

*Forest Lake
Community Development District*

Meeting Agenda

January 4, 2024

AGENDA

Forest Lake

Community Development District

219 East Livingston Street, Orlando, Florida 32801
Phone: 407-841-5524 – Fax: 407-839-1526

December 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 Thursday, January 4, 2024, at 10:30 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. Approval of Minutes from the November 2, 2023 Board of Supervisors Meeting
4. Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser
5. Consideration of Resident Requests for Swim Kids Classes at Amenity
6. Ratification of Phase 2 Conveyance Documents
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Proposal for Additional Lighting at Amenity Parking Lot
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

¹ 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 Thursday, **November 2, 2023** at 10:30 a.m. at 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Eric Lavoie	Chairman
Bobbie Henley	Vice Chairman
Jessica Kowalski	Assistant Secretary
Jessica Petrucci	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Lauren Gentry <i>by Zoom</i>	District Counsel, KVV

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were five Board members present in person constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns opened the public comment period on anything specific to the agenda items. There were no public comments.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Administration of Oath to Newly Appointed Supervisor Lindsey Roden (Seat #2)

Ms. Burns stated the oath for Ms. Lindsey Roden was conducted before the meeting.

B. Consideration of Resolution 2024-01 Electing Officers

Ms. Burns stated with a change in Board members, officers would need to be re-elected. She noted herself is listed as Secretary, George Flint as Assistant Secretary and these need to be

added to the officers. She asked for appointments. Mr. Lavoie was nominated for Chair, Bobbie Henley as Vice-Chair, and the others as Assistant Secretaries.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, Resolution 2024-01 Electing Officers with Mr. Lavoie as Chair, Ms. Henley as Vice-Chair, Ms. Petrucci, Ms. Kowalski, and Ms. Roden, and George Flint as Assistant Secretaries, and Ms. Burns as Secretary, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes from the September 5, 2023 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from September 5, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Minutes of the September 5, 2023 Board of Supervisors Meetings, were approved.

FIFTH ORDER OF BUSINESS

Discussion Regarding Adding Additional Phases to Parking Policy

A. Consideration of Resolution 2024-02 Designating Additional Parking Zones

Ms. Burns stated with construction nearing the end with the homes we look to start putting in the street parking, towing policies in place. She added we are close to completing construction. She referred to the map for the allowed parking on one side of the road. This just expands the existing policy. Ms. Burns suggested the implementation of the policy to start after the new year.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Resolution 2024-02 Adding Additional Phases to Parking Policy, was approved.

B. Consideration of Proposal for Additional Parking Signage

Ms. Burns stated these are the quotes for the additional signage for a total of \$4,137.18 for the 2 phases. She added this will come out of the contingency for the field line item.

On MOTION by Mr. Lavoie, seconded by Ms. Petrucci, with all in favor, the Proposal for Additional Parking Signage, was approved.

SIXTH ORDER OF BUSINESS**Presentation of Arbitrage Rebate Reports
for:****A. Series 2020 Assessment Area 1 Project Bonds****B. Series 2022 Assessment Area 2 Project Bonds**

Ms. Burns presented the Arbitrage Rebate reports that is required for the Trust Indenture for the bond issuance. She added the District must demonstrate they do not earn more interest that they pay on the bonds. She noted there is a negative arbitrage amount listed.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Arbitrage Rebate Report, was approved.

SEVENTH ORDER OF BUSINESS**Consideration of Audit Services
Engagement Letter for Fiscal Year 2023
Audit from Grau & Associates**

Ms. Burns stated this is a requirement for an independent audit each fiscal year. The audit committee reviewed and ranked the proposals that were received. She added this is a 3-year agreement and is a renewal. The total amount is \$6,600. She noted that District Counsel asked that the Board approve this subject to final Counsel review.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Audit Services Engagement Letter for Fiscal Year 2023 Audit from Grau & Associates for \$6,600, was approved subject to final counsel review.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Ms. Hammock had no updates for the Board.

B. Engineer

There being no report, the next item followed.

C. Field Manger's Report

Mr. Tindall presented the Field Manager's Report to include the annual installation, palm trees updates, general repairs, inspections, dangerous traffic patterns, traffic signs, street cleaning, general cleanup, email blast for reminder of what can and cannot go into the trash can, cooking oil issues, tips for cooking oil, traffic patterns, and sidewalk repair.

i. Consideration of Proposal for Renewal of Pool Maintenance Services Contract

Mr. Tindall presented the proposal for renewal of pool maintenance services contract. He noted there was an increase for the fiscal year. He discussed the costs, the budget, and seasonal services.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Proposal for the Renewal of Pool Maintenance Services Contract, was approved.

ii. Consideration of Proposal for Renewal of Janitorial Maintenance Services Contract *(to be provided under separate cover)*

Mr. Tindall presented the janitorial maintenance services for cleaning the facilities and the cleaning of the garbage cans. He recommended approval. The total was for \$9,600.

