

*Forest Lake
Community Development District*

Meeting Agenda

April 4, 2023

AGENDA

Forest Lake

Community Development District

219 East Livingston Street, Orlando, Florida 32801

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

March 28, 2023

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

Dear Board Members:

A Board of Supervisors Meeting of the Forest Lake Community Development District will be held Tuesday, April 4, 2023, at 10:15 AM at the Holiday Inn—Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, FL 33880.

Zoom Video Link: <https://us06web.zoom.us/j/81805377676>

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

Meeting ID: 818 0537 7676

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Acceptance of Resignation from Rennie Heath
 - B. Appointment to Fill the Vacant Board Seat #1
 - C. Administration of Oath to Newly Appointed Supervisor
 - D. Consideration of Resolution 2023-04 Electing Officers
4. Approval of Minutes from the March 7, 2023 Board of Supervisors Meeting
5. Consideration of Phase 2 Conveyance Documents
6. Consideration of Resolution 2023-05 Authorization of Bank Account Signatories
7. Discussion Regarding Street Parking and Towing Policies
8. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Speed Limit Sign Replacement (*to be provided under separate cover*)
 - ii. Consideration of Proposal for Entrance Annuals Planting (*to be provided under separate cover*)

¹ Comments will be limited to three (3) minutes

- D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Series 2022 (AA2) Requisitions #35 through #37
- 9. Other Business
- 10. Supervisors Requests and Audience Comments
- 11. Adjournment

SECTION III

SECTION A

Please accept my resignation from my position on the Forest Lake CDD Board of Supervisors.

Rennie Heath

SECTION D

RESOLUTION 2023-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT ELECTING THE OFFICERS OF
THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

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

WHEREAS, the Board of Supervisors of the District (“Board”) desires to elect the Officers of the District.

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

SECTION 1. The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____

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

PASSED AND ADOPTED this 4th day of April 2023.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Tuesday, **March 7, 2023** at 10:15 a.m. at 346 E. Central Ave., Winter Haven, Florida.

Present and constituting a quorum:

Rennie Heath
Lauren Schwenk
Jessica Kowalski
Jessica Petrucci

Chairman
Vice Chairperson
Assistant Secretary
Assistant Secretary

Also present were:

Jill Burns
Lauren Gentry
Marshall Tindall

District Manager, GMS
District Counsel, KVV Law Group
Field Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were three Board members present constituting a quorum and one Board member joining via Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the meeting to the public for comment to anything specific to the agenda. Resident Jeff Bianca from Forest Lake noted the need for a bulletin board to keep up to date with what was going on in their neighborhood or around town. Another member of the public seconded the bulletin board suggestion to have clear communication when everyone goes to the mailbox. Another member of the public asked if the Board could introduce themselves. The Board introduced themselves and noted their positions on the Board.

THIRD ORDER OF BUSINESS

**Approval of Minutes from the January 3,
2023 Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from the January 3, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board. There being none, she asked for a motion of approval.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Minutes of the January 3, 2023 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Ratification of Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings

Ms. Burns stated that they changed the time prior to the January meeting. She noted that was the only change and they were still meeting the first Tuesday, but at a different time.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Revised Fiscal Year 2023 Meeting Schedule and Time of Remaining Meetings, was ratified.

FIFTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry had nothing to report.

B. Engineer

Ms. Burns stated the District Engineer was not in attendance.

C. Field Manager's Report

Mr. Tindall presented the field manager's report. He noted that the field report started on page 15 of the agenda package. He explained that the vendor of the landscaping had been good at keeping everything up to speed. He noted an area that was rutted up during the playground's installation of the shade structure behind the pool. During the initial assessments they believed everything would grow and fill in. He explained that he was looking at the area with the landscaper to consider a little bit of fill in soil and some touch up sod. Other than that, the landscapers did a good job at keeping everything under control. The playground was tidied. The pool mushroom repair was addressed through warranty. The overdue cameras were installed. They are coordinating

the shade with the vendor, and they install forecast for the end of March. Ms. Burns clarified that was the shade structure at the playground that was damaged during the hurricane that was backordered for many months. The previously approved parking policy signage was installed.

Mr. Tindall reviewed the in-progress items starting with the sidewalk gaps left from construction which are being completed. Republic Services is working to resolve an unsightly leak from one of their trucks. Based on the inspection and key tests, the spill is cosmetic and not structurally damaging to the street. Republic Services has contracted a cleaning service that will continue to perform treatments and the best results are not expected until summer with rains and higher temperatures assisting with the cleaning solution. The appearance of leak has lightened significantly already. Ms. Burns noted that she spoke with someone at the city, and they were saying that it was most likely cooking oil around the holidays. She stated that they could send out a blast to remind residents not to dispose of those kinds of liquids.

Mr. Tindall reviewed the upcoming items starting with Phase 2 and Phase 3 were coming online. They are monitoring those two phases for completion and maintenance needs. He concluded his field managers presentation and asked for any questions. Hearing none, the next item followed.

D. District Manager's Report

i. Approval of the Check Register

Ms. Burns presented the check register which was included in the agenda package. The total amount is \$923,285.98.

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

ii. Balance Sheet and Income Statement

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

iii. Consideration of Request for Bulletin Board at Mailbox

Ms. Burns presented this item to the Board stating that she had a resident email her to request that item. The request was to have it located near the mailboxes. She gave the Board a few options: at the amenity posted under the entryway or by the mailboxes. She explained that

generally if they were going to have the CDD install it, the access to it would be HOA and CDD only and residents would not be allowed to post solicitations, etc. She noted that in other communities the HOA buys the board and then the CDD just does a Licensing Agreement to allow them to install it on CDD property. She further explained that this would be more like an open board that doesn't necessarily have a lockbox and it would just be a place where people could post. She stated that because the CDD was a unit of government, they generally were not allowing people to post solicitations, etc. They will only allow community related events. Mr. Heath asked for clarification that if the CDD puts it up, they can't put solicitation stuff on the board. Ms. Gentry responded that they typically restrict no solicitations, no political materials, etc. because the CDD can't be involved in filtering out things. Mr. Heath asked if the HOA does it, could they do that. He clarified that the CDD would request the HOA to do that. Ms. Burns responded that they could reach out to the HOA and have them facilitate providing the funds and allowing that. Mr. Heath responded that he felt that was the best way to do that. Ms. Burns also added that going with this route, residents could post their own information on the board. Otherwise, if they go through the CDD route, it would just be community related events. She stated that she could reach out to the HOA and see if they want to coordinate that. Ms. Burns asked if the Board wanted to authorize Ms. Gentry to draft a Licenses Agreement to allow it to be installed on CDD property. Ms. Gentry noted that it would allow the installation and the on-going maintenance for it. The Board agreed.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, Authorizing Lauren Gentry to Draft a License Agreement to Allow the Bulletin Board to be Installed on CDD Property, was approved.

iv. Ratification of Summary of Series 2022 (AA2) Requisitions #33 to #34

Ms. Burns presented the Series 2022 (AA2) Requisitions #33 to 34. She noted that these have already been approved and just needed to be ratified.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Series 2022 (AA2) Requisitions #33 through #34, were ratified.

SIXTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

An audience member asked about the phases and access to the amenity. Ms. Burns responded that there were three phases total and all three were within the boundary of Forest Lake CDD. Anybody who is within the boundary of Forest Lake CDD, pays and has access to the amenities. She clarified that the residents in Phases 2 and 3 have access to the pool and playground, just like the residents in Phase 1. The audience member also asked about the street parking. Ms. Burns responded that the policy was put in place by the Board at the last meeting. She explained that it could be revised, and the Board could reconsider that and choose another option, but at this point it was in place until the Board decides otherwise. She noted that they were open to input or comments. The audience member asked who they could pass information to. Ms. Burns suggested that if residents have questions or concerns, they could always email them to herself with request to pass them along to the Board. She explained that she would then forward the information to the five Board members, and they would review those. She also suggested that the residents could come to the meeting and make a public comment.

Another audience member noted concern for parking issues and not being able easily pull out of her driveway because of other parked cars. She also noted concern for speeding traffic in front of her house. Ms. Burns responded that the CDD doesn't have enforcement ability over traffic violations. She noted that they would reach out to the Davenport Police Department. She explained that they have had issues in other communities where residents have called and are confused that they are privately owned roads, owned by the HOA, and they are telling residents that they don't have the ability to enforce them, which is not correct. She stated that they have had their attorney reach out to the city manager and the city attorney to help facilitate and clear that up. After that, they have requested them to help with speed and it has made a tremendous improvement. Mr. Heath suggested that the resident reach out about having speed bumps installed on her street. Ms. Burns responded that it was not just the price of speed bumps, but they must do a traffic study and they must go back and permit it. Ms. Gentry stated that other communities have had success in putting up the flashing signs that tell when there is speeding. She stated that they would absolutely reach out to local law enforcement to make sure that they understand that it is their responsibility. The CDD has no jurisdiction to control speeding, but they understand that safety is very important.

This audience member also asked if there was something that they could do for a prettier presentation at the entrance of their neighborhood. Ms. Burns responded that their landscaping contract didn't include annual rotations, but they could get a price to include that and was something that they could look at adding for the next budget. She noted concern for the stakes at the playground. She suggested to add more mulch so the kids wouldn't be exposed to the stakes. She asked if there was a rule for supervision at the amenities. Ms. Burns responded that there had to be supervision for anyone under the age of 14.

Another audience member also noted concern for the speeding. She explained that they had a meeting with the chief of police and the lieutenant, and they said that based on Florida Statute, the speeding limit was 30 MPH, and, in her neighborhood, it was 15 MPH. The chief of police stated that if someone was going 25 MPH, they could not pull them over because the speed limit was 30 MPH. Ms. Burns responded that they had the District engineer check their approved traffic plan, which was approved and permitted through the city as 25 MPH with 15 MPH advisory going into the curves. Ms. Gentry explained that the 25 miles per hour that was approved throughout the community and should be enforced by law enforcement. If it is not being enforced, they could address that when they reach out regarding speeding enforcement in general, but that speed was, per their engineer, consistent with the traffic plans that were approved for this community. She further explained that they didn't have the ability to change that. She noted that they could address this issue as well and make sure that there is no miscommunications or misperceptions with law enforcement. The audience member explained that she moved here from Massachusetts so that she could see palm trees. She further noted that Forest Lake was filled with oak trees. Ms. Burns responded that the trees between the sidewalk and the curb were part of the landscaping at the lot and they were installed by the builder. The CDD doesn't do the landscaping for the lots or between sidewalk and curb. She further stated that if this audience member was interested in changing out the tree between the sidewalk and the curb, she could reach out to the HOA, and they would be able to tell her what she can and cannot install. She asked if they could put something in place to have palm trees or something aesthetically pleasing planted or done to the front entrance of Forest Lake. She wanted to know who oversaw cleaning the pool because she hasn't saw anyone cleaning it. Ms. Burns responded that the pool gets cleaned three days a week. She noted a spot concern on the pool deck. She noted concern about the janitorial only cleaning three times a week. Ms. Burns responded that the janitorial staff was there every other day and if

they find that is not sufficient, they could have the cleaning times per week increased. She also noted that there was a cost associated that would be passed on to residents as part of their O&M assessment. She further explained that any of these things mentioned such as palm trees, lights, increased cleaning, etc. are possible to add to the budget, but residents would pay for them. She stated that they adopted the budget that they were currently operating under last summer, so their opportunity to look at these kinds of things was coming up. The audience member stated that she saw that they were supposed to have Christmas lighting. Ms. Burns responded that they didn't have a line item for Christmas lighting. She noted that they had a lot of requests for holiday lighting at the entrances this year, but the CDD's problem with doing the lighting is that they do not have a place to store all the stuff. She explained that if someone on the HOA wanted to request that from their HOA management company, that would be something that they could work out with them. The audience member asked about placing trashcans throughout the community instead of them being just at the amenity center. Ms. Burns responded that was an option, but she noted that they were not usually popular to put throughout the community because they get a lot of complaints about the trashcans being next to their homes and they smell bad. She also noted that there would not be someone out there emptying the trashcans every day. She stated that the trashcans throughout the community tend to cause more of a problem. She explained that the landscape contractors pick up trash in the common areas that they mow. She added that if they needed to arrange one-time trash pickups, Mr. Tindall could arrange for staff to do an all over site pickup. The audience member noted her last concern was the parking issue. She explained that she would like the parking rules to be revisited. Ms. Burns asked if the Board wanted to make a motion for the four signs to be installed.

