

*Forest Lake
Community Development District*

Meeting Agenda

April 4, 2024

AGENDA

Forest Lake

Community Development District

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

March 28, 2024

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, April 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 January 4, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 1, 2024) and Setting the Public Hearing on the Adoption of the Fiscal Year 2024/2025 Budget
5. Consideration of 2024 Non-Ad Valorem Contract with Polk County Property Appraiser
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **January 4, 2024** 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 <i>by Zoom</i>	Assistant Secretary
Lindsey Roden	Assistant Secretary

Also present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Lauren Gentry	District Counsel, KVV
Savannah Hancock	District Counsel, KVV
Kim Albert	SwimKids

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order and called the roll. There were four Board members present in person and one joining via Zoom 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

Approval of Minutes from the November 2, 2023 Board of Supervisors Meeting

Ms. Burns presented the meeting minutes from November 2, 2023 Board of Supervisors meeting and asked for any comments or corrections from the Board.

On MOTION by Mr. Lavoie, seconded by Ms. Kowalski, with all in favor, the Minutes of the November 2, 2023 Board of Supervisors Meetings, were approved.

FOURTH ORDER OF BUSINESS

Consideration of 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser

Ms. Burns stated this is a required annual agreement with the property appraiser’s office and is more administrative. They provide us all of the parcels of the properties within the community. Certain people are exempt from a records request or disclosing their information if they are a judge, police, etc. from turning that over. This agreement outlines if they provide those for us to collect assessments, that information will not be turned over since they are exempt.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, the 2024 Data Sharing and Usage Agreement with Polk County Property Appraiser, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Resident Requests for Swim Kids Classes at Amenity

Ms. Burns stated several residents have asked if the CDD Board would authorize Swim Kids classes using the pool. The classes would be offered at the facility which is beneficial for the community and as a benefit to the residents, they would offer residents a discount. Kim from Swim Kids summarized all that they offer. Classes are made up of six kids. They do have a robust insurance policy.

On MOTION by Ms. Kowalski, seconded by Ms. Roden, with all in favor, Authorizing Counsel to Draft a Form of Agreement with Swim Kids and Authorize the Chair to Execute it, was approved.

SIXTH ORDER OF BUSINESS

Ratification of Phase 2 Conveyance Documents

Ms. Gentry stated this is the deed for Phase 2 CDD property, common area tracts as well as the right of way. She noted she would be happy to answer any questions.

On MOTION by Mr. Lavoie, seconded by Ms. Roden, with all in favor, the Phase 2 Conveyance Documents, were ratified.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Gentry stated that she had nothing to report.

B. Engineer

District Engineer was not present.

C. Field Manger’s Report

Mr. Tindall noted the landscaper has kept common areas well maintained, plantings look good and beds are clean, palms replaced by amenity center are doing well. Amenity has been well maintained with mulch clean up at the playground and the lift repaired. The pool was down briefly due to a burnt-out wire in the motor which the vendor repaired. Outlets were added at entrances and top of monument for holiday décor, entrance signs were touched up, minor fence repairs and routine cleaning, trash was removed from pond. Tow policy sign reinstalled. Coordinating installation of approved parking signs.

Ms. Burns stated residents will receive notice that the signs are going up. The towing will usually start about 10 days to two weeks after the signs go up. There were signs damaged at the Chickasaw entrance due to a vehicle making a wide turn. The police were contacted and an incident report was made for the damages. The electrical line at Chestnut entrance was damaged so Duke was contacted and disconnected the line. An electrician was contacted and work arranged just awaiting permit.

i. Consideration of Proposal for Additional Lighting at Amenity Parking Lot

Mr. Tindall presented the proposal for additional solar lighting in the amenity parking lot. The proposal was for \$1,688.65. Ms. Burns stated it is within the contingency budget.

On MOTION by Ms. Henley, seconded by Mr. Lavoie, with all in favor, the Proposal for Additional Lighting at Amenity Parking Lot, was approved.

D. District Manager’s Report

i. Approval of Check Register

Ms. Burns presented the check register which is from November 24th through December 21st totaling \$28,248.30. She stated she would be happy to answer any questions from the Board.

On MOTION by Mr. Lavoie, seconded by Ms. Henley, with all in favor, the Check Register totaling \$28,248.30, was approved.

ii. Balance Sheet and Income Statement

Ms. Burns stated the financial statements are through November. There is no action necessary from the Board. These are for information purposes.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Shanna Nastic (resident) – Requesting free library for the community. She stated her daughter would do all of the fund raising and order everything for it as well as maintain it. Ms. Burns stated this would need a license agreement. The Board would have the ability to remove it if needed per the license agreement.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Authorizing Counsel to Draft a License Agreement with Resident, was approved.

Jonny Hislop (resident) – Inquiring about structure over mailboxes. Ms. Burns stated this is not in budget for this fiscal year.

Scott (resident) – Requesting barriers to avoid cars hitting house where signs were damaged due to car accident. Ms. Burns stated the only barrier they could put up would be bollards.

TENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; 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, 2024, proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Fiscal Year 2024/2025**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to set the required public hearing 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 2024/2025 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: Thursday, August 1, 2024

HOUR: 10:30 AM

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

3. **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.