On MOTION by Ms. Kowalski, seconded by Ms. Petrucci, with all in favor, the Proposal for Renewal of Janitorial Maintenance Services Contract, was approved.

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

Ms. Burns presented the check register which was included in the agenda package for review. She asked for a motion to approve. This is from August 18th – October 19th for a total of \$84,824.35.

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

ii. Balance Sheet and Income Statement

Ms. Burns stated the financial statements are through September and are year-end financials for fiscal year 2023. There was no action that needed to be taken.

Ms. Burns noted that Thanksgiving, Christmas and New Year's Eve towing is typically suspended. The Board agreed to have suspended days. She added the signs are still there, but the towing vendors do not come. Also, no notices will be sent.

She added comments about a movie night and a request to hold within the pool deck for Christmas. This will be a community event and they will have security and will confirm with insurance. It was discussed about the food and drink regulation. The Board agreed to the activity.

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

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

Ms. Burns opened the public comment period. Audience comments included topics on the right of ways and people running the stop sign. He recommended to review and relocate the stop signs and another sign be removed. Ms. Burns noted these are required as a traffic plan and cannot be removed. Thursdays are the days for Board meetings. He asked about the total price for the flowers at both of the entrances. Ms. Burns noted they budgeted \$12,000 but the quote came in under. She added they will follow-up.

He also asked about a community member to be placed on the Board. Ms. Burns replied there is a landowner election in November of 2024 for Landowners.

Another member of the audience member commented on the Halloween Movie Night Event and a request for a Christmas Movie Night. He added comments on parking. He made comments on other public activities. Speeding issues will be investigated. Parking issues and lights were discussed.

Another audience member commented on traffic stop signs and safety concerns.

Issues with police officers were discussed. Ms. Burns noted they do not have enforcement over the police and those concerns need to be made to the police department. Discussion ensued on traffic, taxes, parking, vendor pricing, budget increases, security costs, budget public hearing, increase in assessments, public input provided, and enhanced landscaping requested by residents.

Other comments included increase in lighting around mailboxes, recommended covering for this area. Ms. Burns replied the costs for a covering would run about \$60,000 and residents can request this, and it would require an increase in assessments. The covering was further discussed and the HOA and Developer Board input. Ms. Burns recommended this request go through the CDD.

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

Chairman/Vice Chairman

SECTION IV



Marsha M. Faux, CFA, ASA
POLK COUNTY PROPERTY APPRAISER

Revised 12/2023
ADA Compliant

2024 Data Sharing and Usage Agreement

This Data Sharing and Usage Agreement, hereinafter referred to as “**Agreement**,” establishes the terms and conditions under which the _____ Forest Lake Community Development District hereinafter referred to as “**agency**,” can acquire and use Polk County Property Appraiser data that is exempt from Public Records disclosure as defined in [FS 119.071](#).

In accordance with the terms and conditions of this Agreement, the agency agrees to protect confidential data in accordance with [FS 282.3185](#) and [FS 501.171](#) and adhere to the standards set forth within these statutes.

For the purposes of this Agreement, all data is provided. It is the responsibility of the agency to apply all statutory guidelines relative to confidentiality and personal identifying information.

The confidentiality of personal identifying information including: names, mailing address and OR Book and Pages pertaining to parcels owned by individuals that have received exempt / confidential status, hereinafter referred to as “**confidential data**,” will be protected as follows:

1. The **agency** will not release **confidential data** that may reveal identifying information of individuals exempted from Public Records disclosure.
2. The **agency** will not present the **confidential data** in the results of data analysis (including maps) in any manner that would reveal personal identifying information of individuals exempted from Public Records disclosure.
3. The **agency** shall comply with all state laws and regulations governing the confidentiality and exempt status of personal identifying and location information that is the subject of this Agreement.
4. The **agency** shall ensure any employee granted access to **confidential data** is subject to the terms and conditions of this Agreement.
5. The **agency** shall ensure any third party granted access to **confidential data** is subject to the terms and conditions of this Agreement. Acceptance of these terms must be provided in writing to the **agency** by the third party before personal identifying information is released.
6. The **agency** agrees to comply with all regulations for the security of confidential personal information as defined in [FS 501.171](#).
7. The **agency**, when defined as “local government” by [FS 282.3185](#), is required to adhere to all cybersecurity guidelines when in possession of data provided or obtained from the Polk County Property Appraiser.