On MOTION by Mr. Heath, seconded by Ms. Kowalski, with all in favor, the Four Signs to be Installed, was approved.
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Ms. Burns clarified that this policy was in place until the signs are installed. She explained that they would not update that policy until the signs are ordered, which usually takes a couple of weeks for those to come in. Once those signs go up, they will not be allowed to park on that side of the road. After further discussion, there was some confusion on the parking. Ms. Burns explained that the original complaint came in for the cars that were parked on both sides of the road, which caused issues with fire trucks getting through, garbage trucks getting through, and

speeding with people weaving in and out. She further explained that it created an issue where they could not safely pass through with cars parked on both sides. She listed the options available that the Board would discuss which are no on-street parking at any time or to designate one side of the street for parking only. The audience member noted her concern that they were taking away four spots to park now. Ms. Gentry stated that by Florida Law, if they adopt a towing policy, they must give proper notice. She further explained that the way this District has decided to do it is to set a consistent policy of odd vs even. This would help to not have signs cluttering up their streets and everyone was on notice that was the policy. If they were to change it and designate piecemeal saying this is the street that they could park on and this is the street you can't, they would have to have no parking/towing zones signs every few feet or at every curve cut within the community. This would be a more significant expense and it would clutter up the neighborhood. She noted that they could consider the option though. Ms. Burns clarified that the on-street parking anywhere that was not a tow away zone was available to all residents or their guest on a first-come first-serve basis. It was noted that if residents needed additional parking, they could park at the amenity center from 10:00 a.m. to 6:00 p.m.

Another audience member noted concern that there was a no parking sign at the entrance on Forest Lake. She explained that when parents drop their kids off in the morning, there was no crosswalk, and the parents must get out of their car and walk their kids across the street to make sure that they stay safe. She also asked what makes them charge for internet. Ms. Burns explained that there was an internet service at the pool which runs the access card system and the cameras. Mr. Tindall also stated that it was for the security systems in the facility. He stated that he could check to see if the hot spot was active.

Another audience member asked about adding a bridge over the pond. Ms. Burns explained that was not in the budget right now, but they could investigate it for budgeting for the future.

Resident Ms. Latisha asked if they were going to have overflow parking since they were not going to have a second pool in the Phase 2 and Phase 3. Ms. Burns responded that there were no parking lots in Phase 2 and Phase 3.

Resident Mr. Scott asked for an explanation on what the speed was going to be for Forest Lake that could be enforced by the police department. Ms. Gentry noted that their current speed limits were consistent with the traffic study that was approved to set the speed limit at 25 MPH. Mr. Scott asked if that was per Florida Statute. Ms. Gentry responded that was per the approved

traffic study that was permitted for this community. Mr. Scott stated that the law enforcement goes by the Florida Statutes. Ms. Gentry responded that Florida Statutes allows them to set the speed limit at 25 MPH. Mr. Scott suggested that they look at Florida Statute 319.189. He also asked for clarification that the parking on Sugarwood Street would have signs added and there would only be parking on one side of the street instead of both sides. Ms. Burns explained that was correct and was the motion just approved by the Board. Mr. Scott noted issues with S & S Towing regarding them picking and choosing who they tow. He explained that there was a situation about a week ago when they did not have the equipment to move certain vehicles. He asked if this was something that could be looked at to find another towing company with the correct equipment that can respond at a reasonable time. Ms. Burns explained that the contract with S & S Towing allowed them to come into the community and patrol at random. They are not there every day. If a resident calls and reports a car, they will come and remove it if they have a vehicle available. Accident calls take priority over a car that is just parked. She noted that it would be possible that they could call them, and they would not be able to get someone there for three or four hours. She also noted that it takes them about 35 to 40 minutes to come into the community, call the police to report that they are towing it, it must be towed to their tow yard, and then come back to the community. Mr. Scott noted that there was another tow company close by that has these vehicles on hand that could do it. Ms. Burns asked for their number and stated that she would be happy to call them. Mr. Scott noted that he was on the HOA and the big white vehicles parked were being addressed.

EIGHTH ORDER OF BUSINESS**Adjournment**

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

OWNER'S AFFIDAVIT

STATE OF _____
COUNTY OF _____

BEFORE ME, the undersigned authority, personally Jack M. Berry, III ("Affiant") as Manager of JMBI Real Estate, LLC, a Florida limited liability company (the "Company" or "Owner"), with a mailing address of 346 E. Central Ave., Winter Haven, FL 33880, who after first being duly sworn deposes and states as follows:

1. That Affiant knows of his own knowledge that JMBI Real Estate, LLC is the owner of the fee simple title in and to certain lands located in Polk County, Florida described below:

Tracts L, M, N, O, P, and Q; together with the drainage and access for maintenance easements and wall maintenance easements; and together with those Rights-of-Way identified as Sandy Creek Lane, Sugarwood Street, Oakwood Lane, Buckeye Road, and Cedar Ridge Court, all as identified on the Plat titled "Forest Lake Phase 2" as recorded at Plat Book 196, Pages 4 et seq., of the Official Records of Polk County, Florida

2. That the above-described land together with all improvements thereon ("Property") is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever.

3. Affiant knows of no facts by reason of which the title to, or possession of, the Property might be disputed or questioned, or by reason of which any claim to any part of the Property might be asserted adversely.

4. That there are no mechanic's or materialman's or laborer's liens against the above-described Property, nor any part thereof, and that no contractor, subcontractor, laborer or materialman, engineer, land engineer, or surveyor has any lien against said Property, or any part thereof.

5. That within the past ninety (90) days, the Owner has not made any improvements, alterations or repairs to the above-described Property for which costs thereof remain unpaid, and that within the past ninety (90) days there have been no claims for labor or material furnished for repairing or improving the same at the instance of the Owner which remain unpaid.

6. That no proceedings in bankruptcy or receivership have ever been instituted by or against the Owner, nor has Owner ever made an assignment for the benefit of its creditors.

7. Affiant knows of no action or proceeding relating to the Property, which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property.

8. Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

9. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

FURTHER AFFIANT SAYETH NOT.

