

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

***Adopted Budget***  
***FY2024***



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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Assessments - Tax Roll	\$ 351,781	\$ 348,891	\$ 2,891	\$ 351,781	\$ 617,756
Assessments - Direct Bill	\$ 60,641	\$ 15,160	\$ 0	\$ 15,160	\$ -
Assessments - Lot Closings	\$ -	\$ 45,480	\$ -	\$ 45,480	\$ -
Miscellaneous Income	\$ -	\$ 186	\$ -	\$ 186	\$ -
<b>Total Revenues</b>	<b>\$ 412,422</b>	<b>\$ 409,717</b>	<b>\$ 2,891</b>	<b>\$ 412,608</b>	<b>\$ 617,756</b>
<b>Expenditures</b>					
<i>Administrative</i>					
Supervisor Fees	\$ 12,000	\$ 4,200	\$ 4,000	\$ 8,200	\$ 12,000
Engineering	\$ 15,000	\$ 115	\$ 5,000	\$ 5,115	\$ 15,000
Attorney	\$ 30,000	\$ 11,011	\$ 10,000	\$ 21,011	\$ 30,000
Annual Audit	\$ 5,500	\$ -	\$ 6,500	\$ 6,500	\$ 6,600
Assessment Administration	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Arbitrage	\$ 900	\$ 450	\$ 450	\$ 900	\$ 900
Dissemination	\$ 6,000	\$ 4,500	\$ 2,000	\$ 6,500	\$ 6,000
Trustee Fees	\$ 8,081	\$ 4,041	\$ 4,040	\$ 8,081	\$ 8,081
Management Fees	\$ 37,853	\$ 25,235	\$ 12,618	\$ 37,853	\$ 40,124
Information Technology	\$ 1,800	\$ 1,200	\$ 600	\$ 1,800	\$ 1,800
Website Maintenance	\$ 1,200	\$ 800	\$ 400	\$ 1,200	\$ 1,200
Postage & Delivery	\$ 1,000	\$ 1,186	\$ 333	\$ 1,520	\$ 1,000
Insurance	\$ 6,210	\$ 5,563	\$ -	\$ 5,563	\$ 6,397
Copies	\$ 500	\$ 21	\$ 25	\$ 46	\$ 500
Legal Advertising	\$ 10,000	\$ 2,458	\$ 3,333	\$ 5,791	\$ 5,000
Other Current Charges	\$ 6,460	\$ 356	\$ 180	\$ 536	\$ 1,500
Office Supplies	\$ 625	\$ 19	\$ 20	\$ 39	\$ 625
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
<b>Total Administrative</b>	<b>\$ 148,304</b>	<b>\$ 66,331</b>	<b>\$ 49,500</b>	<b>\$ 115,830</b>	<b>\$ 141,902</b>

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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Adopted Budget FY2024
<i>Operations &amp; Maintenance</i>					
<b>Field Expenditures</b>					
Property Insurance	\$ 5,000	\$ 9,412	\$ -	\$ 9,412	\$ 14,118
Field Management	\$ 15,750	\$ 10,500	\$ 5,250	\$ 15,750	\$ 16,695
Landscape Maintenance	\$ 74,000	\$ 37,388	\$ 18,694	\$ 56,082	\$ 127,000
Landscape Replacement	\$ 12,000	\$ -	\$ 4,000	\$ 4,000	\$ 12,000
Streetlights	\$ 16,764	\$ 11,439	\$ 8,800	\$ 20,239	\$ 42,410
Electric	\$ 6,600	\$ 1,809	\$ 1,680	\$ 3,489	\$ 7,260
Water & Sewer	\$ 3,000	\$ 59	\$ 406	\$ 465	\$ 1,000
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,961	\$ -	\$ 2,961	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 763	\$ 2,500	\$ 3,263	\$ 7,500
General Repairs & Maintenance	\$ 12,000	\$ 12,173	\$ 3,087	\$ 15,260	\$ 12,000
Contingency	\$ 7,500	\$ 548	\$ 400	\$ 948	\$ 7,500
<b>Subtotal Field Expenditures</b>	<b>\$ 162,614</b>	<b>\$ 87,052</b>	<b>\$ 44,817</b>	<b>\$ 131,869</b>	<b>\$ 249,983</b>
<b>Amenity Expenses</b>					
Amenity - Electric	\$ 12,540	\$ 8,597	\$ 4,312	\$ 12,909	\$ 13,794
Amenity - Water	\$ 3,696	\$ 2,017	\$ 1,516	\$ 3,533	\$ 4,066
Playground Lease	\$ 28,688	\$ 19,126	\$ 9,563	\$ 28,688	\$ 28,688
Internet	\$ 1,500	\$ 789	\$ 432	\$ 1,221	\$ 1,500
Pest Control	\$ 480	\$ 320	\$ 160	\$ 480	\$ 528
Janitorial Services	\$ 6,600	\$ 5,289	\$ 3,200	\$ 8,489	\$ 9,600
Security Services	\$ 2,500	\$ 2,776	\$ 1,388	\$ 4,163	\$ 33,500
Pool Maintenance	\$ 18,000	\$ 11,000	\$ 5,400	\$ 16,400	\$ 19,800
Amenity Access Management	\$ 5,000	\$ 3,729	\$ 1,667	\$ 5,396	\$ 5,250
Amenity Repairs & Maintenance	\$ 10,000	\$ 1,421	\$ 711	\$ 2,132	\$ 10,000
Contingency	\$ 7,500	\$ -	\$ 2,500	\$ 2,500	\$ 7,500
<b>Subtotal Amenity Expenditures</b>	<b>\$ 96,504</b>	<b>\$ 55,064</b>	<b>\$ 30,848</b>	<b>\$ 85,911</b>	<b>\$ 134,226</b>
<b>Total Operations &amp; Maintenance</b>	<b>\$ 259,118</b>	<b>\$ 142,115</b>	<b>\$ 75,665</b>	<b>\$ 217,780</b>	<b>\$ 384,209</b>
<i>Other Expenditures</i>					
Capital Reserves - Transfer	\$ 5,000	\$ -	\$ -	\$ -	\$ 91,645
<b>Total Other Expenditures</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,645</b>
<b>Total Expenditures</b>	<b>\$ 412,422</b>	<b>\$ 208,446</b>	<b>\$ 125,165</b>	<b>\$ 333,611</b>	<b>\$ 617,756</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 201,271</b>	<b>\$ (122,274)</b>	<b>\$ 78,998</b>	<b>\$ -</b>