The term of this Agreement shall commence on **January 1, 2024**, and shall run until **December 31, 2024**, the date of signature by the parties notwithstanding. **This Agreement shall not automatically renew.** A new agreement will be provided annually to ensure all responsible parties are aware of and maintain the terms and conditions of this Data Sharing and Usage Agreement.

In witness of their agreement to the terms above, the parties or their authorized agents hereby affix their signatures.

POLK COUNTY PROPERTY APPRAISER

Signature: Marsha Faux

Print: Marsha M. Faux CFA, ASA

Title: Polk County Property Appraiser

Date: December 1, 2023

Agency: _____

Signature: _____

Print: _____

Title: _____

Date: _____

Please email the signed agreement to pataxroll@polk-county.net.

SECTION V

SwimKids USA's Proposal to Provide Swim Lessons at Forest Lake CDD

To: Forest Lake CDD

From: Kim Albert
President, SwimKids USA – Central Florida
352-394-3040
www.SwimKidsCentralFlorida.com
SwimKidsUSA@yahoo.com

We have been contracting with communities throughout the state of Florida to provide the amenity of swim lessons for over 20 years. With drownings being the leading cause of death for children under the age of five, it has always been our goal to make it as convenient as possible for parents to teach their children to swim. And the most convenient way, is to be able to take swim lessons within their own community.

The reason that I am contacting you specifically, is because there are several residents of Forest Lake who are currently taking lessons with us at a near-by community. Of course, they would prefer to take lessons in their own community, so they have urged me to reach out to you.

Because of our specific curriculum, attention to detail in our teaching, and results oriented style; we are a well desired program. Although, an outsider may think all swim lesson are the same, they are not. We feel that we have a lot to offer your community.

How It Works

- Our season each summer is May – September. We open registration in January. At most of our locations, we offer both a weekend and weekday schedule.

	STAY AT HOME PARENTS	WORKING FAMILIES
Days	Monday – Thursdays	Saturday and Sunday
Time	8:00am – 1:30pm	8:00am – 1:30pm
	June – mid July (6 weeks)	May – September

* Once we open registration and get to know your community a little better, we may find that it may not be necessary to teach weekdays. As it is typically just stay-at-home parents who are able to participate in these classes.

- Our class sizes are limited to 6 children in a class.

- Each class is 30 minutes. We teach multiple classes a day to accommodate the different ages and swimming levels of the children. There is a 10 minute break in between each class so that we do not overwhelm your pool.
- We use just a small section of the pool & your pool is still open to recreational swimmers while we are conducting lessons.
- We handle all registrations and day-to-day administrations.
- We teach children starting at age 1 through adults. We teach everything from infant swimming, to survival swimming, to stroke technique.
- Once approved all we would need your help with, is getting the word out to the community about swim lessons. This could be done through email blast, FB post, or however you typically communicate with your residents. We will handle the rest!

Liability

- We will add Forest Lake onto our insurance policy as an additional insured. We have a \$2,000,000 policy. Therefore, we will be covering any additional insurance that is needed.
- We have a Hold Harmless Agreement.
- By the children of your community learning how to swim, you will be reducing your liability. Once they know how to swim, you are less likely to have a drowning at your pool.

Registration

- We will first open registration to your residents only. Residents will receive priority enrollment status.
- Once residents have registered, if there are openings remaining we would fill them with invited guests or non-residents.
- We realize that your pool is not a public pool, and none of the pools we teach at are. However, they do all allow us to invite non-residents to fill any openings remaining. We have to cover our cost and be able to create a reasonable schedule for an instructor (nobody wants to come to work for 2 hours). Most of our instructors like a 4-5 hour day.

- If a non-resident comes to your pool, they will only be allowed to be there for their 30 minute swim lesson. They are not allowed to come early and swim or stay after to swim. Siblings or parents who are not enrolled in classes are also not allowed to swim. This is something that we strictly monitor. On the teachers rosters, it will tell them if a participant is a resident or a non-resident.

Compensation

- We do give our pools a kick-back for having us as your swim lesson provider.
- One way is in the form of a discount for your residents. All residents would get a 10% discount off their classes in addition to priority enrollment.
- Another option is a per head rate for non-residents.

In conclusion, I would like to thank you for your consideration. If you would like for me to attend an upcoming board meeting to meet the board and answer any questions they may have, I would be more than happy to do that. I look forward to working with you and hope to have Forest Lake as a part of our SwimKids USA family!

SECTION VI

PREPARED BY AND RETURN TO:
Lauren Gentry
Kilinski | Van Wyk, 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.