By: _____
Print Name: Jack M. Berry, III
Title: Manager, JMBI Real Estate, LLC

Date: _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of March 2023, by Jack M. Berry, III, as Manager for JMBI Real Estate, LLC.

Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

PREPARED BY AND RETURN TO:
Lauren Gentry
KE Law Group, PLLC
P.O. Box 6386
Tallahassee, Florida 32314

**LIMITED LIABILITY COMPANY
AFFIDAVIT FOR DEED
[Phase 2]**

STATE OF FLORIDA
COUNTY OF POLK

I, Jack M. Berry, III (“Affiant”), on being duly sworn, state:

1. I am the Manager of JMBI REAL ESTATE, LLC, a Florida limited liability company, (the “Company”).
2. The management of the Company is vested in Affiant.
3. There has been no dissolution of the Company resulting from transfers of interests in the Company or otherwise. The Company has never been a debtor in a bankruptcy proceeding.
4. On behalf of the Company, I am authorized to transfer, convey, exchange, assign, mortgage or otherwise deal with or dispose of the property more particularly described on the attached **Exhibit A** (the “Property”) or any interests therein.
5. On behalf of the Company, I am authorized to execute, acknowledge and deliver instruments of any kind that are necessary, convenient or incidental to the transfer of any interest in real property owned or controlled by the Company.
6. On behalf of the Company, I acknowledge this affidavit may be relied upon by the Forest Lake Community Development District (the “District”) for the purpose of acquiring the Property and specifically consent to such reliance by the District.

Affiant

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of April 2023 by Jack M. Berry, III, on behalf of JMBI REAL ESTATE, LLC.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

Exhibit A
PROPERTY DESCRIPTION

Tracts L, M, N, O, P, and Q; together with the drainage and access for maintenance easements and wall maintenance easements; and together with those Rights-of-Way identified as Sandy Creek Lane, Sugarwood Street, Oakwood Lane, Buckeye Road, and Cedar Ridge Court, all as identified on the Plat titled “Forest Lake Phase 2” as recorded at Plat Book 196, Pages 4 et seq., of the Official Records of Polk County, Florida

PREPARED BY AND RETURN TO:

Lauren Gentry, Esquire
KE LAW GROUP, PLLC
PO Box 6386
Tallahassee, Florida 32314

SPECIAL WARRANTY DEED
[PHASE 2]

THIS SPECIAL WARRANTY DEED is executed as of this _____ day of December, 2022, by **JMBI REAL ESTATE, LLC**, a Florida limited liability company, with a mailing address of 346 E. Central Avenue, Winter Haven, Florida 33880 (hereinafter called the “grantor”), in favor of **FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, with a mailing address of 219 East Livingston Street, Orlando, Florida 32801 (hereinafter called the “grantee”).

[Wherever used herein, the terms “grantor” and “grantee” shall include the singular and plural, heirs, legal representatives, successors and assigns of individuals, and the successors and assigns of corporations, as the context requires.]

WITNESSETH:

That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Polk County, Florida, further described as follows:

Tracts L, M, N, O, P, and Q; together with the drainage and access for maintenance easements and wall maintenance easements; and together with those Rights-of-Way identified as Sandy Creek Lane, Sugarwood Street, Oakwood Lane, Buckeye Road, and Cedar Ridge Court, all as identified on the Plat titled “Forest Lake Phase 2” as recorded at Plat Book 196, Pages 4 et seq., of the Official Records of Polk County, Florida

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons or entities whomsoever claiming by, through or under grantor.

Grantor represents that grantor has complied with the requirements of Section 196.295, Florida Statutes.

Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

IN WITNESS WHEREOF, the Parties have caused this Special Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

Signed, sealed and delivered
in the presence of:

JMBI REAL ESTATE, LLC
a Florida limited liability company

Print Name: _____

By: Jack M. Berry, III
Its: Manager

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

SWORN TO AND SUBSCRIBED before me by means of ☐ physical presence or ☐ online notarization this ____ day of April 2023, by Jack M. Berry, III, as Manager of JMBI Real Estate, LLC, a Florida limited liability company, on behalf of said company.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

ACCEPTANCE BY GRANTEE

By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions, and restrictions provided in this Special Warranty Deed.

Dated this ____ day of April, 2023.

Signed, sealed and delivered
in the presence of:

Witnesses:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established under
Chapter 190 of the Florida Statutes

Name: _____

By: _____
Chairperson
Board of Supervisors

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of April, 2023, by Warren K. (Rennie) Heath, II, as Chairperson of the Board of Supervisors of the Forest Lake Community Development District.

[notary seal]

(Official Notary Signature)
Name: _____
Personally Known _____
OR Produced Identification _____
Type of Identification _____

SECTION VI

RESOLUTION 2023-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPOINTING THE DISTRICT'S APPOINTED TREASURER, ASSISTANT TREASURER, AND SECRETARY OF THE DISTRICT AS SIGNORS ON THE DISTRICT'S LOCAL BANK ACCOUNT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, 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 within Polk County, Florida; and

WHEREAS, the District's Board of Supervisors desires to appoint the District's appointed Treasurer, Assistant Treasurer, and Secretary as signors on the District's local bank account.

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

SECTION 1. The District's appointed Treasurer, Assistant Treasurer, and Secretary shall be appointed as signors on the District's local bank account.

SECTION 2. This Resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED this 4th day of April 2023.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

SECTION VII

SECTION VIII

SECTION C

Forest Lake CDD

Field Management Report



April 04, 2023
Marshall Tindall
Field Services Manager
GMS

Complete

Landscape Review

- ✚ Landscaping work has been good.
- ✚ Reviewed entrances with landscaper and they will be preparing a proposal for annuals at the 4 entrances.
- ✚ Grass has been mowed and planters have been kept neat and clean.
- ✚ Monitoring damage to CDD tract utilized by private pool installation.



Complete

Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Playground Shade installed.
- ✚ Pool furniture cleaned and deck stains touched up.



Completed

Sidewalks

- 🚧 Sidewalk gaps were completed.
- 🚧 Filled in abandoned fence forms along retaining wall for safety.



In Progress

Street cleaning

- ✚ Republic Services is working to resolve an unsightly leak from one of their trucks.
- ✚ Based on inspection and key tests, spill is cosmetic and not structurally damaging to the street.
- ✚ Republic has contracted a cleaning service that will continue to perform treatments.
- ✚ Best results are not expected until summer rains.
- ✚ Appearance has improved substantially and treatments are expected to be completed soon.



