

*Forest Lake  
Community Development District*

*Meeting Agenda*

*May 2, 2023*

# 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

April 25, 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, May 2, 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 (<sup>1</sup>Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes from the April 4, 2023 Board of Supervisors Meeting
4. Consideration of Resolution 2023-06 Approving the Proposed Fiscal Year 2023/2024 Budget (Suggested Date: August 1, 2023), Declaring Special Assessments, and Setting the Public Hearings on the Fiscal Year 2023/2024 Budget and Imposition of Operations and Maintenance Assessments
5. Consideration of Resolution 2023-07 Setting a Public Hearing on Amended Parking and Towing Policies for the District
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Proposal for Installation of Message Board
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet and Income Statement
    - iii. Presentation of Number of Registered Voters—322
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

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<sup>1</sup> Comments will be limited to three (3) minutes

# 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, **April 4, 2023** at 10:15 a.m. at 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Lauren Schwenk <i>by Zoom, joined late</i>	Chairperson
Eric Lavoie	Vice Chairman
Jessica Kowalski	Assistant Secretary
Jessica Petrucci	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Lauren Gentry	District Counsel, KVV Law Group
Marshall Tindall	Field Manager, GMS
Bobbie Henley	Appointed as Assistant Secretary

**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.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

Ms. Burns opened the meeting to the public for comment on anything specific to the agenda. One audience member asked if they could have a vote on what flowers to put in the flower bed, and Ms. Burns responded that only the Board members voted on CDD decisions.

Another audience member asked for an update on the speed limit signs and what the speed limit would be, and Ms. Burns replied that they would discuss that under the Field Manager's report.

**THIRD ORDER OF BUSINESS**

**Organizational Matters**

**A. Acceptance of Resignation from Rennie Heath**

Ms. Burns stated that they had received a letter of resignation from Rennie Heath and asked for the Board to approve the resignation.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Resignation from Rennie Heath, was approved.

**B. Appointment to Fill the Vacant Board Seat**

Ms. Burns stated that there was now a vacancy on the Board and explained that after the District was established for 6 years and had at least 250 registered voters, they would start the process of transferring two Board seats to residents. They had not gotten to that point yet in their District, and Ms. Burns explained that the only requirement for someone to be appointed to the Board was that they were a Florida resident, at least 18 years old, and a U.S. citizen. She asked if the Board had any nominations, and Mr. Lavoie nominated Bobbie Henley.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Appointment of Bobbie Henley to Fill the Vacant Seat on the Board, was approved.

**C. Administration of Oath to Newly Appointed Supervisor**

Ms. Burns read the oath of office to Ms. Henley and asked her to sign the required documents.

**D. Consideration of Resolution 2023-04 Electing Officers**

Ms. Burns asked how the Board wanted to reelect officers, and the Board decided that Lauren Schwenk would be Chair, Eric Lavoie would be Vice Chair, and the remaining Board members would be Assistant Secretaries, with Ms. Burns as Secretary and Mr. Flint as an Assistant Secretary.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, Resolution 2023-04 Electing Officers as slated above, was approved.

**FOURTH ORDER OF BUSINESS**

**Approval of Minutes from the March 7,  
2023 Board of Supervisors Meeting**

Ms. Burns presented the meeting minutes from the March 7, 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 Ms. Kowalski, seconded by Mr. Lavoie, with all in favor, the Minutes of the March 7, 2023 Board of Supervisors Meetings, were approved.

#### **FIFTH ORDER OF BUSINESS**

#### **Consideration of Phase 2 Conveyance Documents**

Ms. Gentry presented the Phase 2 conveyance documents, noting that they were the standard form with the deed and affidavits that went along with that. She noted that they were not ready to be turned over, but that they would be ready during the month of April. She asked for a motion to approve in substantial form.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Phase 2 Conveyance Documents, were approved in substantial form.

*\*Ms. Burns noted for the record that Ms. Schwenk joined the meeting via Zoom.*

#### **SIXTH ORDER OF BUSINESS**

#### **Consideration of Resolution 2023-05 Authorization of Bank Account Signatories**

Ms. Burns presented Resolution 2023-05, noting that it appointed offices of the District as the signatory so that as they change over time, they could submit the resolution to the bank, along with the resolution appointing the person as the Secretary or Assistant Treasurer on the account. She asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, Resolution 2023-05 Authorization of Bank Account Signatories, was approved.

#### **SEVENTH ORDER OF BUSINESS**

#### **Discussion Regarding Street Parking and Towing Policies**

Ms. Burns stated that at the last Board meeting, they had approved the installation street parking signs on Sugarwood, and that they had also received several comments from residents regarding other layouts where there were a few areas that were the same situation on Sugarwood. She noted that they were highlighted in the agenda, and that she had directed Mr. Tindall to not install the signage until they had a discussion. She noted that there were 5 different areas highlighted on the map with concerns that were new, and 5 areas that were discussed during the last Board meeting. She also gave the Board the option of putting signage throughout the entire community instead of looking at the odd versus the even sides of the street.

After further discussion, the Board decided to plan on 25 designated parking signs to install on the even side of the road instead so that there was less confusion for the residents. It was also noted that they would change the parking policy so that there was no parking in the CDD whatsoever other than the areas that had designated parking signs. Because of that, Ms. Gentry asked that they have another hearing regarding the change in policy and added that she would get the notice out for the June meeting. It was also noted that they would not approve the signs until the June meeting to avoid confusion. Ms. Burns asked for a motion to approve.

On MOTION by Ms. Petrucci, seconded by Mr. Lavoie, with all in favor, Setting the Street Parking and Towing Policy Public Hearing on June 6, 2023 at 10:15 a.m. at their current location, was approved.

## **EIGHTH ORDER OF BUSINESS**

### **Staff Reports**

#### **A. Attorney**

Ms. Gentry noted that she had talked to the county and engaged with the police chief to find out what the issues were with traffic enforcement in the community, and she found out that when the original signs were installed instead of the advisory signs, they were installed as the white speed limit signs. She also noted that everyone that she had talked to said that it should not prevent enforcement of the 25-mph zone where it was posted, but that in order to clean everything up to avoid confusion, she had a proposal for replacing the 15-mph signs with the advisory yellow signs. She also noted that she had talked to the county and police chief after a resident reported that they were being told that there could be no traffic enforcement on the roads until the CDD entered into a traffic enforcement agreement, and the county and police chief noted that that was not the case and only applied to private roads owned by HOAs.



**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, noting that landscaping was going well, and that the amenity was looking good. He added that there was an issue with some residents getting sick as a result of being in the pool area with mildew, and therefore the area and furniture were cleaned. He also added that the new shade had been put in to replace the one that had been damaged by the hurricane. Mr. Tindall stated that there were also gaps in the sidewalk in various areas around the amenity that were repaired, as well as that the gaps by the retaining wall had been filled.

**i. Consideration of Proposal for Speed Limit Sign Replacement** *(to be provided under separate cover)*

Mr. Tindall presented the proposal for the speed limit sign replacement, noting that the total was \$3,505, which included 25 speed limit sign replacements. Ms. Gentry added that this would address the replacement of the advisory signs, as well as misplaced speed limit signs in the straight-of-way. Ms. Burns asked for a motion to approve.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for Speed Limit Sign Replacement, was approved.

**ii. Consideration of Proposal for Entrance Annuals Planting** *(to be provided under separate cover)*

Mr. Tindall noted that landscaping was going well in the CDD, adding that he had a quote for \$12,000 of annuals to put into the 10 flower beds in the community and would be considered in next year's budget if the Board chose to do so. Ms. Burns noted that there would either be an increase in the budget and that a public hearing would be notified for residents when the time came or that there would be no increase in the budget due to leftover funds. The Board agreed to have Ms. Burns bring the item back for discussion once the preliminary budget was put together and \$12,000 was added to the budget.

**D. District Manager's Report****i. Approval of the Check Register**

Ms. Burns presented the check register which was included in the agenda package. She asked for a motion to approve.

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

**ii. Balance Sheet and Income Statement**

Ms. Burns stated the financials through February 28<sup>th</sup> were in the package for review. There was no action that needed to be taken.

**iii. Ratification of Summary of Series 2022 (AA2) Requisitions #35 to #37**

Ms. Burns presented the Series 2022 (AA2) Requisitions #35 to 37. She noted that these have already been approved and just needed to be ratified.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Series 2022 (AA2) Requisitions #35 to #37, were ratified.

**NINTH ORDER OF BUSINESS****Other Business**

Ms. Burns noted that she had received some resident requests for security options for the pool, and she added that they could be able to hire limited security for peak hours during next year's budget. She also added that the cost would be around \$25,000 and would cover 8 hours a day on Saturdays and Sundays. The Board decided that they would add security into the budget.