[Signature]
Affiant

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization this 31st day of August 2023 by Jack M. Berry, III, on behalf of JMBI REAL ESTATE, LLC.



[Signature]
(Official Notary Signature)
Name: Jessica Kowalski
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
KILINSKI | VAN WYK, PLLC
PO Box 6386
Tallahassee, Florida 32314

INSTR # 2023211294
BK 12829 Pgs 1700-1702 PG(s)3
09/08/2023 10:20:17 AM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES 27.00
DEED DOC 0.70

SPECIAL WARRANTY DEED
[PHASE 2]

THIS SPECIAL WARRANTY DEED is executed as of this 31st day of August, 2023, 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.

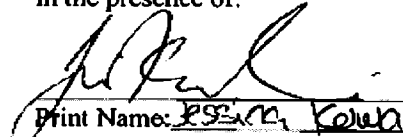
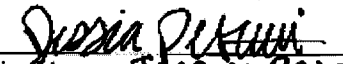
Note to Recorder: This deed conveys unencumbered property to a local unit of special-purpose government for no taxable consideration. Accordingly, pursuant to Rule 12B-4.014, F.A.C., only minimal documentary stamp tax is being paid hereon.

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: Jessica Kowalski

Print Name: Jessica Petrucci

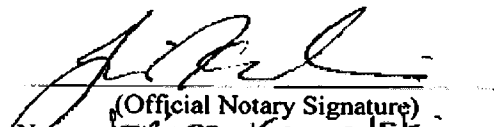

By: Jack M. Berry, III
Its: Manager

STATE OF FLORIDA

COUNTY OF Polk

SWORN TO AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online
notarization this 31st day of August 2023, by Jack M. Berry, III, as Manager of JMBI Real Estate,
LLC, a Florida limited liability company, on behalf of said company.




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

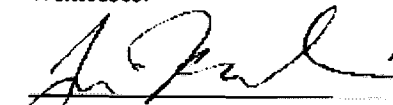
ACCEPTANCE BY GRANTEE

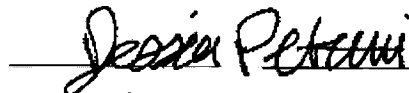
By execution of this Special Warranty Deed, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions, and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions,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

Dated this 31 day of Aug., 2023.

Signed, sealed and delivered
in the presence of:

Witnesses:


Name: Jessica Kowalski


Name: Jessica Petrucci

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

By:



Chairperson
Board of Supervisors

STATE OF FLORIDA
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31st day of August, 2023, by Lauren Schwenk, as Chairperson of the Board of Supervisors of the Forest Lake Community Development District.



[notary seal]


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

SECTION VII

SECTION C

Forest Lake CDD

Field Management Report



January 04, 2024
Marshall Tindall
Field Services Manager
GMS

Complete

Landscape Review

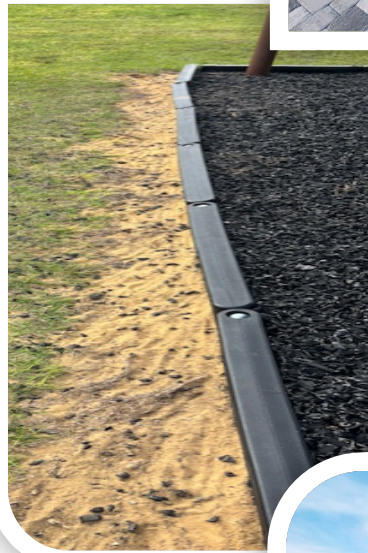
- ✚ Landscaper has kept the common areas clean and well maintained.
- ✚ Overall, plantings look good and beds are neat and clean.
- ✚ Palms replaced near amenity are doing well.



Complete

Amenity Review

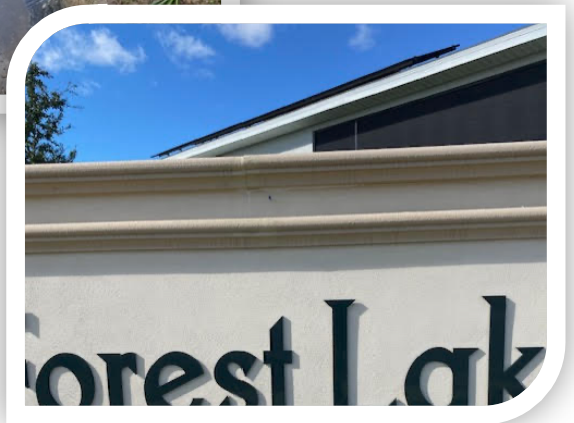
- Facilities have been well maintained.
- Mulch and border cleaned up at playground.
- Lift repaired.
- Pool was down briefly due to a burnt out wire in the motor. Vendor made the repair and had the pool ready to reopen promptly.
- Proposal for solar lights at parking lot



Complete

General Maintenance

- ✚ Outlets were added to entrances where missing for holiday décor along with a center anchor at the top of the monument signs.
- ✚ Minor pond trash cleaning.
- ✚ Entrance sign repairs and touch up.
- ✚ Minor fence repairs and routine cleaning.
- ✚ MES cleanout.