Upcoming

Phase 2 / 3

- 🚧 **Monitoring phase 2 and 3 areas for completion and maintenance needs.**
- 🚧 **Site has been reviewed with landscaper.**



Site Items

Speed Limit Signs

- ✚ 15mph Speed limit signs will need to be switched to 25mph signs.
- ✚ Evaluating newest phase and preparing a proposal for replacement.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at mtindall@gmscf.com. Thank you.

Respectfully,

Marshall Tindall

SECTION 1

*Item will be
provided under
separate cover.*

SECTION 2

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Forest Lake
Community Development District

Summary of Checks

February 28, 2023 to March 28, 2023

Bank	Date	Check No.'s	Amount
General Fund	3/8/23	331-334	\$ 8,068.75
	3/9/23	335-337	\$ 58,002.78
	3/17/23	338-345	\$ 27,675.13
	3/23/23	346	\$ 330.00
			<hr/> \$ 94,076.66
			<hr/> \$ 94,076.66

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
3/08/23	00031	2/27/23 9227	202302 330-57200-48200	JANITORIAL SERVICE-FEB 23	*	550.00	
		2/27/23 9227	202302 330-57200-48200	TRASH COLLECT-PRORATED	*	93.75	
		2/27/23 9227	202302 330-57200-48200	EXTRA CLEANING SERVICE	*	45.00	
CLEAN STAR SERVICES OF							688.75 000331
3/08/23	00001	1/30/23 83	202301 320-53800-48000	FENCE REPAIR - IAN STORM	*	3,594.00	
GOVERNMENTAL MANAGEMENT SERVICES-							3,594.00 000332
3/08/23	00049	2/21/23 5775	202301 310-51300-31500	GENERAL COUNSEL - JAN 23	*	1,086.00	
KILINSKI / VAN WYK, PLLC							1,086.00 000333
3/08/23	00028	2/01/23 18548	202302 330-57200-48500	POOL MAINTENANCE - FEB 23	*	1,350.00	
		3/01/23 18771	202303 330-57200-48500	POOL MAINTENANCE - MAR 23	*	1,350.00	
RESORT POOL SERVICES							2,700.00 000334
3/09/23	00050	2/20/23 PAYAPP#1	202303 300-20700-10100	SER22 FR#12	*	13,050.00	
FLORIDA WALL CONCEPTS INC.							13,050.00 000335
3/09/23	00001	1/30/23 84	202301 330-57200-48000	GENERAL MAINTENANCE-JAN23	*	775.92	
GOVERNMENTAL MANAGEMENT SERVICES-							775.92 000336
3/09/23	00032	1/25/23 77806	202303 300-20700-10100	SER22 FR#12	*	44,176.86	
TUCKER PAVING INC							44,176.86 000337
3/17/23	00030	3/16/23 03162023	202303 300-20700-10000	ASSMNT TRANSFER-SER 2020	*	18,668.41	
FOREST LAKE CDD C/O US BANK							18,668.41 000338
3/17/23	00001	3/01/23 81	202303 310-51300-34000	MANAGEMENT FEES - MAR 23	*	3,154.42	
		3/01/23 81	202303 310-51300-35100	WEBSITE MANAGEMENT-MAR 23	*	100.00	
		3/01/23 81	202303 310-51300-35200	INFORMATION TECH - MAR 23	*	150.00	
		3/01/23 81	202303 310-51300-31300	DISSEMINATION SVCS-MAR 23	*	500.00	

FORL FOREST LAKE CD CWRIGHT

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
February 28, 2023



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Forest Lake
Community Development District
Combined Balance Sheet
February 28, 2023

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Totals Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 423,004	\$ -	\$ -	\$ 423,004
<u>Series 2020</u>				
Reserve	\$ -	\$ 249,131	\$ -	\$ 249,131
Revenue	\$ -	\$ 461,868	\$ -	\$ 461,868
Prepayments	\$ -	\$ 6	\$ -	\$ 6
Construction	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2022</u>				
Reserve	\$ -	\$ 319,706	\$ -	\$ 319,706
Revenue	\$ -	\$ 124,979	\$ -	\$ 124,979
Interest	\$ -	\$ 1,866	\$ -	\$ 1,866
Prepayments	\$ -	\$ 1,504,742	\$ -	\$ 1,504,742
Construction	\$ -	\$ -	\$ 40,201	\$ 40,201
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Due from General Fund	\$ -	\$ 18,668	\$ -	\$ 18,668
Total Assets	\$ 425,394	\$ 2,680,968	\$ 40,201	\$ 3,146,563
Liabilities:				
Accounts Payable	\$ 13,664	\$ -	\$ -	\$ 13,664
Due to Debt Service	\$ 18,668	\$ -	\$ -	\$ 18,668
Total Liabilities	\$ 32,332	\$ -	\$ -	\$ 32,332
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 729,674	\$ -	\$ 729,674
Debt Service - Series 2022	\$ -	\$ 1,951,294	\$ -	\$ 1,951,294
Capital Projects - Series 2020	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2022	\$ -	\$ -	\$ 40,201	\$ 40,201
Unassigned	\$ 393,062	\$ -	\$ -	\$ 393,062
Total Fund Balances	\$ 393,062	\$ 2,680,968	\$ 40,201	\$ 3,114,231
Total Liabilities & Fund Balance	\$ 425,394	\$ 2,680,968	\$ 40,201	\$ 3,146,563

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 351,781	\$ 333,909	\$ 333,909	\$ -
Assessments - Direct Bill	\$ 60,641	\$ 45,480	\$ 15,160	\$ (30,320)
Assessments - Lot Closings	\$ -	\$ -	\$ 15,812	\$ 15,812
Total Revenues	\$ 412,422	\$ 379,390	\$ 364,881	\$ (14,508)
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 1,400	\$ 3,600
Engineering	\$ 15,000	\$ 6,250	\$ 115	\$ 6,135
Attorney	\$ 30,000	\$ 12,500	\$ 4,124	\$ 8,376
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 2,500	\$ -
Trustee Fees	\$ 8,081	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 15,772	\$ 15,772	\$ (0)
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 309	\$ 108
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Printing & Binding	\$ 500	\$ 208	\$ 3	\$ 205
Legal Advertising	\$ 10,000	\$ 4,167	\$ 1,883	\$ 2,284
Other Current Charges	\$ 6,460	\$ 2,692	\$ 195	\$ 2,497
Office Supplies	\$ 625	\$ 260	\$ 8	\$ 252
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 148,304	\$ 66,891	\$ 42,788	\$ 24,103