**TENTH ORDER OF BUSINESS****Supervisors Requests and Audience Comments**

An audience member noted that the concern with pool security was the possibility of unaccompanied children getting hurt by running around or jumping the fence during closed hours. Ms. Burns noted that if any residents saw anyone at the amenity during closed hours, they should call the police.

Another audience asked where the parking signs would be posted in June, and Ms. Burns replied that the consideration was to post signs at the corners and one in the middle of the street

that would say “parking allowed on this side.” The resident then asked why they had to completely replace the signs instead of changing the verbiage on the current ones, and Ms. Burns explained that they were still looking at several options, with one of those being that they could leave the current signs, as well as the option of installing “No Parking” signs every 25 feet, and the third option would be to replace the two signs at the front of the community to state that parking was only allowed in the designated parking areas with signs. The audience member asked if residents would be paying for things that were to happen in Phase 3, such as parking. Ms. Burns replied that they would not for the current fiscal year, but that the Phase 3 landscaping would eventually be conveyed to the District. She also added that if the parking was changed and they agreed to go ahead with the change in signage, it would go into Phase 3, however the parking policy itself did not extend to Phase 3 because there was no one living there yet.

Another resident asked if the parking that was discussed was going to be based on the streets itself instead of the odd or even sides of the street, and Ms. Burns replied that that was correct. The resident also asked if all of the 15 mph signs would be replaced with 25 mph signs, to which Ms. Burns answered that that was correct, excluding the yellow advisory signs.

Another resident noted that there were two signs when you drive up Holly Hill that say “Forest Lake, a build-to-rent community”, and she stated that she thought that that was just for Phase 3. She asked if that was an HOA or CDD issue, and Ms. Burns responded that it was an HOA issue. Ms. Gentry also added that she could reach out to the builder and see if she could get the verbiage on the signage changed to only include Phase 3.

**ELEVENTH ORDER OF BUSINESS****Adjournment**

Ms. Burns adjourned the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

## SECTION IV

## RESOLUTION 2023-06

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2023/2024; DECLARING SPECIAL ASSESSMENTS TO FUND THE PROPOSED BUDGETS PURSUANT TO CHAPTERS 170, 190 AND 197, FLORIDA STATUTES; SETTING PUBLIC HEARINGS; ADDRESSING PUBLICATION; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) prior to June 15, 2023, proposed budgets (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

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

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

**1. PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

**2. DECLARING ASSESSMENTS.** Pursuant to Chapters 170, 190 and 197, Florida Statutes, the Assessments shall defray the cost of the Services in the total estimated amounts set forth in the Proposed Budget. The nature of, and plans and specifications for, the Services to be funded by the Assessments are described in the Proposed Budget and in the reports (if any) of the District Engineer, all of which are on file and available for public inspection at the “**District’s Office**,” located at Governmental Management Services-CF, LLC – 219 East Livingston Street, Orlando, Florida 32801. The Assessments shall be levied within the District on all benefitted lots and lands, and shall be apportioned, all as described in the Proposed Budget and the preliminary assessment roll included therein. The preliminary assessment roll is also on file and available for public inspection at the District’s Office. The Assessments shall be paid in one more installments pursuant to a bill issued by the District in November of 2023, and pursuant to Chapter 170, Florida Statutes, or, alternatively, pursuant to the *Uniform Method* as set forth in Chapter 197, Florida Statutes.

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

DATE: Tuesday, August 1, 2023

HOUR: 10:15 a.m.

LOCATION: Holiday Inn—Winter Haven  
200 Cypress Gardens Blvd.  
Winter Haven, FL 33880

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

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

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

**7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

**PASSED AND ADOPTED THIS 2ND DAY OF MAY 2023.**

ATTEST:

\_\_\_\_\_  
Secretary

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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

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

***Proposed Budget***  
***FY2024***



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

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Assessments - Tax Roll	\$ 351,781	\$ 336,635	\$ 15,146	\$ 351,781	\$ 617,755
Assessments - Direct Bill	\$ 60,641	\$ 15,160	\$ 6,847	\$ 22,007	\$ -
Assessments - Lot Closings	\$ -	\$ 38,634	\$ -	\$ 38,634	\$ -

<b>Total Revenues</b>	<b>\$ 412,422</b>	<b>\$ 390,429</b>	<b>\$ 21,993</b>	<b>\$ 412,422</b>	<b>\$ 617,755</b>
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**Expenditures**

**Administrative**

Supervisor Fees	\$ 12,000	\$ 2,200	\$ 4,000	\$ 6,200	\$ 12,000
Engineering	\$ 15,000	\$ 115	\$ 7,500	\$ 7,615	\$ 15,000
Attorney	\$ 30,000	\$ 4,124	\$ 15,000	\$ 19,124	\$ 30,000
Annual Audit	\$ 5,500	\$ -	\$ 6,500	\$ 6,500	\$ 6,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 3,000	\$ 3,000	\$ 6,000	\$ 6,000
Trustee Fees	\$ 8,081	\$ 4,041	\$ 4,040	\$ 8,081	\$ 8,081
Management Fees	\$ 37,853	\$ 18,927	\$ 18,926	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 404	\$ 500	\$ 904	\$ 1,000
Insurance	\$ 6,210	\$ 5,563	\$ -	\$ 5,563	\$ 6,397
Copies	\$ 500	\$ 9	\$ 25	\$ 34	\$ 500
Legal Advertising	\$ 10,000	\$ 1,883	\$ 5,000	\$ 6,883	\$ 5,000
Other Current Charges	\$ 6,460	\$ 235	\$ 240	\$ 475	\$ 1,500
Office Supplies	\$ 625	\$ 10	\$ 30	\$ 40	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

<b>Total Administrative</b>	<b>\$ 148,304</b>	<b>\$ 47,634</b>	<b>\$ 66,712</b>	<b>\$ 114,346</b>	<b>\$ 141,902</b>
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**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**General Fund**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<u>Operations &amp; Maintenance</u>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 9,412	\$ -	\$ 9,412	\$ 14,118
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 74,000	\$ 28,041	\$ 28,041	\$ 56,082	\$ 127,000
Landscape Replacement	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 12,000
Streetlights	\$ 16,764	\$ 7,924	\$ 9,000	\$ 16,924	\$ 33,770
Electric	\$ 6,600	\$ 1,441	\$ 2,496	\$ 3,937	\$ 7,260
Water & Sewer	\$ 3,000	\$ -	\$ 522	\$ 522	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,961	\$ 1,250	\$ 4,211	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 578	\$ 3,750	\$ 4,328	\$ 7,500
General Repairs & Maintenance	\$ 12,000	\$ 7,520	\$ 6,000	\$ 13,520	\$ 12,000
Contingency	\$ 7,500	\$ 548	\$ 600	\$ 1,148	\$ 7,500
<b>Subtotal Field Expenses</b>	<b>\$ 162,614</b>	<b>\$ 66,300</b>	<b>\$ 65,534</b>	<b>\$ 131,834</b>	<b>\$ 241,343</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 12,540	\$ 5,359	\$ 6,468	\$ 11,827	\$ 13,794
Amenity - Water	\$ 3,696	\$ 1,697	\$ 2,653	\$ 4,350	\$ 4,350
Playground Lease	\$ 28,688	\$ 14,344	\$ 14,344	\$ 28,688	\$ 28,688
Internet	\$ 1,500	\$ 573	\$ 648	\$ 1,221	\$ 1,500
Pest Control	\$ 480	\$ 200	\$ 280	\$ 480	\$ 528
Janitorial Services	\$ 6,600	\$ 3,689	\$ 4,800	\$ 8,489	\$ 9,600
Security Services	\$ 2,500	\$ 2,528	\$ 1,250	\$ 3,778	\$ 33,500
Pool Maintenance	\$ 18,000	\$ 8,100	\$ 8,100	\$ 16,200	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 2,896	\$ 2,500	\$ 5,396	\$ 5,250
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,171	\$ 5,000	\$ 6,171	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 3,750	\$ 3,750	\$ 7,500
<b>Subtotal Amenity Expenses</b>	<b>\$ 96,504</b>	<b>\$ 40,557</b>	<b>\$ 49,793</b>	<b>\$ 90,351</b>	<b>\$ 134,510</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 259,118</b>	<b>\$ 106,857</b>	<b>\$ 115,327</b>	<b>\$ 222,184</b>	<b>\$ 375,853</b>
<u>Other Expenditures</u>					
Capital Reserves - Transfer	\$ 5,000	\$ -	\$ -	\$ -	\$ 100,000
<b>Total Other Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
<b>Total Expenditures</b>	<b>\$ 412,422</b>	<b>\$ 154,491</b>	<b>\$ 182,039</b>	<b>\$ 336,530</b>	<b>\$ 617,755</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 235,938</b>	<b>\$ (160,046)</b>	<b>\$ 75,892</b>	<b>\$ -</b>

Net Assessments	\$ 617,755
Add: Discounts & Collections 7%	\$ 46,498
Gross Assessments	<u>\$ 664,253</u>
Assessable Units	574
Per Unit Gross Assessment	<u>\$ 1,157.24</u>
Per Unit Net Assessment	<u>\$ 1,076.23</u>

FY23 Gross Per Unit Assessment	FY43 Gross Per Unit Assessment	Increase
\$974.90	\$1,157.24	\$182.34

# 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, Wood & Associates Engineering, LLC, provides 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, KE Law Group, provides 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. The District is currently contracted with Grau & Associates for these services.