In Progress

Entrance Notification Signs Damaged

- ✚ Signs damaged at Chickasaw entrance by vehicle making a wide turn.
- ✚ Tow policy sign was reinstalled.
- ✚ Other signs were collected and stored for safety until future install is arranged.
- ✚ Police were contacted and a report made for damages.



In Progress

Chestnut Dr Entrance Lights

- ✚ Electrical line supplying meter was damaged.
- ✚ Duke was contacted and line was disconnected.
- ✚ Electrician was contacted and work arranged.
- ✚ Work is currently awaiting for permit.



Parking Signs

- ✚ Coordinating installation of approved parking signs.



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. Thank you.

Respectfully,
Marshall Tindall

SECTION 1

Proposal #321



Governmental Management Services

Maintenance
Services

Bill To/District: Forest Lake CDD	Prepared By: Governmental Management Services, LLC 219 E. Livingston Street Orlando, FL 32801
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Job name and Description

Security Lighting

- Proposal is Quantity (x4) Solar lights, aluminum posts, hardware, and installation.

Qty	Description	Unit Price	Line Total
	Labor & Mobilization		\$825.00
	Equipment		\$75.00
	Materials		\$788.65
Total Due:			\$1,688.65

Proposal #321

Sample Layout Shown – Final Placement Will be Determined Based on Site Conditions



SECTION D

SECTION 1

Forest Lake
Community Development District

Summary of Checks

November 24, 2023 to December 21, 2023

Bank	Date	Check No.'s	Amount
General Fund	11/27/23	487-489	\$ 3,372.50
	12/6/23	490-493	\$ 9,763.05
	12/12/23	494	\$ 5,992.62
	12/20/23	495	\$ 9,120.13
			<hr/> \$ 28,248.30
			<hr/> \$ 28,248.30

*** CHECK DATES 11/24/2023 - 12/21/2023 ***
 FOREST LAKE CDD
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
11/27/23	00031	10/30/23 10941	202310 330-57200-48200		*	800.00	
		MNTHLY CLEANING SVC-OCT23					
		11/17/23 11150	202311 330-57200-48200		*	550.00	
		MNTHLY CLEANING-NOV23					
			CLEAN STAR SERVICES OF				1,350.00 000487
11/27/23	00039	11/07/23 105939	202311 330-57200-34500		*	262.50	
		ACCESS/CAMERA LABOR					
			CURRENT DEMANDS ELECTRICAL & SECURI				262.50 000488
11/27/23	00028	11/01/23 20979	202311 330-57200-48500		*	1,350.00	
		POOL MAINTENANCE-NOV23					
		11/06/23 21010	202311 330-57200-48500		*	150.00	
		REPLACE NEW LIFE RING					
		11/10/23 21051	202311 330-57200-48500		*	260.00	
		RPLCD 2 GAS STRUTS					
			RESORT POOL SERVICES				1,760.00 000489
12/06/23	00031	11/17/23 11150	202311 330-57200-48200		*	250.00	
		MNTHLY TRASH SERVICE					
			CLEAN STAR SERVICES OF				250.00 000490
12/06/23	00001	6/30/23 101	202306 330-57200-48000		*	1,330.00	
		AMENITY REPAIRS & MAINT					
		6/30/23 101	202306 320-53800-48000		*	2,873.98	
		GENERAL REPAIRS & MAINT					
		10/31/23 115	202310 330-57200-48000		*	635.00	
		AMENITY-REPAIRS & MAINT					
		10/31/23 115	202310 320-53800-48000		*	2,243.37	
		GENERAL-REPAIRS & MAINT					
			GOVERNMENTAL MANAGEMENT SERVICES-				7,082.35 000491
12/06/23	00041	11/20/23 55734426	202311 330-57200-48100		*	40.00	
		PEST CONTROL-NOV23					
			MASSEY SERVICES INC.				40.00 000492
12/06/23	00033	12/06/23 12062023	202312 300-15500-10000		*	2,390.70	
		EQUIPMENT LEASE-JAN24					
			WHFS, LLC				2,390.70 000493
12/12/23	00001	12/01/23 116	202312 310-51300-34000		*	3,343.67	
		MANAGEMENT FEES-DEC23					
		12/01/23 116	202312 310-51300-35100		*	100.00	
		WEBSITE MANAGEMENT-DEC23					
		12/01/23 116	202312 310-51300-35200		*	150.00	
		INFORMATION TECH-DEC23					