4. **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 2 and to ensure that it remains on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more

provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

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

PASSED AND ADOPTED THIS 4TH DAY OF APRIL 2024.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

Forest Lake
Community Development District

Proposed Budget
FY2025



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Forest Lake
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Assessments - Tax Roll	\$ 617,756	\$ 544,131	\$ 73,625	\$ 617,756	\$ 617,756
Miscellaneous Income	\$ -	\$ 60	\$ -	\$ 60	\$ -
Total Revenues	\$ 617,756	\$ 544,191	\$ 73,625	\$ 617,816	\$ 617,756
Expenditures					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 2,000	\$ 4,000	\$ 6,000	\$ 12,000
Engineering	\$ 15,000	\$ -	\$ 7,500	\$ 7,500	\$ 15,000
Attorney	\$ 30,000	\$ 9,306	\$ 17,500	\$ 26,806	\$ 30,000
Annual Audit	\$ 6,600	\$ -	\$ 6,500	\$ 6,500	\$ 6,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 2,600	\$ 3,500	\$ 6,100	\$ 6,300
Trustee Fees	\$ 8,081	\$ 6,728	\$ 1,353	\$ 8,081	\$ 8,081
Management Fees	\$ 40,124	\$ 16,718	\$ 23,405	\$ 40,124	\$ 45,000
Information Technology	\$ 1,800	\$ 750	\$ 1,050	\$ 1,800	\$ 1,890
Website Maintenance	\$ 1,200	\$ 500	\$ 700	\$ 1,200	\$ 1,260
Postage & Delivery	\$ 1,000	\$ 376	\$ 583	\$ 959	\$ 1,050
Insurance	\$ 6,397	\$ 5,758	\$ -	\$ 5,758	\$ 6,334
Copies	\$ 500	\$ 2	\$ 25	\$ 27	\$ 500
Legal Advertising	\$ 5,000	\$ -	\$ 2,917	\$ 2,917	\$ 5,000
Other Current Charges	\$ 1,500	\$ 233	\$ 315	\$ 548	\$ 1,500
Office Supplies	\$ 625	\$ 11	\$ 35	\$ 46	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Total Administrative	\$ 141,902	\$ 50,608	\$ 69,833	\$ 120,442	\$ 148,215

Forest Lake
Community Development District
Proposed Budget
General Fund

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
<i>Operations & Maintenance</i>					
Field Expenditures					
Property Insurance	\$ 14,118	\$ 14,586	\$ -	\$ 14,586	\$ 16,045
Field Management	\$ 16,695	\$ 6,956	\$ 9,739	\$ 16,695	\$ 17,530
Landscape Maintenance	\$ 127,000	\$ 36,468	\$ 51,163	\$ 87,631	\$ 95,902
Landscape Replacement	\$ 12,000	\$ -	\$ 6,000	\$ 6,000	\$ 16,000
Streetlights	\$ 42,410	\$ 9,777	\$ 14,700	\$ 24,477	\$ 42,410
Electric	\$ 7,260	\$ 1,126	\$ 1,750	\$ 2,876	\$ 7,260
Water & Sewer	\$ 1,000	\$ 1,408	\$ 2,100	\$ 3,508	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ -	\$ 1,250	\$ 1,250	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 2,036	\$ 4,375	\$ 6,411	\$ 7,500
General Repairs & Maintenance	\$ 12,000	\$ 6,256	\$ 5,744	\$ 12,000	\$ 15,000
Contingency	\$ 7,500	\$ 1,600	\$ 3,750	\$ 5,350	\$ 10,000
Subtotal Field Expenditures	\$ 249,983	\$ 80,212	\$ 100,571	\$ 180,783	\$ 231,146
Amenity Expenses					
Amenity - Electric	\$ 13,794	\$ 6,139	\$ 9,261	\$ 15,400	\$ 15,173
Amenity - Water	\$ 4,066	\$ 1,673	\$ 3,220	\$ 4,893	\$ 4,066
Playground Lease	\$ 28,688	\$ 7,172	\$ 16,735	\$ 23,907	\$ 28,688
Internet	\$ 1,500	\$ 490	\$ 756	\$ 1,246	\$ 1,500
Pest Control	\$ 528	\$ 200	\$ 280	\$ 480	\$ 648
Janitorial Services	\$ 9,600	\$ 4,040	\$ 5,600	\$ 9,640	\$ 10,400
Security Services	\$ 33,500	\$ 2,197	\$ 19,542	\$ 21,739	\$ 33,500
Pool Maintenance	\$ 19,800	\$ 10,190	\$ 19,950	\$ 30,140	\$ 23,700
Amenity Management	\$ 5,250	\$ 2,507	\$ 3,066	\$ 5,573	\$ 10,000
Amenity Repairs & Maintenance	\$ 10,000	\$ 635	\$ 5,000	\$ 5,635	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 4,375	\$ 4,375	\$ 7,500
Subtotal Amenity Expenditures	\$ 134,226	\$ 35,243	\$ 87,785	\$ 123,027	\$ 145,175
Total Operations & Maintenance	\$ 384,209	\$ 115,455	\$ 188,355	\$ 303,810	\$ 376,322
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 91,645	\$ -	\$ 91,645	\$ 91,645	\$ 93,219
Total Other Expenditures	\$ 91,645	\$ -	\$ 91,645	\$ 91,645	\$ 93,219
Total Expenditures	\$ 617,756	\$ 166,063	\$ 349,833	\$ 515,897	\$ 617,756
Excess Revenues/(Expenditures)	\$ -	\$ 378,127	\$ (276,208)	\$ 101,919	\$ -

Net Assessments	\$ 617,756
Add: Discounts & Collections 7%	\$ 46,498
Gross Assessments	<u>\$ 664,254</u>
Assessable Units	574
Per Unit Gross Assessment	<u>\$ 1,157.24</u>
Per Unit Net Assessment	<u>\$ 1,076.23</u>

FY24 Gross Per Unit Assessment	FY25 Gross Per Unit Assessment	Increase
\$1,157.24	\$1,157.24	\$0.00

Forest Lake

Community Development District

General Fund Budget

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

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

Engineering

The District's engineer, 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, Kilinski I Wyk, PLLC, 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 bonds and another anticipated bond issuance.

Dissemination

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

Trustee Fees

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

Forest Lake Community Development District General Fund Budget

Management Fees

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

Information Technology

Represents various cost of information technology for the District such as video conferencing, cloud storage and servers, positive pay implementation and programming for fraud protection, accounting software, tablets for meetings, Adobe, Microsoft Office, 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 of Board meeting agenda packages, 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.

