$ 4,454</b>	<b>\$ 3,774</b>	<b>\$ 3,984</b>	<b>\$ 5,570</b>	<b>\$ 10,055</b>	<b>\$ 4,209</b>	<b>\$ 3,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,433</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 8,372</b>	<b>\$ (3,861)</b>	<b>\$ (4,454)</b>	<b>\$ (3,774)</b>	<b>\$ (3,984)</b>	<b>\$ 14,430</b>	<b>\$ (10,055)</b>	<b>\$ 8,603</b>	<b>\$ 24,926</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 30,204</b>

**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		<b>\$8,845,000</b>

## SECTION 3

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020  
(ASSESSMENT AREA ONE PROJECT)  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Forest Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 87
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Wood & Associates Engineering LLC
- (D) Amount Payable: \$1,840.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 1145 & 1147 - Review and approve requisition from 3/22/21 - 6/20/21
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Responsible Officer

Date: 7/19/21

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

D - Wood  
Consulting Engineer

Date: 6-29-21

Wood & Assoc

Ref 87

\$ 1840.00



**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020  
(ASSESSMENT AREA ONE PROJECT)  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Forest Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 88
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Greenland Services LLC
- (D) Amount Payable: \$2,150.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 220303 - Skid Steer & Sod equipment
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

By: \_\_\_\_\_

Responsible Officer

Date: \_\_\_\_\_

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

\_\_\_\_\_  
Consulting Engineer

Date: \_\_\_\_\_

Greenland Services

Reg 88

\$ 2,150.00

PA Paid of Inv 220303

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT BONDS, SERIES 2020  
(ASSESSMENT AREA ONE PROJECT)  
(Acquisition and Construction)**

The undersigned, a Responsible Officer of the Forest Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 89
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Leading Edge Land Services Inc
- (D) Amount Payable: \$458.00
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 0020703 - Engineer Services for June 2021
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Responsible Officer

Date: 7/23/21

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

Landing Edg-  
Reg 89  
\$458.00

[Signature]  
Consulting Engineer

Date: 7-21-21

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**  
**SPECIAL ASSESSMENT BONDS, SERIES 2020**  
**(ASSESSMENT AREA ONE PROJECT)**  
(Acquisition and Construction)

The undersigned, a Responsible Officer of the Forest Lake Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture by and between the District and U.S. Bank National Association, as trustee (the "Trustee"), dated as of September 1, 2020 as supplemented by that certain First Supplemental Trust Indenture dated as of September 1, 2020 (collectively, the "Assessment Area One Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area One Indenture):

- (A) Requisition Number: 90
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Hopping Green & Sams
- (D) Amount Payable: \$1,367.50
- (E) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments): Invoice # 123638 - Project Construction for May 2021
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

*Assessment Area One Acquisition and Construction Account of the Acquisition and Construction Fund.*

The undersigned hereby certifies that:

- 1. obligations in the stated amount set forth above have been incurred by the District,
- 2. each disbursement set forth above is a proper charge against the Assessment Area One Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area One Project.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

Attached hereto or on file with the District are copies of the invoice(s) or applicable contracts from the vendor of the property acquired or the services rendered, as well as applicable conveyance instruments (e.g. deed(s), bill(s) of sale, easement(s), etc.) with respect to which disbursement is hereby requested.

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

By: [Signature]  
Responsible Officer

Date: 7/21/21

**CONSULTING ENGINEER'S APPROVAL FOR  
NON-COST OF ISSUANCE OR [NON-OPERATING COSTS REQUESTS ONLY]**

The undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineer, as such report shall have been amended or modified on the date hereof. The Consulting Engineer further certifies and agrees that for any acquisition (a) the portion of the Assessment Area One Project that is the subject of this requisition is complete, and (b) the purchase price to be paid by the District for the portion of the Assessment Area One Project to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements.

[Signature]  
Consulting Engineer

Date: 7-21-21

Hopping Green  
Reg 90  
\$ 1,367.50

## SECTION 4



RECEIVED

MAY 03 2021

April 21, 2021

BY: \_\_\_\_\_

Samantha Hoxie – Recording Secretary  
Forest Lake CDD Office  
219 E. Livingston Street  
Orlando, Florida 32801-1508

**RE: Forest Lake Community Development District Registered Voters**

Dear Ms. Hoxie,

In response to your request, there are currently no voters within the Forest Lake Community Development District as of **April 15, 2021**.

Please do not hesitate to contact us if we can be of further assistance.

Sincerely,

A handwritten signature in black ink that reads "Lori Edwards".

Lori Edwards  
Supervisor of Elections  
Polk County, Florida