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
		12/01/23	116 202312 310-51300-31300 DISSEMINATION SVCS-DEC23		*	500.00	
		12/01/23	116 202312 330-57200-48300 AMENITY ACCESS-DEC23		*	437.50	
		12/01/23	116 202312 310-51300-51000 OFFICE SUPPLIES		*	.72	
		12/01/23	116 202312 310-51300-42000 POSTAGE		*	69.48	
		12/01/23	117 202312 320-53800-12000 FIELD MANAGEMENT-DEC23		*	1,391.25	
GOVERNMENTAL MANAGEMENT SERVICES-							5,992.62 000494
12/20/23	00016	10/16/23	10535 202310 320-53800-47300 DEMO ANNUAL BED/IRR REDO		*	1,600.00	
		10/18/23	10537 202310 320-53800-47300 RPLCD BROKEN NOZZLES		*	88.87	
		10/19/23	10536 202310 320-53800-47300 RPLCD 11 NOZZLES		*	147.76	
		11/01/23	10650 202311 320-53800-46200 LANDSCAPE MAINT-NOV23		*	7,283.50	
PRINCE & SONS INC.							9,120.13 000495
TOTAL FOR BANK A						28,248.30	
TOTAL FOR REGISTER						28,248.30	

FORL FOREST LAKE CD CWRIGHT

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
November 30, 2023



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Forest Lake
Community Development District
Combined Balance Sheet
November 30, 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	\$ 183,221	\$ -	\$ -	\$ 183,221
<u>Series 2020</u>				
Reserve	\$ -	\$ 249,131	\$ -	\$ 249,131
Revenue	\$ -	\$ 32,903	\$ -	\$ 32,903
Prepayments	\$ -	\$ 6	\$ -	\$ 6
Construction	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2022</u>				
Reserve	\$ -	\$ 71,050	\$ -	\$ 71,050
Revenue	\$ -	\$ 22,009	\$ -	\$ 22,009
Prepayments	\$ -	\$ 39	\$ -	\$ 39
Construction	\$ -	\$ -	\$ 293	\$ 293
Prepaid Expenses	\$ 15,933	\$ -	\$ -	\$ 15,933
Due from General Fund	\$ -	\$ 16,970	\$ -	\$ 16,970
Total Assets	\$ 199,153	\$ 392,108	\$ 293	\$ 591,554
Liabilities:				
Accounts Payable	\$ 23,532	\$ -	\$ -	\$ 23,532
Due to Debt Service	\$ 16,970	\$ -	\$ -	\$ 16,970
Total Liabilities	\$ 40,502	\$ -	\$ -	\$ 40,502
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 295,221	\$ -	\$ 295,221
Debt Service - Series 2022	\$ -	\$ 96,887	\$ -	\$ 96,887
Capital Projects - Series 2020	\$ -	\$ -	\$ 0	\$ 0
Capital Projects - Series 2022	\$ -	\$ -	\$ 293	\$ 293
Unassigned	\$ 158,651	\$ -	\$ -	\$ 158,651
Total Fund Balances	\$ 158,651	\$ 392,108	\$ 293	\$ 551,052
Total Liabilities & Fund Balance	\$ 199,153	\$ 392,108	\$ 293	\$ 591,554

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Assessments - Tax Roll	\$ 617,756	\$ 16,338	\$ 16,338	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 617,756	\$ 16,338	\$ 16,398	\$ 60
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 1,000	\$ 1,000
Engineering	\$ 15,000	\$ 2,500	\$ -	\$ 2,500
Attorney	\$ 30,000	\$ 5,000	\$ 356	\$ 4,645
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 1,000	\$ 1,100	\$ (100)
Trustee Fees	\$ 8,081	\$ 6,728	\$ 6,728	\$ -
Management Fees	\$ 40,124	\$ 6,687	\$ 6,687	\$ -
Information Technology	\$ 1,800	\$ 300	\$ 300	\$ -
Website Maintenance	\$ 1,200	\$ 200	\$ 200	\$ -
Postage & Delivery	\$ 1,000	\$ 167	\$ 42	\$ 124
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 83	\$ 2	\$ 81
Legal Advertising	\$ 5,000	\$ 833	\$ -	\$ 833
Other Current Charges	\$ 1,500	\$ 250	\$ 78	\$ 172
Office Supplies	\$ 625	\$ 104	\$ 7	\$ 98
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 141,902	\$ 37,875	\$ 27,883	\$ 9,992