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,412	\$ (4,412)
Field Management	\$ 15,750	\$ 6,563	\$ 6,563	\$ -
Landscape Maintenance	\$ 74,000	\$ 30,833	\$ 23,368	\$ 7,466
Landscape Replacement	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 16,764	\$ 6,985	\$ 6,420	\$ 565
Electric	\$ 6,600	\$ 2,750	\$ 1,024	\$ 1,726
Water & Sewer	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 472	\$ 2,653
General Repairs & Maintenance	\$ 12,000	\$ 5,000	\$ 6,058	\$ (1,058)
Contingency	\$ 7,500	\$ 3,125	\$ 548	\$ 2,577
Subtotal Field Expenditures	\$ 162,614	\$ 70,673	\$ 53,865	\$ 16,807
Amenity Expenditures				
Amenity - Electric	\$ 12,540	\$ 5,225	\$ 4,281	\$ 944
Amenity - Water	\$ 3,696	\$ 1,540	\$ 1,318	\$ 222
Playground Lease	\$ 28,688	\$ 11,954	\$ 11,954	\$ 0
Internet	\$ 1,500	\$ 625	\$ 465	\$ 160
Pest Control	\$ 480	\$ 200	\$ 200	\$ -
Janitorial Services	\$ 6,600	\$ 2,750	\$ 2,889	\$ (139)
Security Services	\$ 2,500	\$ 1,042	\$ 1,023	\$ 19
Pool Maintenance	\$ 18,000	\$ 7,500	\$ 6,750	\$ 750
Amenity Access Management	\$ 5,000	\$ 2,083	\$ 2,083	\$ (0)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 1,171	\$ 2,995
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 96,504	\$ 40,210	\$ 32,134	\$ 8,076
Total Expenditures	\$ 407,422	\$ 177,774	\$ 128,787	\$ 48,987
Excess (Deficiency) of Revenues over Expenditures	\$ 5,000		\$ 236,094	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ 5,000	\$ -	\$ -	
Net Change in Fund Balance	\$ -		\$ 236,094	
Fund Balance - Beginning	\$ -		\$ 156,968	
Fund Balance - Ending	\$ -		\$ 393,062	

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
Revenues				
Assessments - Tax Roll	\$ 505,199	\$ 473,040	\$ 473,040	\$ -
Interest	\$ -	\$ -	\$ 4,266	\$ 4,266
Total Revenues	\$ 505,199	\$ 473,040	\$ 477,306	\$ 4,266
Expenditures:				
Interest Expense - 11/1	\$ 163,978	\$ 163,978	\$ 163,878	\$ 100
Special Call - 11/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Principal Expense - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 163,978	\$ -	\$ -	\$ -
Total Expenditures	\$ 497,956	\$ 163,978	\$ 168,878	\$ (4,900)
Excess (Deficiency) of Revenues over Expenditures	\$ 7,243		\$ 308,428	
Fund Balance - Beginning	\$ 175,748		\$ 421,246	
Fund Balance - Ending	\$ 182,991		\$ 729,674	

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Assessments - Direct Bill	\$ 319,706	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 119,555	\$ 119,555
Assessments - Prepayments	\$ -	\$ -	\$ 1,504,742	\$ 1,504,742
Interest	\$ -	\$ -	\$ 4,314	\$ 4,314
Total Revenues	\$ 319,706	\$ -	\$ 1,628,611	\$ 1,628,611
Expenditures:				
Interest Expense - 11/1	\$ 109,717	\$ 109,717	\$ 109,717	\$ -
Principal Expense - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense - 11/1	\$ 124,247	\$ -	\$ -	\$ -
Total Expenditures	\$ 298,964	\$ 109,717	\$ 109,717	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 20,742	\$ -	\$ 1,518,893	\$ 1,628,611
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ -	\$ -	\$ 1,866	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 1,866	\$ -
Net Change in Fund Balance	\$ 20,742		\$ 1,520,760	
Fund Balance - Beginning	\$ 109,737		\$ 430,534	
Fund Balance - Ending	\$ 130,479		\$ 1,951,294	

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/23	Thru 02/28/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Net Change in Fund Balance	\$ -		\$ -	
Fund Balance - Beginning	\$ -		\$ 0	
Fund Balance - Ending	\$ -		\$ 0	

Forest Lake

Community Development District

Capital Projects Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
Revenues				
Developer Contributions	\$ -	\$ -	\$ 734,273	\$ 734,273
Interest	\$ -	\$ -	\$ 5,576	\$ 5,576
Total Revenues	\$ -	\$ -	\$ 739,849	\$ 739,849
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,329,819	\$ (1,329,819)
Total Expenditures	\$ -	\$ -	\$ 1,329,819	\$ (1,329,819)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (589,970)	
Other Financing Sources/(Uses)				
Transfer In/(Out)		\$ -	\$ (1,866)	\$ (1,866)
Total Other Financing Sources (Uses)	\$ -	\$ -	\$ (1,866)	\$ (1,866)
Net Change in Fund Balance	\$ -		\$ (591,836)	
Fund Balance - Beginning	\$ -		\$ 632,037	
Fund Balance - Ending	\$ -		\$ 40,201	

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2023

	Adopted Budget	Prorated Budget Thru 02/28/23	Actual Thru 02/28/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 5,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 5,000		\$ -	
Fund Balance - Beginning	\$ 3,000		\$ -	\$ -
Fund Balance - Ending	\$ 8,000		\$ -	