##### **Assessment Administration**

The District has contracted with Governmental Management Services-Central Florida, LLC, 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 and 2022 bonds.

##### **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 the Series 2020 and 2022 bonds.

##### **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. Governmental Management Services-Central Florida, LLC, provides these services.

#### 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. Governmental Management Services-Central Florida, LLC, provides these services.

#### Postage & Delivery

The District incurs charges for mailing, overnight deliveries, correspondence, etc.

#### Insurance

The District's general liability and public official's liability insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

#### Copies

Printing 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.

#### 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.

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

**Operations & Maintenance:**

**Field Expenditures**

Property Insurance

The District's property insurance coverages.

Field Management

Governmental Management Services-Central Florida, LLC, provides onsite field management of contracts for the District such as landscape 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 current and estimated cost to maintain streetlights within the District Boundaries.

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.

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.

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

Contingency

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

**Amenity Expenditures**

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, as well as maintaining security systems.

Pool Maintenance

Represents the costs of regular cleaning and treatments of the District's pool. The services are provided by Resort Pool Services.

Amenity Access Management

Represents the cost of managing access to the District's amenity facilities. Governmental Management Services-Central Florida, LLC, provides these services.

Amenity Repairs & Maintenance

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

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

*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 FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b><u>Revenues</u></b>					
Special Assessments	\$ 505,199	\$ 476,902	\$ 28,297	\$ 505,199	\$ 498,246
Interest	\$ -	\$ 6,320	\$ -	\$ 6,320	\$ -
Carry Forward Surplus	\$ 175,748	\$ 172,115	\$ -	\$ 172,115	\$ 180,777
<b>Total Revenues</b>	<b>\$ 680,947</b>	<b>\$ 655,336</b>	<b>\$ 28,297</b>	<b>\$ 683,634</b>	<b>\$ 679,023</b>
<b><u>Expenditures</u></b>					
Interest Expense - 11/1	\$ 163,978	\$ 163,878	\$ -	\$ 163,878	\$ 161,547
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense - 5/1	\$ 170,000	\$ -	\$ 170,000	\$ 170,000	\$ 175,000
Interest Expense - 5/1	\$ 163,978	\$ -	\$ 163,978	\$ 163,978	\$ 161,547
<b>Total Expenditures</b>	<b>\$ 497,956</b>	<b>\$ 168,878</b>	<b>\$ 333,978</b>	<b>\$ 502,856</b>	<b>\$ 498,094</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 182,991</b>	<b>\$ 486,458</b>	<b>\$ (305,681)</b>	<b>\$ 180,777</b>	<b>\$ 180,930</b>

Interest Expense 11/1/24	\$ 159,250
<b>Total</b>	<b>\$ 159,250</b>

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
SF - Phase 1	203	\$ 273,934	\$1,349	\$1,451
SF - Phase 2	185	\$ 224,312	\$1,212	\$1,304
	388	\$ 498,246		



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

Date		Balance		Prinicipal		Interest		Total
11/01/23	\$	8,385,000.00	\$	-	\$	161,546.88	\$	495,325.00
05/01/24	\$	8,385,000.00	\$	175,000.00	\$	161,546.88	\$	-
11/01/24	\$	8,210,000.00	\$	-	\$	159,250.00	\$	495,796.88
05/01/25	\$	8,210,000.00	\$	180,000.00	\$	159,250.00	\$	-
11/01/25	\$	8,030,000.00	\$	-	\$	156,887.50	\$	496,137.50
05/01/26	\$	8,030,000.00	\$	185,000.00	\$	156,887.50	\$	-
11/01/26	\$	7,845,000.00	\$	-	\$	153,881.25	\$	495,768.75
05/01/27	\$	7,845,000.00	\$	190,000.00	\$	153,881.25	\$	-
11/01/27	\$	7,655,000.00	\$	-	\$	150,793.75	\$	494,675.00
05/01/28	\$	7,655,000.00	\$	200,000.00	\$	150,793.75	\$	-
11/01/28	\$	7,455,000.00	\$	-	\$	147,543.75	\$	498,337.50
05/01/29	\$	7,455,000.00	\$	205,000.00	\$	147,543.75	\$	-
11/01/29	\$	7,250,000.00	\$	-	\$	144,212.50	\$	496,756.25
05/01/30	\$	7,250,000.00	\$	210,000.00	\$	144,212.50	\$	-
11/01/30	\$	7,040,000.00	\$	-	\$	140,800.00	\$	495,012.50
05/01/31	\$	7,040,000.00	\$	220,000.00	\$	140,800.00	\$	-
11/01/31	\$	6,820,000.00	\$	-	\$	136,400.00	\$	497,200.00
05/01/32	\$	6,820,000.00	\$	230,000.00	\$	136,400.00	\$	-
11/01/32	\$	6,590,000.00	\$	-	\$	131,800.00	\$	498,200.00
05/01/33	\$	6,590,000.00	\$	235,000.00	\$	131,800.00	\$	-
11/01/33	\$	6,355,000.00	\$	-	\$	127,100.00	\$	493,900.00
05/01/34	\$	6,355,000.00	\$	245,000.00	\$	127,100.00	\$	-
11/01/34	\$	6,110,000.00	\$	-	\$	122,200.00	\$	494,300.00
05/01/35	\$	6,110,000.00	\$	255,000.00	\$	122,200.00	\$	-
11/01/35	\$	5,855,000.00	\$	-	\$	117,100.00	\$	494,300.00
05/01/36	\$	5,855,000.00	\$	265,000.00	\$	117,100.00	\$	-
11/01/36	\$	5,590,000.00	\$	-	\$	111,800.00	\$	493,900.00
05/01/37	\$	5,590,000.00	\$	275,000.00	\$	111,800.00	\$	-
11/01/37	\$	5,315,000.00	\$	-	\$	106,300.00	\$	493,100.00
05/01/38	\$	5,315,000.00	\$	290,000.00	\$	106,300.00	\$	-
11/01/38	\$	5,025,000.00	\$	-	\$	100,500.00	\$	496,800.00
05/01/39	\$	5,025,000.00	\$	300,000.00	\$	100,500.00	\$	-
11/01/39	\$	4,725,000.00	\$	-	\$	94,500.00	\$	495,000.00
05/01/40	\$	4,725,000.00	\$	315,000.00	\$	94,500.00	\$	-
11/01/40	\$	4,410,000.00	\$	-	\$	88,200.00	\$	497,700.00
05/01/41	\$	4,410,000.00	\$	325,000.00	\$	88,200.00	\$	-
11/01/41	\$	4,085,000.00	\$	-	\$	81,700.00	\$	494,900.00
05/01/42	\$	4,085,000.00	\$	340,000.00	\$	81,700.00	\$	-
11/01/42	\$	3,745,000.00	\$	-	\$	74,900.00	\$	496,600.00
05/01/43	\$	3,745,000.00	\$	355,000.00	\$	74,900.00	\$	-
11/01/43	\$	3,390,000.00	\$	-	\$	67,800.00	\$	497,700.00