Forest Lake
Community Development District
General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 14,118	\$ 14,118	\$ 14,586	\$ (468)
Field Management	\$ 16,695	\$ 2,783	\$ 2,783	\$ -
Landscape Maintenance	\$ 127,000	\$ 21,167	\$ 14,567	\$ 6,600
Landscape Replacement	\$ 12,000	\$ 2,000	\$ -	\$ 2,000
Streetlights	\$ 42,410	\$ 7,068	\$ 3,864	\$ 3,204
Electric	\$ 7,260	\$ 1,210	\$ 641	\$ 569
Water & Sewer	\$ 1,000	\$ 167	\$ 580	\$ (413)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 417	\$ -	\$ 417
Irrigation Repairs	\$ 7,500	\$ 1,250	\$ 2,036	\$ (786)
General Repairs & Maintenance	\$ 12,000	\$ 2,000	\$ 2,243	\$ (243)
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Field Expenditures	\$ 249,983	\$ 53,429	\$ 41,300	\$ 12,129
Amenity Expenditures				
Amenity - Electric	\$ 13,794	\$ 2,299	\$ 2,556	\$ (257)
Amenity - Water	\$ 4,066	\$ 678	\$ 605	\$ 72
Playground Lease	\$ 28,688	\$ 4,781	\$ 4,781	\$ (0)
Internet	\$ 1,500	\$ 250	\$ 216	\$ 34
Pest Control	\$ 528	\$ 88	\$ 80	\$ 8
Janitorial Services	\$ 9,600	\$ 1,600	\$ 1,600	\$ -
Security Services	\$ 33,500	\$ 5,583	\$ 1,857	\$ 3,726
Pool Maintenance	\$ 19,800	\$ 3,300	\$ 4,610	\$ (1,310)
Amenity Access Management	\$ 5,250	\$ 875	\$ 875	\$ -
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,667	\$ 635	\$ 1,032
Contingency	\$ 7,500	\$ 1,250	\$ -	\$ 1,250
Subtotal Amenity Expenditures	\$ 134,226	\$ 22,371	\$ 17,816	\$ 4,555
Total Expenditures	\$ 526,111	\$ 113,675	\$ 86,999	\$ 26,676
Excess (Deficiency) of Revenues over Expenditures	\$ 91,645		\$ (70,600)	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ (91,645)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (91,645)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ (70,600)	
Fund Balance - Beginning	\$ -		\$ 229,252	
Fund Balance - Ending	\$ -		\$ 158,651	

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 498,246	\$ 13,180	\$ 13,180	\$ -
Interest	\$ -	\$ -	\$ 3,613	\$ 3,613
Total Revenues	\$ 498,246	\$ 13,180	\$ 16,793	\$ 3,613
Expenditures:				
Interest Expense - 11/1	\$ 161,547	\$ 161,547	\$ 161,547	\$ -
Principal Expense - 5/1	\$ 175,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 161,547	\$ -	\$ -	\$ -
Total Expenditures	\$ 498,094	\$ 161,547	\$ 161,547	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 152		\$ (144,754)	
Fund Balance - Beginning	\$ 192,024		\$ 439,975	
Fund Balance - Ending	\$ 192,177		\$ 295,221	

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Assessments - Tax Roll	\$ 140,650	\$ 3,789	\$ 3,789	\$ -
Interest	\$ -	\$ -	\$ 1,222	\$ 1,222
Total Revenues	\$ 140,650	\$ 3,789	\$ 5,011	\$ 1,222
Expenditures:				
Interest Expense - 11/1	\$ 54,953	\$ 54,953	\$ 54,953	\$ -
Special Call - 11/1	\$ -	\$ -	\$ 10,000	\$ (10,000)
Principal Expense - 5/1	\$ 30,000	\$ -	\$ -	\$ -
Interest Expense - 5/1	\$ 54,953	\$ -	\$ -	\$ -
Total Expenditures	\$ 139,906	\$ 54,953	\$ 64,953	\$ (10,000)
Net Change in Fund Balance	\$ 743		\$ (59,942)	
Fund Balance - Beginning	\$ 151,304		\$ 156,828	
Fund Balance - Ending	\$ 152,048		\$ 96,887	

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2023

	Adopted	Prorated Budget	Actual	
	Budget	Thru 11/30/23	Thru 11/30/23	Variance
<u>Revenues</u>				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
<u>Expenditures:</u>				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
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 November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	Variance
Revenues				
Interest	\$ -	\$ -	\$ 573	\$ 573
Total Revenues	\$ -	\$ -	\$ 573	\$ 573
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 71,682	\$ (71,682)
Total Expenditures	\$ -	\$ -	\$ 71,682	\$ (71,682)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (71,109)	
Fund Balance - Beginning	\$ -		\$ 71,401	
Fund Balance - Ending	\$ -		\$ 293	