Forest Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Revenues													
Assessments - Tax Roll	\$ -	\$ 16,278	\$ 257,965	\$ 46,488	\$ 13,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	333,909
Assessments - Direct	\$ -	\$ -	\$ 15,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,160
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ 15,812	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,812
Total Revenues	\$ -	\$ 16,278	\$ 273,125	\$ 46,488	\$ 28,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	364,881
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,400
Engineering	\$ -	\$ -	\$ 115	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	115
Attorney	\$ 256	\$ 1,022	\$ 1,431	\$ 1,086	\$ 330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,124
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ -	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,500
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,041
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	15,772
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	500
Postage & Delivery	\$ 16	\$ 9	\$ 14	\$ 145	\$ 125	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	309
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,563
Printing & Binding	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3
Legal Advertising	\$ 939	\$ -	\$ 627	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,883
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	195
Office Supplies	\$ 1	\$ 3	\$ 1	\$ 3	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative:	\$ 19,934	\$ 6,230	\$ 6,131	\$ 6,094	\$ 4,399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42,788

Forest Lake
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
Operations and Maintenance													
Field Expenditures													
Property Insurance	\$ 9,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,412
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,563
Landscape Maintenance	\$ 4,674	\$ 4,674	\$ 4,674	\$ 4,674	\$ 4,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	23,368
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,305	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,420
Electric	\$ 163	\$ 306	\$ 236	\$ 118	\$ 201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,024
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ -	\$ 121	\$ 100	\$ 87	\$ 164	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	472
General Repairs & Maintenance	\$ 955	\$ 1,495	\$ 14	\$ 3,594	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,058
Contingency	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	548
Subtotal Field Expenditures	\$ 18,343	\$ 9,187	\$ 7,616	\$ 11,064	\$ 7,656	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	53,865
Amenity Expenditures													
Amenity - Electric	\$ 1,001	\$ 883	\$ 853	\$ 773	\$ 771	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,281
Amenity - Water	\$ 295	\$ 308	\$ 317	\$ 399	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,318
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	11,954
Internet	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	465
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,889
Security Services	\$ 1,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,023
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,750
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,083
Amenity Repairs & Maintenance	\$ 395	\$ -	\$ -	\$ 776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,171
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 7,555	\$ 6,031	\$ 6,011	\$ 6,788	\$ 5,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	32,134
Total Expenditures	\$ 45,831	\$ 21,448	\$ 19,757	\$ 23,946	\$ 17,805	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	128,787
Excess (Deficiency) of Revenues over Expenditures	\$ (45,831)	\$ (5,170)	\$ 253,368	\$ 22,542	\$ 11,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	236,094
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (45,831)	\$ (5,170)	\$ 253,368	\$ 22,542	\$ 11,185	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	236,094

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:	5/1/2051	
Reserve Fund Definition	50% Maximum Annual Debt Service	
Reserve Fund Requirement	\$249,169	
Reserve Fund Balance	\$249,131	
Bonds Outstanding - 09/29/20		\$8,845,000
Less: Special Call - 11/1/21		(\$120,000)
Less: Principal Payment - 5/1/22		(\$165,000)
Less: Special Call - 11/1/22		(\$5,000)
Current Bonds Outstanding		\$8,555,000

Series 2022, Special Assessment Revenue Bonds		
Interest Rate:	4.750%, 5.000%, 5.375%, 5.500%	
Maturity Date:	5/1/2052	
Reserve Fund Definition	Maximum Annual Debt Service	
Reserve Fund Requirement	\$319,706	
Reserve Fund Balance	\$319,706	
Bonds Outstanding - 05/24/2022		\$4,700,000
Current Bonds Outstanding		\$4,700,000

Forest Lake
Community Development District
Special Assessment Receipt Schedule
Fiscal Year 2023

Gross Assessments \$ 378,261.20 \$ 535,872.43 \$ 914,133.63
Net Assessments \$ 351,782.92 \$ 498,361.36 \$ 850,144.28

ON ROLL ASSESSMENTS

41.38% 58.62% 100.00%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Commissions</i>	<i>Discount/Penalty</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>Series 2020 Debt Service</i>	<i>Total</i>
11/21/22	11/6/22	\$18,672.83	(\$358.52)	(\$746.86)	\$0.00	\$17,567.45	\$7,269.27	\$10,298.18	\$17,567.45
11/25/22	9/30/22	\$0.00	\$0.00	\$0.00	\$55.84	\$55.84	\$23.11	\$32.73	\$55.84
11/25/22	11/7-11/13/2022	\$23,082.30	(\$443.18)	(\$923.22)	\$0.00	\$21,715.90	\$8,985.87	\$12,730.03	\$21,715.90
12/12/22	11/14-11/23/22	\$78,448.48	(\$1,506.22)	(\$3,137.69)	\$0.00	\$73,804.57	\$30,539.74	\$43,264.83	\$73,804.57
12/21/22	11/24-11/30/22	\$563,672.39	(\$10,822.54)	(\$22,545.46)	\$0.00	\$530,304.39	\$219,435.72	\$310,868.67	\$530,304.39
12/23/22	12/1-12/15/22	\$30,213.98	(\$580.60)	(\$1,184.22)	\$0.00	\$28,449.16	\$11,772.04	\$16,677.12	\$28,449.16
12/31/22	1% Adj	(\$9,141.33)	\$0.00	\$0.00	\$0.00	(\$9,141.33)	(\$3,782.61)	(\$5,358.72)	(\$9,141.33)
01/13/23	12/16-12/31/22	\$119,316.51	(\$2,292.79)	(\$4,676.79)	\$0.00	\$112,346.93	\$46,488.26	\$65,858.67	\$112,346.93
02/16/23	1/1-1/31/23	\$33,231.89	(\$649.92)	(\$735.92)	\$0.00	\$31,846.05	\$13,177.64	\$18,668.41	\$31,846.05
TOTAL		\$ 857,497.05	\$ (16,653.77)	\$ (33,950.16)	\$ 55.84	\$ 806,948.96	\$ 333,909.04	\$ 473,039.92	\$ 806,948.96

95%	Net Percent Collected
\$ 43,195.32	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Winter Haven Management Services, LLC						
2023-01				\$375,678.14	\$60,640.63	\$315,037.51
Date Received	Due Date	Check Number	Total Net Assessed	Amount Received	Operations & Maintenance	Series 2022
12/6/22	12/1/22	1979	\$30,320.32	\$0.00	\$15,160.16	
	2/1/23		\$15,160.16	\$15,160.16		
	4/1/23		\$190,790.63	\$0.00		
	5/1/23		\$15,160.16	\$0.00		
	10/1/23		\$124,246.88	\$0.00		
			\$375,678.15	\$15,160.16	\$15,160.16	\$0.00

SECTION 3

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO 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 Second Supplemental Trust Indenture dated as of May 1, 2022 (collectively, the "Assessment Area Two Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area Two Indenture):

- (A) Requisition Number: 35
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Danielle Fence Mfg., Co., Inc.
- (D) Amount Payable: \$31,770.20
- (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 # 00073380 - PVC Fence Installed
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Two 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 Two Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area Two 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.