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

Date		Balance	Principal		Interest		Total
05/01/44	\$	3,390,000.00	\$	365,000.00	\$	67,800.00	\$ -
11/01/44	\$	3,025,000.00	\$	-	\$	60,500.00	\$ 493,300.00
05/01/45	\$	3,025,000.00	\$	380,000.00	\$	60,500.00	\$ -
11/01/45	\$	2,645,000.00	\$	-	\$	52,900.00	\$ 493,400.00
05/01/46	\$	2,645,000.00	\$	400,000.00	\$	52,900.00	\$ -
11/01/46	\$	2,245,000.00	\$	-	\$	44,900.00	\$ 497,800.00
05/01/47	\$	2,245,000.00	\$	415,000.00	\$	44,900.00	\$ -
11/01/47	\$	1,830,000.00	\$	-	\$	36,600.00	\$ 496,500.00
05/01/48	\$	1,830,000.00	\$	430,000.00	\$	36,600.00	\$ -
11/01/48	\$	1,400,000.00	\$	-	\$	28,000.00	\$ 494,600.00
05/01/49	\$	1,400,000.00	\$	450,000.00	\$	28,000.00	\$ -
11/01/49	\$	950,000.00	\$	-	\$	19,000.00	\$ 497,000.00
05/01/50	\$	950,000.00	\$	465,000.00	\$	19,000.00	\$ -
11/1/50	\$	485,000.00	\$	-	\$	9,700.00	\$ 493,700.00
5/1/51	\$	485,000.00	\$	485,000.00	\$	9,700.00	\$ 494,700.00
				\$	8,385,000	\$	5,653,631
						\$	14,372,409

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Series 2022 Debt Service Fund**

Description	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
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**Revenues**

Special Assessments	\$ 319,706	\$ 234,125	\$ 85,581	\$ 319,706	\$ 140,650
Assessments - Prepayments	\$ -	\$ 1,954,409	\$ -	\$ 1,954,409	\$ -
Interest	\$ -	\$ 6,730	\$ -	\$ 6,730	\$ -
Carry Forward Surplus	\$ 109,737	\$ 110,828	\$ -	\$ 110,828	\$ 155,842

<b>Total Revenues</b>	<b>\$ 429,443</b>	<b>\$ 2,306,092</b>	<b>\$ 85,581</b>	<b>\$ 2,391,673</b>	<b>\$ 296,492</b>
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**Expenditures**

Interest Expense - 11/1	\$ 109,717	\$ 109,717	\$ -	\$ 109,717	\$ 80,947
Principal Expense - 5/1	\$ 65,000	\$ -	\$ 65,000	\$ 65,000	\$ 45,000
Interest Expense - 5/1	\$ 124,247	\$ -	\$ 124,247	\$ 124,247	\$ 80,947
Special Call - 5/1	\$ -	\$ -	\$ 1,615,000	\$ 1,615,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 320,000	\$ 320,000	\$ -

<b>Total Expenditures</b>	<b>\$ 298,964</b>	<b>\$ 109,717</b>	<b>\$ 2,124,247</b>	<b>\$ 2,233,964</b>	<b>\$ 206,894</b>
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**Other Financing Sources/(Uses)**

Transfer In/(Out)	\$ -	\$ (1,866)	\$ -	\$ (1,866)	\$ -
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<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ (1,866)</b>	<b>\$ -</b>	<b>\$ (1,866)</b>	<b>\$ -</b>
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<b>Excess Revenues/(Expenditures)</b>	<b>\$ 130,479</b>	<b>\$ 2,194,508</b>	<b>\$ (2,038,666)</b>	<b>\$ 155,842</b>	<b>\$ 89,598</b>
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Interest Expense 11/1/24	\$ 79,878
<b>Total</b>	<b>\$ 79,878</b>

Product	Assessable Units	Total Net Assessments	Net Assessment Per Unit	Gross Assessment Per Unit
Single Family	116	\$ 140,650	\$1,212	\$1,304
	116	\$ 140,650		

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
11/01/23	\$ 3,020,000.00	\$ -	\$ 80,946.88	\$ 80,946.88
05/01/24	\$ 3,020,000.00	\$ 45,000.00	\$ 80,946.88	
11/01/24	\$ 2,975,000.00	\$ -	\$ 79,878.13	\$ 205,825.00
05/01/25	\$ 2,975,000.00	\$ 50,000.00	\$ 79,878.13	\$ -
11/01/25	\$ 2,875,000.00	\$ -	\$ 78,690.63	\$ 208,568.75
05/01/26	\$ 2,820,000.00	\$ 50,000.00	\$ 78,690.63	\$ -
11/01/26	\$ 2,820,000.00	\$ -	\$ 77,503.13	\$ 206,193.75
05/01/27	\$ 2,820,000.00	\$ 55,000.00	\$ 77,503.13	\$ -
11/01/27	\$ 2,820,000.00	\$ -	\$ 76,196.88	\$ 208,700.00
05/01/28	\$ 2,820,000.00	\$ 55,000.00	\$ 76,196.88	\$ -
11/01/28	\$ 2,765,000.00	\$ -	\$ 74,821.88	\$ 206,018.75
05/01/29	\$ 2,765,000.00	\$ 60,000.00	\$ 74,821.88	\$ -
11/01/29	\$ 2,705,000.00	\$ -	\$ 73,321.88	\$ 208,143.75
05/01/30	\$ 2,705,000.00	\$ 60,000.00	\$ 73,321.88	\$ -
11/01/30	\$ 2,510,000.00	\$ -	\$ 71,821.88	\$ 205,143.75
05/01/31	\$ 2,510,000.00	\$ 65,000.00	\$ 71,821.88	\$ -
11/01/31	\$ 2,510,000.00	\$ -	\$ 70,196.88	\$ 207,018.75
05/01/32	\$ 2,510,000.00	\$ 70,000.00	\$ 70,196.88	\$ -
11/01/32	\$ 2,510,000.00	\$ -	\$ 68,446.88	\$ 208,643.75
05/01/33	\$ 2,510,000.00	\$ 70,000.00	\$ 68,446.88	\$ -
11/01/33	\$ 2,440,000.00	\$ -	\$ 66,565.63	\$ 205,012.50
05/01/34	\$ 2,440,000.00	\$ 75,000.00	\$ 66,565.63	\$ -
11/01/34	\$ 2,365,000.00	\$ -	\$ 64,550.00	\$ 206,115.63
05/01/35	\$ 2,365,000.00	\$ 80,000.00	\$ 64,550.00	\$ -
11/01/35	\$ 2,285,000.00	\$ -	\$ 62,400.00	\$ 206,950.00
05/01/36	\$ 2,285,000.00	\$ 85,000.00	\$ 62,400.00	\$ -
11/01/36	\$ 2,200,000.00	\$ -	\$ 60,115.63	\$ 207,515.63
05/01/37	\$ 2,200,000.00	\$ 90,000.00	\$ 60,115.63	\$ -
11/01/37	\$ 2,110,000.00	\$ -	\$ 57,696.88	\$ 207,812.50
05/01/38	\$ 2,110,000.00	\$ 95,000.00	\$ 57,696.88	\$ -
11/01/38	\$ 2,015,000.00	\$ -	\$ 55,143.75	\$ 207,840.63
05/01/39	\$ 2,015,000.00	\$ 100,000.00	\$ 55,143.75	\$ -
11/01/39	\$ 1,915,000.00	\$ -	\$ 52,456.25	\$ 207,600.00
05/01/40	\$ 1,700,000.00	\$ 105,000.00	\$ 52,456.25	\$ -
11/01/40	\$ 1,585,000.00	\$ -	\$ 49,634.38	\$ 207,090.63
05/01/41	\$ 1,585,000.00	\$ 110,000.00	\$ 49,634.38	\$ -
11/01/41	\$ 1,585,000.00	\$ -	\$ 46,678.13	\$ 206,312.50
05/01/42	\$ 1,585,000.00	\$ 115,000.00	\$ 46,678.13	\$ -
11/01/42	\$ 1,585,000.00	\$ -	\$ 43,587.50	\$ 205,265.63
05/01/43	\$ 1,585,000.00	\$ 125,000.00	\$ 43,587.50	\$ -
11/01/43	\$ 1,460,000.00	\$ -	\$ 40,150.00	\$ 208,737.50

**Forest Lake**  
**Community Development District**  
**Series 2022 Special Assessment Bonds**  
**Amortization Schedule**