Forest Lake Community Development District General Fund Budget

Dues, Licenses & Subscriptions

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

Operations & Maintenance:

Field Expenditures

Property Insurance

The District's property insurance coverage is provided by the Florida Insurance Alliance (FIA). FIA specializes in providing insurance coverage to governmental agencies.

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 cost to maintain streetlights currently in place 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.

Forest Lake Community Development District General Fund Budget

General Repairs & Maintenance

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

Contingency

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

Amenity 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

Represents the estimated amount paid for the leasing agreement for playgrounds installed in the community.

Internet

Represents internet service for use at the Amenity Facilities. Services are provided by Spectrum.

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.

Forest Lake Community Development District General Fund Budget

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Amenity Repairs & Maintenance

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

Contingency

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

Other Expenses:

Capital Reserves

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

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

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 498,246	\$ 438,965	\$ 59,282	\$ 498,246	\$ 498,246
Interest	\$ -	\$ 7,606	\$ 3,803	\$ 11,410	\$ 5,705
Carry Forward Surplus	\$ 192,024	\$ 190,806	\$ -	\$ 190,806	\$ 202,368
Total Revenues	\$ 690,270	\$ 637,377	\$ 63,085	\$ 700,462	\$ 706,319
Expenditures					
Interest Expense - 11/1	\$ 161,547	\$ 161,547	\$ -	\$ 161,547	\$ 159,250
Principal Expense - 5/1	\$ 175,000	\$ -	\$ 175,000	\$ 175,000	\$ 180,000
Interest Expense - 5/1	\$ 161,547	\$ -	\$ 161,547	\$ 161,547	\$ 159,250
Total Expenditures	\$ 498,094	\$ 161,547	\$ 336,547	\$ 498,094	\$ 498,500
Excess Revenues/(Expenditures)	\$ 192,177	\$ 475,830	\$ (273,462)	\$ 202,368	\$ 207,819

Interest Expense 11/1/25	\$ 156,888
Total	\$ 156,888

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	Principal	Interest	Total
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	Prinicipal	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
		\$ 8,210,000	\$ 5,330,538	\$ 13,877,084

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

Description	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Special Assessments	\$ 140,650	\$ 126,199	\$ 14,451	\$ 140,650	\$ 140,650
Interest	\$ -	\$ 2,522	\$ 1,261	\$ 3,783	\$ 1,892
Carry Forward Surplus	\$ 151,304	\$ 85,778	\$ -	\$ 85,778	\$ 80,305
Total Revenues	\$ 291,954	\$ 214,499	\$ 15,712	\$ 230,211	\$ 222,846
Expenditures					
Interest Expense - 11/1	\$ 54,953	\$ 54,953	\$ -	\$ 54,953	\$ 54,241
Special Call - 11/1	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
Principal Expense - 5/1	\$ 30,000	\$ -	\$ 30,000	\$ 30,000	\$ 35,000
Interest Expense - 5/1	\$ 54,953	\$ -	\$ 54,953	\$ 54,953	\$ 54,241
Total Expenditures	\$ 139,906	\$ 64,953	\$ 84,953	\$ 149,906	\$ 143,481
Excess Revenues/(Expenditures)	\$ 152,048	\$ 149,546	\$ (69,241)	\$ 80,305	\$ 79,365

Interest Expense 11/1/25	\$ 53,409
Total	\$ 53,409

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
11/01/24	\$ 2,020,000.00	\$ -	\$ 54,240.63	\$ 139,193.75
05/01/25	\$ 2,020,000.00	\$ 35,000.00	\$ 54,240.63	\$ -
11/01/25	\$ 1,950,000.00	\$ -	\$ 53,409.38	\$ 142,650.00
05/01/26	\$ 1,915,000.00	\$ 35,000.00	\$ 53,409.38	\$ -
11/01/26	\$ 1,915,000.00	\$ -	\$ 52,578.13	\$ 140,987.50
05/01/27	\$ 1,915,000.00	\$ 35,000.00	\$ 52,578.13	\$ -
11/01/27	\$ 1,915,000.00	\$ -	\$ 51,746.88	\$ 139,325.00
05/01/28	\$ 1,915,000.00	\$ 40,000.00	\$ 51,746.88	\$ -
11/01/28	\$ 1,875,000.00	\$ -	\$ 50,746.88	\$ 142,493.75
05/01/29	\$ 1,875,000.00	\$ 40,000.00	\$ 50,746.88	\$ -
11/01/29	\$ 1,835,000.00	\$ -	\$ 49,746.88	\$ 140,493.75
05/01/30	\$ 1,835,000.00	\$ 40,000.00	\$ 49,746.88	\$ -
11/01/30	\$ 1,705,000.00	\$ -	\$ 48,746.88	\$ 138,493.75
05/01/31	\$ 1,705,000.00	\$ 45,000.00	\$ 48,746.88	\$ -
11/01/31	\$ 1,705,000.00	\$ -	\$ 47,621.88	\$ 141,368.75
05/01/32	\$ 1,705,000.00	\$ 45,000.00	\$ 47,621.88	\$ -
11/01/32	\$ 1,705,000.00	\$ -	\$ 46,496.88	\$ 139,118.75
05/01/33	\$ 1,705,000.00	\$ 50,000.00	\$ 46,496.88	\$ -
11/01/33	\$ 1,655,000.00	\$ -	\$ 45,153.13	\$ 141,650.00
05/01/34	\$ 1,655,000.00	\$ 50,000.00	\$ 45,153.13	\$ -
11/01/34	\$ 1,605,000.00	\$ -	\$ 43,809.38	\$ 138,962.50
05/01/35	\$ 1,605,000.00	\$ 55,000.00	\$ 43,809.38	\$ -
11/01/35	\$ 1,550,000.00	\$ -	\$ 42,331.25	\$ 141,140.63
05/01/36	\$ 1,550,000.00	\$ 55,000.00	\$ 42,331.25	\$ -
11/01/36	\$ 1,495,000.00	\$ -	\$ 40,853.13	\$ 138,184.38
05/01/37	\$ 1,495,000.00	\$ 60,000.00	\$ 40,853.13	\$ -
11/01/37	\$ 1,435,000.00	\$ -	\$ 39,240.63	\$ 140,093.75
05/01/38	\$ 1,435,000.00	\$ 65,000.00	\$ 39,240.63	\$ -
11/01/38	\$ 1,370,000.00	\$ -	\$ 37,493.75	\$ 141,734.38
05/01/39	\$ 1,370,000.00	\$ 65,000.00	\$ 37,493.75	\$ -
11/01/39	\$ 1,305,000.00	\$ -	\$ 35,746.88	\$ 138,240.63
05/01/40	\$ 1,160,000.00	\$ 70,000.00	\$ 35,746.88	\$ -
11/01/40	\$ 1,080,000.00	\$ -	\$ 33,865.63	\$ 139,612.50
05/01/41	\$ 1,080,000.00	\$ 75,000.00	\$ 33,865.63	\$ -
11/01/41	\$ 1,080,000.00	\$ -	\$ 31,850.00	\$ 140,715.63
05/01/42	\$ 1,080,000.00	\$ 80,000.00	\$ 31,850.00	\$ -
11/01/42	\$ 1,080,000.00	\$ -	\$ 29,700.00	\$ 141,550.00
05/01/43	\$ 1,080,000.00	\$ 85,000.00	\$ 29,700.00	\$ -
11/01/43	\$ 995,000.00	\$ -	\$ 27,362.50	\$ 142,062.50