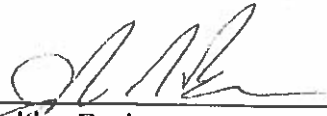
**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 3/6/23

**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 Two Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area Two 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 Two 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 Two 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: 3-1-23

#35
Danielle Fence
\$31,770.20
PUE Fence Installed

Danielle Fence Mfg. Co., Inc.

4855 State Road 60 W
Mulberry, FL 33860

Phone: 863-3182
Fax: 863-425-5676

APPROVED - EL

By eric at 9:21:10 AM, 2/27/2023

Invoice

RECEIVED

By beberline at 4:01:50 PM, 2/15/2023

Invoice: **00073380**

Sales Order No: 085804

Purchase Order No:

Date: 02/15/23

Sold To

JMBI REAL ESTATE LLC
346 EAST CENTRAL AVE
Winter Haven FL 33880
+1(863)324-3698

SENT TO CDD

By jannis at 2:20:22 PM, 2/27/2023

Ship To

JMBI REAL ESTATE LLC
PHASE 3
FOREST LAKE
DAVENPORT FL 33837

Due Date	Ship Via	FOB	REP	Invoice Terms
02/15/23	JENN		MARC GLOGOWER	PRE-PAID

Qty	Description	Unit price	Gross amount
1	25-PVCINSTALL PVC FENCE INSTALLED INSTALL 1168' OF 72" ALMOND LAKELAND BGM PVC FENCE	31770.20	31770.20

JMBI - Forest Lake Ph 3

NOTES

Subtotal:	31770.20
Total discount:	0.00
Total freight:	0.00
Sales Tax:	0.00
TOTAL:	31770.20

Approved By: _____ Date: _____

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO 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 Second Supplemental Trust Indenture dated as of May 1, 2022 (collectively, the "Assessment Area Two Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area Two Indenture):

- (A) Requisition Number: 36
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: JMBI Real Estate LLC
- (D) Amount Payable: \$3,750.00
- (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 # 1422 - Construction Management for 2/1/23 - 2/15/23
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Two 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 Two Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area Two 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: 3/6/23

**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 Two Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area Two 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 Two 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 Two 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: 3-6-23

#36

JMRI RE.

\$3,750.00

Const. mgmt. 2.1.23 - 2.15.23

JMBI Real Estate, LLC
346 E Central Avenue
Winter Haven, FL 33880

RECEIVED

By beberline at 11:45:29 AM, 2/27/2023

111

Invoice

Date	Invoice #
2/16/2023	1422

SENT TO CDD

By jannis at 2:20:11 PM, 2/27/2023

Bill To

Forest Lake CDD
Attn: Katie Costa
6200 Lee Vista Blvd Ste 300
Orlando, FL 32822

JMBI - Forest Lake Ph 3

Job

Forest Lake Ph3

Description	From Date	To Date	Amount
Design, permitting, land use, public hearing, bidding, and construction management	2/01/2023	2/15/2023	3,750.00
Thank you for your business!			Total \$3,750.00

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL ASSESSMENT BONDS, SERIES 2022
(ASSESSMENT AREA TWO 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 Second Supplemental Trust Indenture dated as of May 1, 2022 (collectively, the "Assessment Area Two Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Assessment Area Two Indenture):

- (A) Requisition Number: 37
- (B) Identify Acquisition Agreement, if applicable;
- (C) Name of Payee pursuant to Acquisition Agreement: Danielle Fence Mfg. Co. Inc.
- (D) Amount Payable: \$3,966.00
- (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 # 00073416 - PVC Fence Installed
- (F) Fund or Account and subaccount, if any, from which disbursement to be made:

Assessment Area Two 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 Two Acquisition and Construction Account; and
- 3. each disbursement set forth above was incurred in connection with the Costs of the Assessment Area Two 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.

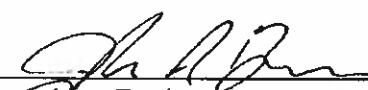
**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Responsible Officer

Date: 3/22/23

**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 Two Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the portion of the Assessment Area Two 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 Two 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 Two 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: 3-14-23

#37

Danielle Fence

\$3,966.00

PVC Fence

Danielle Fence Mfg. Co., Inc.

4855 State Road 60 W
Mulberry, FL 33860

Phone: 863-3182
Fax: 863-425-5676

RECEIVED

By beberline at 4:37:13 PM, 2/16/2023

APPROVED BUFFER HS 601430

By Greg Jones at 2:09:37 PM, 3/1/2023

Invoice

Invoice: **00073416**

Sales Order No: 086814
Purchase Order No:
Date: 02/16/23

Sold To

JMBI REAL ESTATE LLC
346 EAST CENTRAL AVE
Winter Haven FL 33880
+1(863)324-3698

SENT TO CDD

By jannis at 4:17:02 PM, 3/7/2023

JMBI - Forest Lake Ph 3

Ship To

JMBI REAL ESTATE LLC
NORTH, EAST, WEST BOUNDARY LINE
SUGARWOOD ST
DAVENPORT FL 33837

Phase 3

Due Date	Ship Via	FOB	REP	Invoice Terms
02/16/23			PAUL MILLER	PRE-PAID

Qty	Description	Unit price	Gross amount
1	25-PVCINSTALL PVC FENCE INSTALLED 74' OF NEW 72" ALMOND LAKELAND BGM R GRADE PVC FENCE TAKEDOWN AND REINSTALL 56' OF EXISTING 72" TALL ALMOND BGM PVC FENCE AND MOVE TO NEW AREA .	3966.00	3966.00

NOTES

Subtotal:	3966.00
Total discount:	0.00
Total freight:	0.00
Sales Tax:	0.00
TOTAL:	3966.00

Approved By: _____ Date: _____