Date	Balance	Principal	Interest	Total
05/01/44	\$ 1,460,000.00	\$ 130,000.00	\$ 40,150.00	\$ -
11/01/44	\$ 1,330,000.00	\$ -	\$ 36,575.00	\$ 206,725.00
05/01/45	\$ 1,330,000.00	\$ 135,000.00	\$ 36,575.00	\$ -
11/01/45	\$ 1,195,000.00	\$ -	\$ 32,862.50	\$ 204,437.50
05/01/46	\$ 1,195,000.00	\$ 145,000.00	\$ 32,862.50	\$ -
11/01/46	\$ 1,050,000.00	\$ -	\$ 28,875.00	\$ 206,737.50
05/01/47	\$ 1,050,000.00	\$ 150,000.00	\$ 28,875.00	\$ -
11/01/47	\$ 900,000.00	\$ -	\$ 24,750.00	\$ 203,625.00
05/01/48	\$ 900,000.00	\$ 160,000.00	\$ 24,750.00	\$ -
11/01/48	\$ 740,000.00	\$ -	\$ 20,350.00	\$ 205,100.00
05/01/49	\$ 740,000.00	\$ 170,000.00	\$ 20,350.00	\$ -
11/01/49	\$ 570,000.00	\$ -	\$ 15,675.00	\$ 206,025.00
05/01/50	\$ 570,000.00	\$ 180,000.00	\$ 15,675.00	\$ -
11/1/50	\$ 390,000.00	\$ -	\$ 10,725.00	\$ 206,400.00
5/1/51	\$ 390,000.00	\$ 190,000.00	\$ 10,725.00	\$ -
11/1/51	\$ 200,000.00	\$ -	\$ 5,500.00	\$ 206,225.00
5/1/52	\$ 200,000.00	\$ 200,000.00	\$ 5,500.00	\$ 205,500.00
		\$ 3,020,000	\$ 3,052,231	\$ 6,072,231

**Forest Lake**  
**Community Development District**  
**Proposed Budget**  
**Capital Reserve Fund**

	Adopted Budget FY2023	Actuals Thru 3/31/23	Projected Next 6 Months	Total Thru 9/30/23	Proposed Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ 3,000	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -	\$ 100,000
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 100,000</b>

## SECTION V

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT TO DESIGNATE THE DATE, TIME AND PLACE OF A PUBLIC HEARING AND AUTHORIZATION TO PUBLISH NOTICE OF SUCH HEARING FOR THE PURPOSE OF ADOPTING RULES RELATING TO OVERNIGHT PARKING AND PARKING ENFORCEMENT.**

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

**WHEREAS**, the Board of Supervisors of the District (“Board”) is authorized by Sections 190.011(5) and 190.035, *Florida Statutes*, to adopt rules, orders, rates, fees and charges pursuant to Chapter 120, *Florida Statutes*.

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

**SECTION 1.** The Board intends to adopt *Rules Relating to Overnight Parking and Parking Enforcement* (“Policy”), a proposed copy of which is attached hereto as **Exhibit A**. The District will hold a public hearing on such policies at a meeting of the Board to be held on **Tuesday, June 6, 2023, at 10:15 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Boulevard, Winter Haven, Florida 33880.**

**SECTION 2.** The District Secretary is directed to publish notice of the hearing in accordance with Section 120.54, *Florida Statutes* and all prior actions taken for the purpose of publishing notice are hereby ratified.

**SECTION 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this 2nd day of May, 2023.

ATTEST:

**FOREST LAKE COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary/Assistant Secretary

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Chairperson, Board of Supervisors

**Exhibit A:** Rules Relating to Overnight Parking and Parking Enforcement



**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
RULES RELATING TO PARKING AND PARKING ENFORCEMENT**

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**In accordance with Chapter 190, *Florida Statutes*, and on \_\_\_\_\_, at a duly noticed public meeting, the Board of Supervisors of the Forest Lake Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.**

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**SECTION 1. INTRODUCTION.** The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

**SECTION 2. DEFINITIONS.**

- A.**        *Commercial Vehicle.* Any mobile item which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B.**        *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C.**        *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not.
- D.**        *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E.**        *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F.**        *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- G.**        *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any**

**District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

- H.** *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

**SECTION 3. DESIGNATED PARKING AREAS.** Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

**SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES.** All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

**SECTION 5. EXCEPTIONS.**

- A. ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense.
- B. ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses. Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

## **SECTION 6. TOWING/REMOVAL PROCEDURES.**

- A. SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District's Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.
- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein.

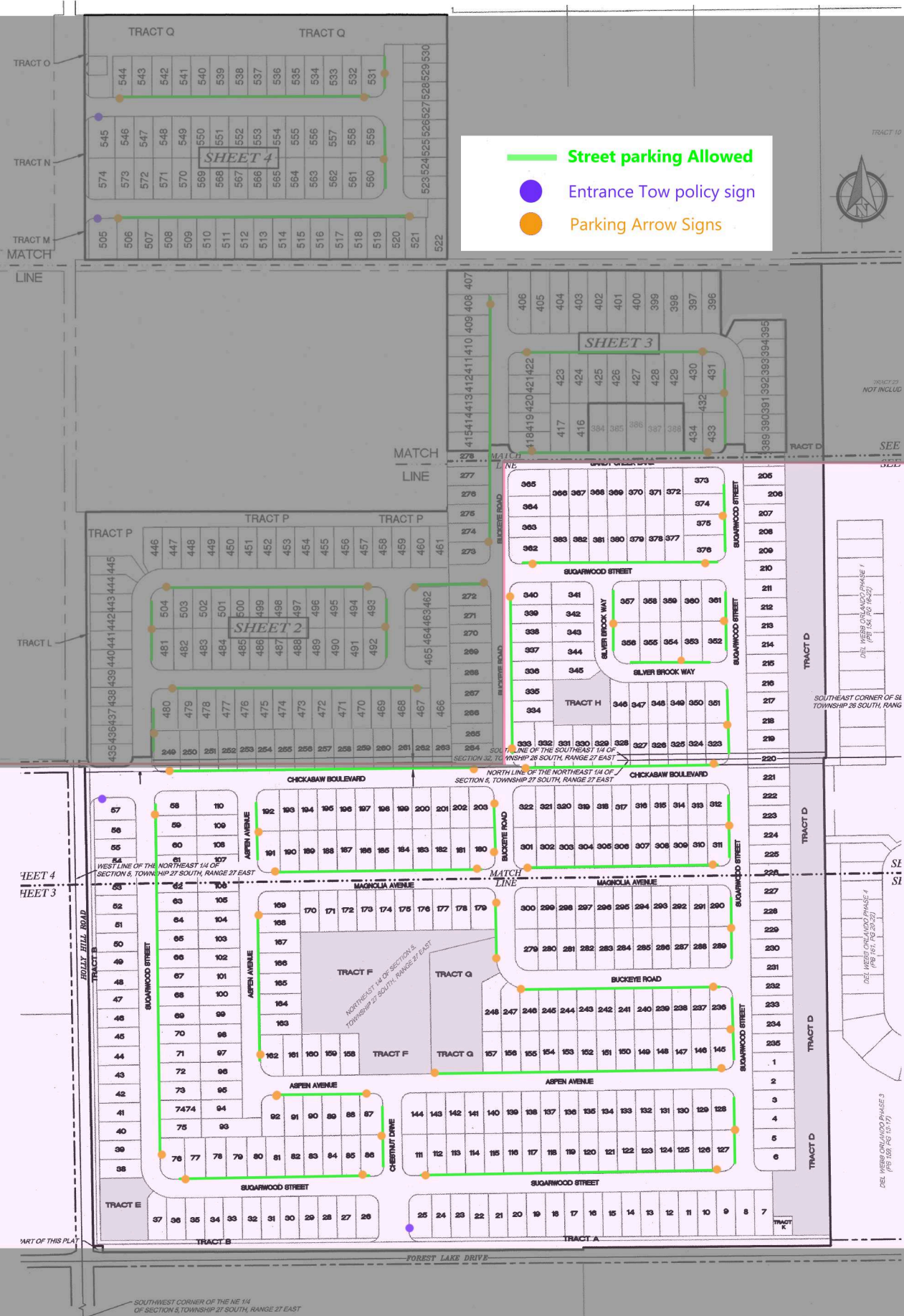
**SECTION 7. PARKING AT YOUR OWN RISK.** Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

**SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS.** The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

### **EXHIBIT A – *Designated Parking Areas (highlighted areas)***

Effective date: \_\_\_\_\_

# Forest Lake CDD - Street Parking Zones



## SECTION VI

# SECTION C

# Forest Lake CDD

## Field Management Report



May 02, 2023  
Marshall Tindall  
Field Services Manager  
GMS



# Complete

## Landscape Review

- ✚ Landscaping work has been good.
- ✚ Grass has been mowed and planters have been kept neat and clean.





# Complete

## Amenity Review

- ✚ Vendors' maintenance of the facility areas has been satisfactory.
- ✚ Stone has been a maintenance issue.
- ✚ Interest has been shown for a message board.



## Speed Limit Signs

- ✚ Approved speed limit signs were ordered and will be installed once they arrived.





# Upcoming

## Phase 2 / 3

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



# Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-346-2453, or by email at [mtindall@gmscfl.com](mailto:mtindall@gmscfl.com). Thank you.