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending November 30, 2023

	Adopted Budget	Prorated Budget Thru 11/30/23	Actual Thru 11/30/23	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)	\$ 91,645	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 91,645	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 91,645		\$ -	
Fund Balance - Beginning	\$ -		\$ -	\$ -
Fund Balance - Ending	\$ 91,645		\$ -	

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	\$ -	\$ 16,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,338
Miscellaneous Income	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	60
Total Revenues	\$ 60	\$ 16,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	16,398
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Attorney	\$ 356	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	356
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	450
Dissemination	\$ 600	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,100
Trustee Fees	\$ 6,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,728
Management Fees	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	6,687
Information Technology	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	300
Website Maintenance	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	200
Postage & Delivery	\$ 15	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	42
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	5,758
Printing & Binding	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Other Current Charges	\$ 40	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	78
Office Supplies	\$ 3	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	175
Subtotal General & Administrative:	\$ 22,718	\$ 5,165	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	27,883

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	\$ 14,586	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,586
Field Management	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,783
Landscape Maintenance	\$ 7,284	\$ 7,284	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	14,567
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Streetlights	\$ 1,811	\$ 2,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	3,864
Electric	\$ 143	\$ 499	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	641
Water & Sewer	\$ 297	\$ 283	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	580
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Irrigation Repairs	\$ 1,895	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,036
General Repairs & Maintenance	\$ 2,243	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,243
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Field Expenditures	\$ 29,650	\$ 11,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	41,300
Amenity Expenditures													
Amenity - Electric	\$ 1,323	\$ 1,233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	2,556
Amenity - Water	\$ 308	\$ 298	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	605
Playground Lease	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,781
Internet	\$ 108	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	216
Pest Control	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	80
Janitorial Services	\$ 800	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,600
Security Services	\$ 1,594	\$ 263	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	1,857
Pool Maintenance	\$ 2,850	\$ 1,760	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	4,610
Amenity Access Management	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	875
Amenity Repairs & Maintenance	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	635
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Subtotal Amenity Expenditures	\$ 10,486	\$ 7,330	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,816
Total Expenditures	\$ 62,854	\$ 24,144	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	86,999
Excess (Deficiency) of Revenues over Expenditures	\$ (62,794)	\$ (7,806)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(70,600)
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-
Net Change in Fund Balance	\$ (62,794)	\$ (7,806)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	(70,600)

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)
Less: Principal Payment - 5/1/23		(\$170,000)
Current Bonds Outstanding		\$8,385,000

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	\$71,050	
Reserve Fund Balance	\$71,050	
Bonds Outstanding - 05/24/2022		\$4,700,000
Less: Principal Payment - 5/1/23		(\$65,000)
Less: Special Call - 5/1/23		(\$1,615,000)
Less: Special Call - 8/1/23		(\$970,000)
Less: Special Call - 11/1/23		(\$10,000)
Current Bonds Outstanding		\$2,040,000

Forest Lake
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

ON ROLL ASSESSMENTS

Gross Assessments	\$ 664,255.76	\$	535,872.43	\$	154,059.26	\$ 1,354,187.45
Net Assessments	\$ 617,757.86	\$	498,361.36	\$	143,275.11	\$ 1,259,394.33

							49%	40%	11%	100%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>General Fund</i>	<i>2020 Debt Service</i>	<i>2022 Debt Service</i>	<i>Total</i>
11/10/23	10/13/23 to 10/14/23	\$ 2,557.00	\$ (134.25)	\$ (48.46)	\$ -	\$ 2,374.29	\$ 1,164.64	\$ 939.54	\$ 270.11	\$ 2,374.29
11/17/23	11/1/2023 to 11/05/23	\$ 7,530.85	\$ (301.24)	\$ (144.59)	\$ -	\$ 7,085.02	\$ 3,475.34	\$ 2,803.65	\$ 806.03	\$ 7,085.02
11/24/23	11/06/23 to 11/12/23	\$ 25,349.25	\$ (1,013.98)	\$ (486.71)	\$ -	\$ 23,848.56	\$ 11,698.19	\$ 9,437.24	\$ 2,713.13	\$ 23,848.56
Total		\$ 35,437.10	\$ (1,449.47)	\$ (679.76)	\$ -	\$ 33,307.87	\$ 16,338.17	\$ 13,180.43	\$ 3,789.27	\$ 33,307.87

	3%	
	\$ 1,226,086.46	Net Percent Collected Balance Remaining to Collect