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

Date	Balance	Principal	Interest	Total
05/01/44	\$ 995,000.00	\$ 90,000.00	\$ 27,362.50	\$ -
11/01/44	\$ 905,000.00	\$ -	\$ 24,887.50	\$ 142,250.00
05/01/45	\$ 905,000.00	\$ 90,000.00	\$ 24,887.50	\$ -
11/01/45	\$ 815,000.00	\$ -	\$ 22,412.50	\$ 137,300.00
05/01/46	\$ 815,000.00	\$ 100,000.00	\$ 22,412.50	\$ -
11/01/46	\$ 715,000.00	\$ -	\$ 19,662.50	\$ 142,075.00
05/01/47	\$ 715,000.00	\$ 105,000.00	\$ 19,662.50	\$ -
11/01/47	\$ 610,000.00	\$ -	\$ 16,775.00	\$ 141,437.50
05/01/48	\$ 610,000.00	\$ 110,000.00	\$ 16,775.00	\$ -
11/01/48	\$ 500,000.00	\$ -	\$ 13,750.00	\$ 140,525.00
05/01/49	\$ 500,000.00	\$ 115,000.00	\$ 13,750.00	\$ -
11/01/49	\$ 385,000.00	\$ -	\$ 10,587.50	\$ 139,337.50
05/01/50	\$ 385,000.00	\$ 120,000.00	\$ 10,587.50	\$ -
11/1/50	\$ 265,000.00	\$ -	\$ 7,287.50	\$ 137,875.00
5/1/51	\$ 265,000.00	\$ 130,000.00	\$ 7,287.50	\$ -
11/1/51	\$ 135,000.00	\$ -	\$ 3,712.50	\$ 141,000.00
5/1/52	\$ 135,000.00	\$ 135,000.00	\$ 3,712.50	\$ 138,712.50
		\$ 2,020,000	\$ 1,963,631	\$ 4,068,584

Forest Lake
Community Development District
Proposed Budget
Capital Reserve Fund

	Adopted Budget FY2024	Actuals Thru 2/29/24	Projected Next 7 Months	Total Thru 9/30/24	Proposed Budget FY2025
Revenues					
Carry Forward Surplus	\$ -	\$ -	\$ -	\$ -	\$ 91,645
Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ 91,645
Expenditures					
Chair Lift Replacement	\$ -	\$ -	\$ -	\$ -	\$ 10,500
Mailbox Coverings	\$ -	\$ -	\$ -	\$ -	\$ 65,000
Traffic Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 16,000
Pool Furniture	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ 101,500
Other Financing Sources/(Uses)					
Transfer In/(Out)	\$ 91,645	\$ -	\$ 91,645	\$ 91,645	\$ 93,219
Total Other Financing Sources/(Uses)	\$ 91,645	\$ -	\$ 91,645	\$ 91,645	\$ 93,219
Excess Revenues/(Expenditures)	\$ 91,645	\$ -	\$ 91,645	\$ 91,645	\$ 83,364

SECTION V

CONTRACT AGREEMENT

This Agreement made and entered into on Wednesday, January 31, 2024 by and between the Forest Lake Community Development District, a local unit of special purpose government of the State of Florida hereinafter referred to as the 'Special District', and Marsha M. Faux, Polk County Property Appraiser, a Constitutional Officer of the State of Florida, whose address is 255 North Wilson Ave., Bartow, FL 33830, hereinafter referred to as the 'Property Appraiser'.