Respectfully,  
Marshall Tindall

# SECTION 1

# Proposal #281



## Governmental Management Services

Maintenance  
Services

Bill To/District:  
Forest Lake CDD

Prepared By:  
Governmental Management Services, LLC  
219 E. Livingston Street  
Orlando, FL 32801

### Job name and Description

#### **Forest Lake CDD – Message Board**

##### **(Option A) – Wall Mount**

- Proposal is for delivery and installation of x1 Wall Mounted Message Board.

Qty	Description	Unit Price	Line Total
	Labor		\$380.00
	Mobilization		\$65.00
	Equipment		\$30.00
	Materials		\$664.72
Total Due:			\$1,139.72



# Governmental Management Services

Maintenance  
Services

Reference: Option A



# Proposal #281



## Governmental Management Services

Maintenance  
Services

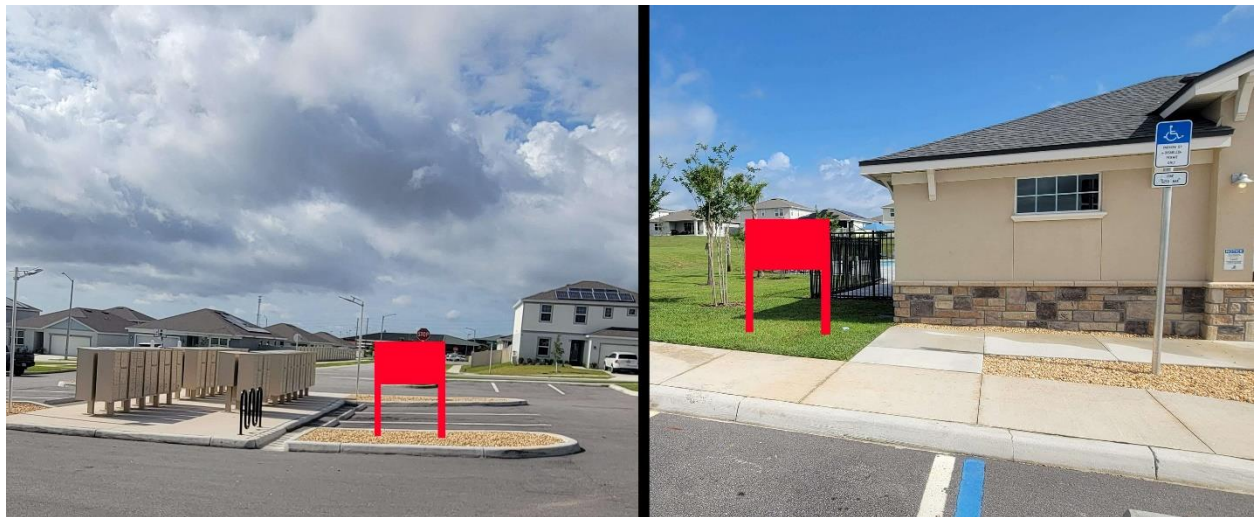
Bill To/District: Forest Lake CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
Job name and Description	
<b><u>Lucerne Park CDD – Message Board</u></b> <b>(Option B) – Freestanding Mount</b> - Proposal is for delivery and installation of x1 in-ground styled message board. Concrete will be added around posts.	

Qty	Description	Unit Price	Line Total
	Labor		\$475.00
	Mobilization		\$65.00
	Equipment		\$75.00
	Materials		\$1,168.42
Total Due:			\$1,783.42



# Proposal #281

Reference: Option B



# SECTION D

# SECTION 1

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

Summary of Checks

March 29, 2023 to April 24, 2023

Bank	Date	Check No.'s	Amount	
General Fund				
	4/10/23	347-358	\$	93,643.27
	4/12/23	359-361	\$	58,755.40
			\$	152,398.67
			\$	152,398.67

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/10/23	00038	3/20/23 00073648	202304 300-20700-10100	SER22 FR#13	*	48,307.80	
				DANIELLE FENCE MFG. CO., INC			48,307.80 000347
4/10/23	00050	3/20/23 PAYAPP#2	202304 300-20700-10100	SER22 FR#13	*	25,200.00	
				FLORIDA WALL CONCEPTS INC.			25,200.00 000348
4/10/23	00051	4/04/23 BH040420	202304 310-51300-11000	BOS 04/04/23	*	200.00	
				BOBBIE HENLEY			200.00 000349
4/10/23	00031	3/28/23 9459	202303 330-57200-48200	MONTHLY CLEANING MAR	*	550.00	
		3/28/23 9459	202303 330-57200-48200	MONTHLY TRASH SERVICE MAR	*	250.00	
		3/28/23 9459	202303 330-57200-48300	DEEP CLEAN	*	396.00	
				CLEAN STAR SERVICES OF			1,196.00 000350
4/10/23	00039	3/27/23 GMS33507	202303 330-57200-34500	300 PROXIMITY CARDS	*	1,505.25	
				CURRENT DEMANDS ELECTRICAL & SECURI			1,505.25 000351
4/10/23	00043	4/04/23 EL040420	202304 310-51300-11000	BOS 04/04/23	*	200.00	
				ERIC LAVOIE			200.00 000352
4/10/23	00030	4/06/23 04062023	202304 300-20700-10000	ASSESS TRNF SERIES 2020	*	3,861.70	
				FOREST LAKE CDD C/O US BANK			3,861.70 000353
4/10/23	00001	2/01/23 78	202302 310-51300-34000	MANAGEMENT FEES - FEB 23	*	3,154.42	
		2/01/23 78	202302 310-51300-35100	WEBSITE ADMIN - FEB 23	*	100.00	
		2/01/23 78	202302 310-51300-35200	INFO TECHNOLOGY - FEB 23	*	150.00	
		2/01/23 78	202302 310-51300-31300	DISSEMINATION - FEB 23	*	500.00	
		2/01/23 78	202302 330-57200-48300	AMENITY ACCESS - FEB 23	*	416.67	
		2/01/23 78	202302 310-51300-51000	OFFICE SUPPLIES	*	.75	
		2/01/23 78	202302 310-51300-42000	POSTAGE	*	124.84	

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
		2/01/23 79	202302 320-53800-12000		*	1,312.50	
		FIELD MANAGEMENT - FEB 23					
		2/28/23 85	202302 320-53800-48000		*	1,461.53	
		REPAIR SIGNS/FENCE					
		2/28/23 86	202302 320-53800-46600		*	2,961.11	
		REPAIR SIDEWALK/RAMPS					
			GOVERNMENTAL MANAGEMENT SERVICES-				10,181.82 000354
4/10/23 00044		4/04/23 JK040420	202304 310-51300-11000		*	200.00	
		BOS 04/04/23					
			JESSICA KOWALSKI				200.00 000355
4/10/23 00042		4/04/23 JP040420	202304 310-51300-11000		*	200.00	
		BOS 04/04/23					
			JESSICA PETRUCCI				200.00 000356
4/10/23 00006		4/04/23 LS040420	202304 310-51300-11000		*	200.00	
		BOS 04/04/23					
			LAUREN OAKLEY SCHWENK				200.00 000357
4/10/23 00033		4/07/23 04072023	202304 300-15500-10000		*	2,390.70	
		PLAYGRND/FUR LEASE MAY23					
			WHFS, LLC				2,390.70 000358
4/12/23 00050		3/20/23 PAYAPP#3	202304 300-20700-10100		*	4,250.00	
		SER22 FR#14					
			FLORIDA WALL CONCEPTS INC.				4,250.00 000359
4/12/23 00034		2/28/23 1435	202304 300-20700-10100		*	3,750.00	
		SER22 FR#14					
		3/16/23 1436	202304 300-20700-10100		*	3,750.00	
		SER22 FR#14					
			JMBI REAL ESTATE LLC				7,500.00 000360
4/12/23 00032		3/25/23 77809	202304 300-20700-10100		*	22,325.10	
		SER22 FR#14					
		3/25/23 77883	202304 300-20700-10100		*	24,680.30	
		SER22 FR#14					
			TUCKER PAVING INC				47,005.40 000361
				TOTAL FOR BANK A		152,398.67	
				TOTAL FOR REGISTER		152,398.67	

FORL FOREST LAKE CD CWRIGHT

## SECTION 2

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

***Unaudited Financial Reporting***  
***March 31, 2023***





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**Forest Lake**  
**Community Development District**  
**Combined Balance Sheet**  
**March 31, 2023**