1. Section [197.3632](#) Florida Statutes, provides that special assessments of non-ad valorem taxes levied by the Special District may be included in the assessment rolls of the County and collected in conjunction with ad valorem taxes as assessed by the Property Appraiser. Pursuant to that option, the Property Appraiser and the Special District shall enter into an agreement providing for reimbursement to the Property Appraiser of administrative costs, including costs of inception and maintenance, incurred as a result of such inclusion.
2. The parties herein agree that, for the 2024 tax year assessment roll, the Property Appraiser will include on the assessment rolls such special assessments as are certified to her by the Forest Lake Community Development District.
3. The term of this Agreement shall commence on January 1, 2024 or the date signed below, whichever is later, and shall run until December 31, 2024, the date of signature by the parties notwithstanding. This Agreement shall not automatically renew.
4. The Special District shall meet all relevant requirements of Section [197.3632](#) & [190.021](#) Florida Statutes.
5. The Special District shall furnish the Property Appraiser with up-to-date data concerning its boundaries and proposed assessments, and other information as requested by the Property Appraiser to facilitate in administering the non-ad valorem assessment in question. Specifically, if assessments will be included on the 2024 TRIM Notice, the Special District shall provide **proposed assessments no later than Friday, July 12, 2024**. The Special District's assessments shall, as far as practicable, be uniform (e.g. one uniform assessment for maintenance, etc.) to facilitate the making of the assessments by the mass data techniques utilized by the Property Appraiser.
6. The Special District shall certify to the Property Appraiser the Special District's annual installment and levy **no later than Friday, September 13, 2024**. The Property Appraiser shall, using the information provided by the Special District, place the Special District's non ad-valorem special assessments on properties within the district for inclusion on the 2024 tax roll.
7. The Property Appraiser shall be compensated by the Special District for the administrative costs incurred in carrying out this Agreement at the rate of 1% of the amount levied on the TRIM Notice or if the TRIM Notice is not used, the rate shall be 1% of the amount levied on the 2024 tax roll. For the TRIM Notice, the Property Appraiser will require **payment on or before Friday, September 13, 2024** for processing within the Property Appraiser budget year (October 1st – September 30th).
8. If the actual costs of performing the services under this agreement exceed the compensation provided for in Paragraph 7, the amount of compensation shall be the actual costs of performing the services under this agreement.
9. If tax roll corrections are requested by the Special District, the Property Appraiser shall be compensated by the Special District for the administrative costs incurred at the rate of \$5.00 for each tax roll correction exceeding ten (10) corrections per tax year.

The Special District shall indemnify and hold harmless, to the extent permitted by Florida law and without waiving its right of any applicable sovereign immunity, the Property Appraiser and all respective officers, employees, agents and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the Property Appraiser and all respective officers, employees, agents or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of, relating to or resulting from the negligent or intentional acts or omissions of the Special District or its employees, agents, servants, partners, principals, or subcontractors arising out of, relating to, or resulting from the performance of the Agreement. The Special District shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the Property Appraiser where applicable, including appellate proceedings, and shall pay all costs, judgments, and attorneys' fees which may issue thereon.

EXECUTED By:

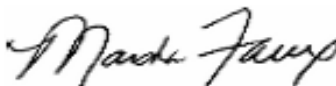
Special District Representative

Print name

Title

Date

Marsha M. Faux, CFA, ASA
Polk County Property Appraiser
By:



Marsha M. Faux, Property Appraiser

SECTION C

Forest Lake CDD

Field Management Report



April 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.
- ✚ Some minor replacements and mulch are being reviewed by vendor.
- ✚ Arranged some supplemental treatment of sandspurs along sidewalk to playground and monitoring to see if any additional is needed.



Complete

Amenity Review

- Facilities have been well maintained.
- Some vandalism issues at the end of the month were reported and reviewed.
- Damaged gate card reader was replaced.
- Playground was reviewed: minor sticker and trash cleaning were arranged.
- Solar light in parking was reported to have issues. Replaced and original is being inspected to determine if defect present.



General Maintenance

- ✚ Storm drains are being reviewed.
- ✚ Minor trash cleanout and repairs are being scheduled as needed.
- ✚ Minor perimeter fence weather damage noted and scheduled for repair.



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 D

SECTION 1

Forest Lake Community Development District

Summary of Checks

January 19, 2024 to March 21, 2024

Bank	Date	Check No.'s	Amount
General Fund			
	1/22/24	511-516	\$ 560,889.11
	1/30/24	517	\$ 6,899.32
	2/5/24	518-519	\$ 1,405.42
	2/12/24	520-523	\$ 11,098.50
	2/19/24	524	\$ 5,959.81
	2/26/24	525-526	\$ 1,920.39
	3/4/24	527-528	\$ 2,510.70
	3/11/24	529-532	\$ 15,643.06
	3/18/24	533	\$ 2,390.70
			\$ 608,717.01
			\$ 608,717.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/22/24	00031	12/20/23	11356	202312	330	57200	48200			*	550.00		
			MNTHLY CLEANING-DEC23										
		12/20/23	11356	202312	330	57200	48200			*	250.00		
			MNTHLY TRASH SERVICE										
								CLEAN STAR SERVICES OF				800.00	000511
1/22/24	00030	1/22/24	01222024	202401	300	20700	10000			*	424,901.74		
			ASSESSMT TRNSFER SER 2020										
		1/22/24	01222024	202401	300	20700	10000			*	122,156.02		
			ASSESSMT TRNSFER SER 2022										
								FOREST LAKE CDD C/O US BANK				547,057.76	000512
1/22/24	00001	11/30/23	120	202311	320	53800	48000			*	2,966.85		
			GENERAL MAINT & REPAIRS										
								GOVERNMENTAL MANAGEMENT SERVICES-				2,966.85	000513
1/22/24	00049	1/18/24	8542	202312	310	51300	31500			*	1,406.00		
			ATTORNEY SVCS-DEC23										
								KILINSKI / VAN WYK, PLLC				1,406.00	000514
1/22/24	00016	1/01/24	11164	202401	320	53800	46200			*	7,308.50		
			LANDSCAPE MAINT-JAN24										
								PRINCE & SONS INC.				7,308.50	000515
1/22/24	00028	1/01/24	21555	202401	330	57200	48500			*	1,350.00		
			POOL MAINTENANCE-JAN24										
								MCDONNELL CORPORATION DBA				1,350.00	000516
1/30/24	00017	10/19/23	4652068	202310	300	15500	10000			*	6,899.32		
			1% ADMIN FEE										
								POLK COUNTY PROPERTY APPRAISER				6,899.32	000517
2/05/24	00001	12/31/23	125	202312	330	57200	48300			*	319.42		
			AMENITY-REPAIRS & MAINT										
		12/31/23	125	202312	320	53800	48000			*	1,046.00		
			GENERAL-REPAIRS & MAINT										
								GOVERNMENTAL MANAGEMENT SERVICES-				1,365.42	000518
2/05/24	00041	1/19/24	56696397	202401	330	57200	48100			*	40.00		
			PEST CONTROL-JAN24										
								MASSEY SERVICES INC.				40.00	000519
2/12/24	00031	1/31/24	11569	202402	330	57200	48200			*	550.00		
			MNTHLY CLEANING-FEB24										
		1/31/24	11569	202402	330	57200	48200			*	250.00		
			MNTHLY TRASH SERVICE-FEB										