	<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	\$ 412,039	\$ -	\$ -	\$ 412,039
<u><b>Series 2020</b></u>				
Reserve	\$ -	\$ 249,131	\$ -	\$ 249,131
Revenue	\$ -	\$ 482,590	\$ -	\$ 482,590
Prepayments	\$ -	\$ 6	\$ -	\$ 6
Construction	\$ -	\$ -	\$ 0	\$ 0
<u><b>Series 2022</b></u>				
Reserve	\$ -	\$ 319,706	\$ -	\$ 319,706
Revenue	\$ -	\$ 240,677	\$ -	\$ 240,677
Interest	\$ -	\$ 1,866	\$ -	\$ 1,866
Prepayments	\$ -	\$ 1,955,697	\$ -	\$ 1,955,697
Construction	\$ -	\$ -	\$ 736	\$ 736
Prepaid Expenses	\$ 2,391	\$ -	\$ -	\$ 2,391
Due from Developer	\$ -	\$ -	\$ 73,508	\$ 73,508
Due from General Fund	\$ -	\$ 3,862	\$ -	\$ 3,862
<b>Total Assets</b>	<b>\$ 414,429</b>	<b>\$ 3,253,536</b>	<b>\$ 74,244</b>	<b>\$ 3,742,210</b>
<b>Liabilities:</b>				
Accounts Payable	\$ 17,662	\$ -	\$ -	\$ 17,662
Contracts Payable	\$ -	\$ -	\$ 73,508	\$ 73,508
Due to Debt Service	\$ 3,862	\$ -	\$ -	\$ 3,862
<b>Total Liabilities</b>	<b>\$ 21,524</b>	<b>\$ -</b>	<b>\$ 73,508</b>	<b>\$ 95,031</b>
<b>Fund Balances:</b>				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 735,589	\$ -	\$ 735,589
Debt Service - Series 2022	\$ -	\$ 2,517,947	\$ -	\$ 2,517,947
Capital Projects - Series 2020	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2022	\$ -	\$ -	\$ 736	\$ 736
Unassigned	\$ 392,906	\$ -	\$ -	\$ 392,906
<b>Total Fund Balances</b>	<b>\$ 392,906</b>	<b>\$ 3,253,536</b>	<b>\$ 737</b>	<b>\$ 3,647,178</b>
<b>Total Liabilities &amp; Fund Balance</b>	<b>\$ 414,429</b>	<b>\$ 3,253,536</b>	<b>\$ 74,244</b>	<b>\$ 3,742,210</b>

**Forest Lake**  
**Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b><u>Revenues</u></b>				
Assessments - Tax Roll	\$ 351,781	\$ 336,635	\$ 336,635	\$ -
Assessments - Direct Bill	\$ 60,641	\$ 15,160	\$ 15,160	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 38,634	\$ 38,634
<b>Total Revenues</b>	<b>\$ 412,422</b>	<b>\$ 351,795</b>	<b>\$ 390,429</b>	<b>\$ 38,634</b>
<b><u>Expenditures:</u></b>				
<b><u>General &amp; Administrative:</u></b>				
Supervisor Fees	\$ 12,000	\$ 6,000	\$ 2,200	\$ 3,800
Engineering	\$ 15,000	\$ 7,500	\$ 115	\$ 7,385
Attorney	\$ 30,000	\$ 15,000	\$ 4,124	\$ 10,876
Annual Audit	\$ 5,500	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 3,000	\$ 3,000	\$ -
Trustee Fees	\$ 8,081	\$ 4,041	\$ 4,041	\$ -
Management Fees	\$ 37,853	\$ 18,926	\$ 18,927	\$ (0)
Information Technology	\$ 1,800	\$ 900	\$ 900	\$ -
Website Maintenance	\$ 1,200	\$ 600	\$ 600	\$ -
Postage & Delivery	\$ 1,000	\$ 500	\$ 404	\$ 96
Insurance	\$ 6,210	\$ 6,210	\$ 5,563	\$ 647
Printing & Binding	\$ 500	\$ 250	\$ 9	\$ 241
Legal Advertising	\$ 10,000	\$ 5,000	\$ 1,883	\$ 3,117
Other Current Charges	\$ 6,460	\$ 3,230	\$ 235	\$ 2,995
Office Supplies	\$ 625	\$ 313	\$ 10	\$ 303
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 148,304</b>	<b>\$ 77,094</b>	<b>\$ 47,634</b>	<b>\$ 29,460</b>

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

**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b><u>Operations and Maintenance</u></b>				
<b>Field Expenditures</b>				
Property Insurance	\$ 5,000	\$ 5,000	\$ 9,412	\$ (4,412)
Field Management	\$ 15,750	\$ 7,875	\$ 7,875	\$ -
Landscape Maintenance	\$ 74,000	\$ 37,000	\$ 28,041	\$ 8,959
Landscape Replacement	\$ 12,000	\$ 6,000	\$ -	\$ 6,000
Streetlights	\$ 16,764	\$ 8,382	\$ 7,924	\$ 458
Electric	\$ 6,600	\$ 3,300	\$ 1,441	\$ 1,859
Water & Sewer	\$ 3,000	\$ 1,500	\$ -	\$ 1,500
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,250	\$ 2,961	\$ (1,711)
Irrigation Repairs	\$ 7,500	\$ 3,750	\$ 578	\$ 3,172
General Repairs & Maintenance	\$ 12,000	\$ 6,000	\$ 7,520	\$ (1,520)
Contingency	\$ 7,500	\$ 3,750	\$ 548	\$ 3,202
<b>Subtotal Field Expenditures</b>	<b>\$ 162,614</b>	<b>\$ 83,807</b>	<b>\$ 66,300</b>	<b>\$ 17,507</b>
<b>Amenity Expenditures</b>				
Amenity - Electric	\$ 12,540	\$ 6,270	\$ 5,359	\$ 911
Amenity - Water	\$ 3,696	\$ 1,848	\$ 1,697	\$ 151
Playground Lease	\$ 28,688	\$ 14,344	\$ 14,344	\$ -
Internet	\$ 1,500	\$ 750	\$ 573	\$ 177
Pest Control	\$ 480	\$ 240	\$ 200	\$ 40
Janitorial Services	\$ 6,600	\$ 3,300	\$ 3,689	\$ (389)
Security Services	\$ 2,500	\$ 1,250	\$ 2,528	\$ (1,278)
Pool Maintenance	\$ 18,000	\$ 9,000	\$ 8,100	\$ 900
Amenity Access Management	\$ 5,000	\$ 2,500	\$ 2,896	\$ (396)
Amenity Repairs & Maintenance	\$ 10,000	\$ 5,000	\$ 1,171	\$ 3,829
Contingency	\$ 7,500	\$ 3,750	\$ -	\$ 3,750
<b>Subtotal Amenity Expenditures</b>	<b>\$ 96,504</b>	<b>\$ 48,252</b>	<b>\$ 40,557</b>	<b>\$ 7,695</b>
<b>Total Expenditures</b>	<b>\$ 407,422</b>	<b>\$ 209,154</b>	<b>\$ 154,491</b>	<b>\$ 54,662</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 5,000</b>		<b>\$ 235,938</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ 235,938</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 156,968</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 392,906</b>	

**Forest Lake**  
**Community Development District**  
**Debt Service Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b>Revenues</b>				
Assessments - Tax Roll	\$ 505,199	\$ 476,902	\$ 476,902	\$ -
Interest	\$ -	\$ -	\$ 6,320	\$ 6,320
<b>Total Revenues</b>	<b>\$ 505,199</b>	<b>\$ 476,902</b>	<b>\$ 483,221</b>	<b>\$ 6,320</b>
<b>Expenditures:</b>				
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	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 497,956</b>	<b>\$ 163,978</b>	<b>\$ 168,878</b>	<b>\$ (4,900)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 7,243</b>		<b>\$ 314,343</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 175,748</b>		<b>\$ 421,246</b>	
<b>Fund Balance - Ending</b>	<b>\$ 182,991</b>		<b>\$ 735,589</b>	

# Forest Lake

## Community Development District

### Debt Service Fund Series 2022

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

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Assessments - Direct Bill	\$ 319,706	\$ -	\$ -	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 234,125	\$ 234,125
Assessments - Prepayments	\$ -	\$ -	\$ 1,954,409	\$ 1,954,409
Interest	\$ -	\$ -	\$ 6,730	\$ 6,730
<b>Total Revenues</b>	<b>\$ 319,706</b>	<b>\$ -</b>	<b>\$ 2,195,264</b>	<b>\$ 2,195,264</b>
<b>Expenditures:</b>				
Interest Expense - 11/1	\$ 109,717	\$ 109,717	\$ 109,717	\$ -
Principal Expense - 5/1	\$ 65,000	\$ -	\$ -	\$ -
Interest Expense - 11/1	\$ 124,247	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ 298,964</b>	<b>\$ 109,717</b>	<b>\$ 109,717</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ 20,742</b>	<b>\$ -</b>	<b>\$ 2,085,547</b>	<b>\$ 2,195,264</b>
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)	\$ -	\$ -	\$ 1,866	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,866</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 20,742</b>		<b>\$ 2,087,413</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 109,737</b>		<b>\$ 430,534</b>	
<b>Fund Balance - Ending</b>	<b>\$ 130,479</b>		<b>\$ 2,517,947</b>	