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
		1/31/24 11569	202402 330-57200-48200	CLEAN STAR SERVICES OF	*	40.00	840.00 000520
			EXTRA SVCS-POOL PARTY				
2/12/24 00016		2/01/24 11602	202402 320-53800-46200	PRINCE & SONS INC.	*	7,308.50	7,308.50 000521
			LANDSCAPE MAINT-FEB24				
2/12/24 00028		2/01/24 21889	202402 330-57200-48500	MCDONNELL CORPORATION DBA	*	1,350.00	1,350.00 000522
			POOL MAINTENANCE-FEB24				
2/12/24 00063		1/31/24 7201	202401 320-53800-49000	STEVE'S ELECTRIC, INC	*	1,600.00	1,600.00 000523
			REPAIR FOREST LAKE SIGN				
2/19/24 00001		2/01/24 123	202402 310-51300-34000	GOVERNMENTAL MANAGEMENT SERVICES-	*	3,343.67	5,959.81 000524
			MANAGEMENT FEES-FEB24				
		2/01/24 123	202402 310-51300-35100	KILINSKI / VAN WYK, PLLC	*	100.00	1,880.39 000525
			WEBSITE MANAGEMENT-FEB24				
		2/01/24 123	202402 310-51300-35200	MASSEY SERVICES INC.	*	150.00	40.00 000526
			INFORMATION TECH-FEB24				
		2/01/24 123	202402 310-51300-31300	MCDONNELL CORPORATION DBA	*	500.00	120.00 000527
			DISSEMINATION SVCS-FEB24				
		2/01/24 123	202402 330-57200-48300		*	437.50	
			AMENITY ACCESS-FEB24				
		2/01/24 123	202402 310-51300-51000		*	3.46	
			OFFICE SUPPLIES				
		2/01/24 123	202402 310-51300-42000		*	33.93	
			POSTAGE				
		2/01/24 124	202402 320-53800-12000		*	1,391.25	
			FIELD MANAGEMENT-FEB24				
2/26/24 00049		2/20/24 8807	202401 310-51300-31500		*	1,880.39	
			ATTORNEY SVCS-JAN24				
2/26/24 00041		2/02/24 56980441	202402 330-57200-48100		*	40.00	
			PEST CONTROL-FEB24				
3/04/24 00028		2/22/24 22008	202402 330-57200-48500		*	120.00	
			REPLACE VALVE				

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/04/24	00033	3/04/24	03042024	202403	330	57200	48400		EQUIPMENT LEASE-MAR24 WHFS, LLC	*	2,390.70	2,390.70	000528
3/11/24	00031	2/29/24	11782	202402	330	57200	48200		MNTHLY CLEANING-FEB24	*	550.00		
		2/29/24	11782	202402	330	57200	48200		MNTHLY TRASH SERVICE-FEB	*	250.00		
									CLEAN STAR SERVICES OF			800.00	000529
3/11/24	00001	3/01/24	126	202403	310	51300	34000		MANAGEMENT FEES-MAR24	*	3,343.67		
		3/01/24	126	202403	310	51300	35100		WEBSITE MANAGEMEN-MAR24	*	100.00		
		3/01/24	126	202403	310	51300	35200		INFORMATION TECH-MAR24	*	150.00		
		3/01/24	126	202403	310	51300	31300		DISSEMINATION SVCS-MAR24	*	500.00		
		3/01/24	126	202403	330	57200	48300		AMENITY ACCESS-MAR24	*	437.50		
		3/01/24	126	202403	310	51300	51000		OFFICE SUPPLIES	*	.57		
		3/01/24	126	202403	310	51300	42000		POSTAGE	*	26.57		
		3/01/24	127	202403	320	53800	12000		FIELD MANAGEMENT-MAR24	*	1,391.25		
									GOVERNMENTAL MANAGEMENT SERVICES-			5,949.56	000530
3/11/24	00016	3/01/24	11830	202403	320	53800	46200		TREAT SAND SPURS-PLAYGRD	*	235.00		
		3/11/24	11901	202403	320	53800	46200		LANDSCAPE MAINT-MAR24	*	7,308.50		
									PRINCE & SONS INC.			7,543.50	000531
3/11/24	00028	3/01/24	22199	202403	330	57200	48500		POOL MAINTENANCE-MAR24	*	1,350.00		
									MCDONNELL CORPORATION DBA			1,350.00	000532
3/18/24	00033	3/18/24	03182024	202403	300	15500	10000		EQUIPMENT LEASE-APR24 WHFS, LLC	*	2,390.70	2,390.70	000533

TOTAL FOR BANK A 608,717.01
 TOTAL FOR REGISTER 608,717.01

FORL FOREST LAKE CD CWRIGHT

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
February 29, 2024



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8	<u>Capital Reserve Fund</u>
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12	<u>Assessment Receipt Schedule</u>

Forest Lake
Community Development District
Combined Balance Sheet
February 29, 2024

	<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	\$ 622,373	\$ -	\$ -	\$ 622,373
<u>Series 2020</u>				
Reserve	\$ -	\$ 249,169	\$ -	\$ 249,169
Revenue	\$ -	\$ 461,762	\$ -	\$ 461,762
Prepayments	\$ -	\$ 6	\$ -	\$ 6
Construction	\$ -	\$ -	\$ 0	\$ 0
<u>Series 2022</u>				
Reserve	\$ -	\$ 71,050	\$ -	\$ 71,050
Revenue	\$ -	\$ 145,427	\$ -	\$ 145,427
Prepayments	\$ -	\$ 77	\$ -	\$ 77
Construction	\$ -	\$ -	\$ 410	\$ 410
Prepaid Expenses	\$ 4,781	\$ -	\$ -	\$ 4,781
Due from General Fund	\$ -	\$ 18,106	\$ -	\$ 18,106
Total Assets	\$ 627,154	\$ 945,596	\$ 411	\$ 1,573,160
Liabilities:				
Accounts Payable	\$ 1,669	\$ -	\$ -	\$ 1,669
Due to Debt Service	\$ 18,106	\$ -	\$ -	\$ 18,106
Total Liabilities	\$ 19,775	\$ -	\$ -	\$ 19,775
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 724,999	\$ -	\$ 724,999
Debt Service - Series 2022	\$ -	\$ 220,596	\$ -	\$ 220,596
Capital Projects - Series 2022	\$ -	\$ -	\$ 410	\$ 410
Unassigned	\$ 607,379	\$ -	\$ -	\$ 607,379
Total Fund Balances	\$ 607,379	\$ 945,596	\$ 411	\$ 1,553,386
Total Liabilities & Fund Balance	\$ 627,154	\$ 945,596	\$ 411	\$ 1,573,160

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Assessments - Tax Roll	\$ 617,756	\$ 544,131	\$ 544,131	\$ -
Miscellaneous Income	\$ -	\$ -	\$ 60	\$ 60
Total Revenues	\$ 617,756	\$ 544,131	\$ 544,191	\$ 60
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ 2,000	\$ 3,000
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 30,000	\$ 12,500	\$ 9,306	\$ 3,194
Annual Audit	\$ 6,600	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 450	\$ 450	\$ -
Dissemination	\$ 6,000	\$ 2,500	\$ 2,600	\$ (100)
Trustee Fees	\$ 8,081	\$ 6,728	\$ 6,728	\$ -
Management Fees	\$ 40,124	\$ 16,718	\$ 16,718	\$ -
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 500	\$ -
Postage & Delivery	\$ 1,000	\$ 417	\$ 376	\$ 41
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 208	\$ 2	\$ 206
Legal Advertising	\$ 5,000	\$ 2,083	\$ -	\$ 2,083
Other Current Charges	\$ 1,500	\$ 625	\$ 233	\$ 392
Office Supplies	\$ 625	\$ 260	\$ 11	\$ 249
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 141,902	\$ 66,562	\$ 50,608	\$ 15,954

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 14,118	\$ 14,118	\$ 14,586	\$ (468)
Field Management	\$ 16,695	\$ 6,956	\$ 6,956	\$ -
Landscape Maintenance	\$ 127,000	\$ 52,917	\$ 36,468	\$ 16,449
Landscape Replacement	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
Streetlights	\$ 42,410	\$ 17,671	\$ 9,777	\$ 7,893
Electric	\$ 7,260	\$ 3,025	\$ 1,126	\$ 1,899
Water & Sewer	\$ 1,000	\$ 417	\$ 1,408	\$ (991)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 1,042	\$ -	\$ 1,042
Irrigation Repairs	\$ 7,500	\$ 3,125	\$ 2,036	\$ 1,090
General Repairs & Maintenance	\$ 12,000	\$ 5,000	\$ 6,256	\$ (1,256)
Contingency	\$ 7,500	\$ 3,125	\$ 1,600	\$ 1,525
Subtotal Field Expenditures	\$ 249,983	\$ 112,395	\$ 80,212	\$ 32,183
Amenity Expenditures				
Amenity - Electric	\$ 13,794	\$ 5,748	\$ 6,139	\$ (391)
Amenity - Water	\$ 4,066	\$ 1,694	\$ 1,673	\$ 21
Playground Lease	\$ 28,688	\$ 11,953	\$ 7,172	\$ 4,781
Internet	\$ 1,500	\$ 625	\$ 490	\$ 135
Pest Control	\$ 528	\$ 220	\$ 200	\$ 20
Janitorial Services	\$ 9,600	\$ 4,000	\$ 4,040	\$ (40)
Security Services	\$ 33,500	\$ 13,958	\$ 2,197	\$ 11,761
Pool Maintenance	\$ 19,800	\$ 8,250	\$ 10,190	\$ (1,940)
Amenity Access Management	\$ 5,250	\$ 2,188	\$ 2,507	\$ (319)
Amenity Repairs & Maintenance	\$ 10,000	\$ 4,167	\$ 635	\$ 3,532
Contingency	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
Subtotal Amenity Expenditures	\$ 134,226	\$ 55,928	\$ 35,243	\$ 20,685
Total Expenditures	\$ 526,111	\$ 234,885	\$ 166,063	\$ 68,821
Excess (Deficiency) of Revenues over Expenditures	\$ 91,645		\$ 378,127	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ (91,645)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (91,645)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 378,127	
Fund Balance - Beginning	\$ -		\$ 229,252	
Fund Balance - Ending	\$ -		\$ 607,379	

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Assessments - Tax Roll	\$ 498,246	\$ 438,965	\$ 438,965	\$ -
Interest	\$ -	\$ -	\$ 7,606	\$ 7,606
Total Revenues	\$ 498,246	\$ 438,965	\$ 446,571	\$ 7,606
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		\$ 285,024	
Fund Balance - Beginning	\$ 192,024		\$ 439,975	
Fund Balance - Ending	\$ 192,177		\$ 724,999	

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Assessments - Tax Roll	\$ 140,650	\$ 126,199	\$ 126,199	\$ -
Interest	\$ -	\$ -	\$ 2,522	\$ 2,522
Total Revenues	\$ 140,650	\$ 126,199	\$ 128,721	\$ 2,522
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		\$ 63,768	
Fund Balance - Beginning	\$ 151,304		\$ 156,828	
Fund Balance - Ending	\$ 152,048		\$ 220,596	