**Forest Lake**  
**Community Development District**  
**Capital Projects Fund Series 2020**  
**Statement of Revenues, Expenditures, and Changes in Fund Balance**  
**For The Period Ending March 31, 2023**

	Adopted	Prorated Budget	Actual	
	Budget	Thru 03/31/23	Thru 03/31/23	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 0</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 0</b>	

# Forest Lake

## Community Development District

### Capital Projects Fund Series 2022

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

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b>Revenues</b>				
Developer Contributions	\$ -	\$ -	\$ 865,008	\$ 865,008
Interest	\$ -	\$ -	\$ 5,597	\$ 5,597
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 870,605</b>	<b>\$ 870,605</b>
<b>Expenditures:</b>				
Capital Outlay	\$ -	\$ -	\$ 1,500,040	\$ (1,500,040)
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,500,040</b>	<b>\$ (1,500,040)</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ (629,435)</b>	
<b>Other Financing Sources/(Uses)</b>				
Transfer In/(Out)		\$ -	\$ (1,866)	\$ (1,866)
<b>Total Other Financing Sources (Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,866)</b>	<b>\$ (1,866)</b>
<b>Net Change in Fund Balance</b>	<b>\$ -</b>		<b>\$ (631,301)</b>	
<b>Fund Balance - Beginning</b>	<b>\$ -</b>		<b>\$ 632,037</b>	
<b>Fund Balance - Ending</b>	<b>\$ -</b>		<b>\$ 736</b>	



# Forest Lake

## Community Development District

### Capital Reserve Fund

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

For The Period Ending March 31, 2023

	Adopted Budget	Prorated Budget Thru 03/31/23	Actual Thru 03/31/23	Variance
<b><u>Revenues</u></b>				
Interest	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b><u>Expenditures:</u></b>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ -</b>		<b>\$ -</b>	
<b><u>Other Financing Sources/(Uses)</u></b>				
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -
<b>Total Other Financing Sources (Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Net Change in Fund Balance</b>	<b>\$ 5,000</b>		<b>\$ -</b>	
<b>Fund Balance - Beginning</b>	<b>\$ 3,000</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Fund Balance - Ending</b>	<b>\$ 8,000</b>		<b>\$ -</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 - Tax Roll	\$ -	\$ 16,278	\$ 257,965	\$ 46,488	\$ 13,178	\$ 2,726	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 336,635
Assessments - Direct	\$ -	\$ -	\$ 15,160	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,160
Assessments - Lot Closings	\$ -	\$ -	\$ -	\$ -	\$ 15,812	\$ 22,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,634
<b>Total Revenues</b>	<b>\$ -</b>	<b>\$ 16,278</b>	<b>\$ 273,125</b>	<b>\$ 46,488</b>	<b>\$ 28,990</b>	<b>\$ 25,548</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 390,429</b>
<b>Expenditures:</b>													
<b>General &amp; Administrative:</b>													
Supervisor Fees	\$ -	\$ 800	\$ -	\$ 600	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,200
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	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000
Trustee Fees	\$ 4,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,041
Management Fees	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ 3,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,927
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 900
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 600
Postage & Delivery	\$ 16	\$ 9	\$ 14	\$ 145	\$ 125	\$ 95	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 404
Insurance	\$ 5,563	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,563
Printing & Binding	\$ -	\$ 3	\$ -	\$ -	\$ -	\$ 6	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9
Legal Advertising	\$ 939	\$ -	\$ 627	\$ 316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,883
Other Current Charges	\$ 39	\$ 39	\$ 39	\$ 39	\$ 39	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 235
Office Supplies	\$ 1	\$ 3	\$ 1	\$ 3	\$ 1	\$ 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
<b>Subtotal General &amp; Administrative:</b>	<b>\$ 19,934</b>	<b>\$ 6,230</b>	<b>\$ 6,131</b>	<b>\$ 6,094</b>	<b>\$ 4,399</b>	<b>\$ 4,846</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 47,634</b>

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

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Total
<b>Operations and Maintenance</b>													
<b>Field Expenditures</b>													
Property Insurance	\$ 9,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	9,412
Field Management	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ 1,313	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,875
Landscape Maintenance	\$ 4,674	\$ 4,674	\$ 4,674	\$ 4,674	\$ 4,674	\$ 4,674	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	28,041
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,279	\$ 1,305	\$ 1,504	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,924
Electric	\$ 163	\$ 306	\$ 236	\$ 118	\$ 201	\$ 416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,441
Water & Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 2,961	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,961
Irrigation Repairs	\$ -	\$ 121	\$ 100	\$ 87	\$ 164	\$ 105	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	578
General Repairs & Maintenance	\$ 955	\$ 1,495	\$ 14	\$ 3,594	\$ 1,462	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,520
Contingency	\$ 548	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	548
<b>Subtotal Field Expenditures</b>	<b>\$ 18,343</b>	<b>\$ 9,187</b>	<b>\$ 7,616</b>	<b>\$ 11,064</b>	<b>\$ 12,079</b>	<b>\$ 8,012</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>66,300</b>
<b>Amenity Expenditures</b>													
Amenity - Electric	\$ 1,001	\$ 883	\$ 853	\$ 773	\$ 771	\$ 1,078	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,359
Amenity - Water	\$ 295	\$ 308	\$ 317	\$ 399	\$ -	\$ 379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,697
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,344
Internet	\$ 93	\$ 93	\$ 93	\$ 93	\$ 93	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	573
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Janitorial Services	\$ 550	\$ 550	\$ 550	\$ 550	\$ 689	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,689
Security Services	\$ 1,023	\$ -	\$ -	\$ -	\$ -	\$ 1,505	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,528
Pool Maintenance	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ 1,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	8,100
Amenity Access Management	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 813	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,896
Amenity Repairs & Maintenance	\$ 395	\$ -	\$ -	\$ 776	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,171
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Subtotal Amenity Expenditures</b>	<b>\$ 7,555</b>	<b>\$ 6,031</b>	<b>\$ 6,011</b>	<b>\$ 6,788</b>	<b>\$ 5,750</b>	<b>\$ 8,423</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>40,557</b>
<b>Total Expenditures</b>	<b>\$ 45,831</b>	<b>\$ 21,448</b>	<b>\$ 19,757</b>	<b>\$ 23,946</b>	<b>\$ 22,228</b>	<b>\$ 21,281</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>154,491</b>
<b>Excess (Deficiency) of Revenues over Expenditures</b>	<b>\$ (45,831)</b>	<b>\$ (5,170)</b>	<b>\$ 253,368</b>	<b>\$ 22,542</b>	<b>\$ 6,762</b>	<b>\$ 4,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>235,938</b>
<b>Other Financing Sources/(Uses)</b>													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>-</b>
<b>Net Change in Fund Balance</b>	<b>\$ (45,831)</b>	<b>\$ (5,170)</b>	<b>\$ 253,368</b>	<b>\$ 22,542</b>	<b>\$ 6,762</b>	<b>\$ 4,266</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>235,938</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:	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)
<b>Current Bonds Outstanding</b>		<b>\$8,555,000</b>

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
<b>Current Bonds Outstanding</b>		<b>\$4,700,000</b>

**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%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	O&M Portion	Series 2020 Debt Service	Total
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
03/17/23	2/1-2/28/23	\$6,835.98	(\$134.44)	(\$113.94)	\$0.00	\$6,587.60	\$2,725.90	\$3,861.70	\$6,587.60
<b>TOTAL</b>		<b>\$ 864,333.03</b>	<b>\$ (16,788.21)</b>	<b>\$ (34,064.10)</b>	<b>\$ 55.84</b>	<b>\$ 813,536.56</b>	<b>\$ 336,634.94</b>	<b>\$ 476,901.62</b>	<b>\$ 813,536.56</b>

<b>96%</b>	<b>Net Percent Collected</b>
<b>\$ 36,607.72</b>	<b>Balance Remaining to Collect</b>

**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

\*collect at lot closing

## SECTION 3



April 21, 2023

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 **322** voters within the Forest Lake Community Development District. This number of registered voters in said District is as of **April 15, 2023**.

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". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Lori Edwards  
Supervisor of Elections  
Polk County, Florida