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
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 February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 691	\$ 691
Total Revenues	\$ -	\$ -	\$ 691	\$ 691
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 71,682	\$ (71,682)
Total Expenditures	\$ -	\$ -	\$ 71,682	\$ (71,682)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (70,991)	
Fund Balance - Beginning	\$ -		\$ 71,401	
Fund Balance - Ending	\$ -		\$ 410	

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 29, 2024

	Adopted Budget	Prorated Budget Thru 02/29/24	Actual Thru 02/29/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ -	
Other Financing Sources/(Uses)				
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	\$ 503,718	\$ 14,616	\$ 9,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,131
Miscellaneous Income	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60
Total Revenues	\$ 60	\$ 16,338	\$ 503,718	\$ 14,616	\$ 9,459	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 544,191
Expenditures:													
<u>General & Administrative:</u>													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 356	\$ 4,916	\$ 1,406	\$ 1,880	\$ 749	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,306
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,600
Trustee Fees	\$ 6,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,728
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,718
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500
Postage & Delivery	\$ 15	\$ 27	\$ 69	\$ 230	\$ 34	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 376
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Printing & Binding	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Current Charges	\$ 40	\$ 39	\$ 40	\$ 74	\$ 41	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 233
Office Supplies	\$ 3	\$ 3	\$ 1	\$ 0	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 11
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 22,718	\$ 10,081	\$ 5,610	\$ 7,278	\$ 4,922	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,608

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	\$ 1,391	\$ 1,391	\$ 1,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,956
Landscape Maintenance	\$ 7,284	\$ 7,284	\$ 7,284	\$ 7,309	\$ 7,309	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,468
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,811	\$ 2,053	\$ 2,051	\$ 1,832	\$ 2,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,777
Electric	\$ 143	\$ 499	\$ 206	\$ 63	\$ 215	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,126
Water & Sewer	\$ 297	\$ 283	\$ 234	\$ 446	\$ 148	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,408
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,895	\$ 140	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,036
General Repairs & Maintenance	\$ 2,243	\$ 2,967	\$ 1,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,256
Contingency	\$ -	\$ -	\$ -	\$ 1,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,600
Subtotal Field Expenditures	\$ 29,650	\$ 14,617	\$ 12,212	\$ 12,641	\$ 11,093	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,212
Amenity Expenditures													
Amenity - Electric	\$ 1,323	\$ 1,233	\$ 1,219	\$ 1,177	\$ 1,187	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,139
Amenity - Water	\$ 308	\$ 298	\$ 310	\$ 298	\$ 460	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,673
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,172
Internet	\$ 108	\$ 108	\$ 88	\$ 88	\$ 98	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 490
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200
Janitorial Services	\$ 800	\$ 800	\$ 800	\$ -	\$ 1,640	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,040
Security Services	\$ 1,594	\$ 263	\$ 340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,197
Pool Maintenance	\$ 2,850	\$ 1,760	\$ 2,760	\$ 1,350	\$ 1,470	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,190
Amenity Access Management	\$ 438	\$ 438	\$ 757	\$ 438	\$ 438	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,507
Amenity Repairs & Maintenance	\$ 635	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 635
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Amenity Expenditures	\$ 10,486	\$ 7,330	\$ 8,705	\$ 3,390	\$ 5,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,243
Total Expenditures	\$ 62,854	\$ 32,027	\$ 26,526	\$ 23,310	\$ 21,347	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,063
Excess (Deficiency) of Revenues over Expenditures	\$ (62,794)	\$ (15,689)	\$ 477,192	\$ (8,694)	\$ (11,888)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378,127
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (62,794)	\$ (15,689)	\$ 477,192	\$ (8,694)	\$ (11,888)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 378,127

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	\$249,169
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

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	49%	40%	11%	100%
							General Fund	2020 Debt Service	2022 Debt Service	Total
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
12/8/23	11/13/23 - 11/22/23	\$ 65,531.77	\$ (2,621.31)	\$ (1,258.21)	\$ -	\$ 61,652.25	\$ 30,241.65	\$ 24,396.73	\$ 7,013.87	\$ 61,652.25
12/21/23	11/23/23-11/30/23	\$ 909,261.22	\$ (36,335.72)	\$ (17,458.51)	\$ -	\$ 855,466.99	\$ 419,623.50	\$ 338,521.21	\$ 97,322.28	\$ 855,466.99
12/29/23	12/1/23 - 12/15/23	\$ 131,030.50	\$ (5,184.02)	\$ (2,516.93)	\$ -	\$ 123,329.55	\$ 60,495.58	\$ 48,803.37	\$ 14,030.60	\$ 123,329.55
12/31/23	1% Adj	\$ (13,541.88)	\$ -	\$ -	\$ -	\$ (13,541.88)	\$ (6,642.56)	\$ (5,358.73)	\$ (1,540.59)	\$ (13,541.88)
1/10/24	12/16/23-12/31/23	\$ 28,296.65	\$ (848.98)	\$ (548.95)	\$ -	\$ 26,898.72	\$ 13,194.35	\$ 10,644.23	\$ 3,060.14	\$ 26,898.72
1/16/24	10/1/23-12/31/23	\$ -	\$ -	\$ -	\$ 2,898.02	\$ 2,898.02	\$ 1,421.54	\$ 1,146.79	\$ 329.69	\$ 2,898.02
2/9/24	1/1/24-01/31/24	\$ 20,077.83	\$ (401.52)	\$ (393.53)	\$ -	\$ 19,282.78	\$ 9,458.58	\$ 7,630.49	\$ 2,193.71	\$ 19,282.78
Total		\$ 1,176,093.19	\$ (46,841.02)	\$ (22,855.89)	\$ 2,898.02	\$ 1,109,294.30	\$ 544,130.81	\$ 438,964.52	\$ 126,198.97	\$ 1,109,294.30

88% Net Percent Collected
\$ 150,100.03 Balance Remaining to Collect