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>

FY23 Gross Per Unit Assessment	FY24 Gross Per Unit Assessment	Increase
\$974.90	\$1,157.24	\$182.34

# Forest Lake Community Development District General Fund Budget

## **Revenues:**

### Assessments

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

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## **Expenditures:**

### **General & Administrative:**

#### Supervisor Fees

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

#### Engineering

The District's engineer, Wood & Associates Engineering, LLC, provides general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

#### Attorney

The District's legal counsel, KE Law Group, provides general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

#### Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis. The District is currently contracted with Grau & Associates for these services.

#### Assessment Administration

The District has contracted with Governmental Management Services-Central Florida, LLC, to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

#### Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2020 and 2022 bonds.

#### Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the Series 2020 and 2022 bonds.

#### Trustee Fees

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

# Forest Lake Community Development District General Fund Budget

## Management Fees

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

## Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Website Maintenance

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc. Governmental Management Services-Central Florida, LLC, provides these services.

## Postage & Delivery

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

## Insurance

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

## Copies

Printing agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

## Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

## Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

## Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

## Dues, Licenses & Subscriptions

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

# Forest Lake Community Development District General Fund Budget

## **Operations & Maintenance:**

### **Field Expenditures**

#### Property Insurance

The District's property insurance coverages.

#### Field Management

Governmental Management Services-Central Florida, LLC, provides onsite field management of contracts for the District such as landscape maintenance. Services can include onsite inspections, meetings with contractors, monitoring of utility accounts, attend Board meetings and receive and respond to property owner phone calls and emails.

#### Landscape Maintenance

Represents the estimated maintenance of the landscaping within the common areas of the District after the installation of landscape material has been completed. The District has contracted with Prince & Sons, Inc. to provide these services.

#### Landscape Replacement

Represents the estimated cost of replacing landscaping within the common areas of the District.

#### Streetlights

Represents the current and estimated cost to maintain streetlights within the District Boundaries.

#### Electric

Represents current and estimated electric charges of common areas throughout the District.

#### Water & Sewer

Represents current and estimated costs for water and refuse services provided for common areas throughout the District.

#### Sidewalk & Asphalt Maintenance

Represents the estimated costs of maintaining the sidewalks and asphalt throughout the District's Boundary.

#### Irrigation Repairs

Represents the cost of maintaining and repairing the irrigation system. This includes the sprinklers, and irrigation wells.

#### General Repairs & Maintenance

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

# Forest Lake Community Development District General Fund Budget

## Contingency

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

## **Amenity Expenditures**

### Amenity - Electric

Represents estimated electric charges for the District's amenity facilities.

### Amenity - Water

Represents estimated water charges for the District's amenity facilities.

### Playground Lease

The District will enter into a leasing agreement for playgrounds installed in the community.

### Internet

Internet service will be added for use at the Amenity Center.

### Pest Control

The District will incur costs for pest control treatments to its amenity facilities.

### Janitorial Services

Represents estimated costs to provide janitorial services and supplies for the District's amenity facilities.

### Security Services

Represents the estimated cost of contracting a monthly security service for the District's amenity facilities, as well as maintaining security systems.

### Pool Maintenance

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

### Amenity Access Management

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

### Amenity Repairs & Maintenance

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



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

Contingency

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

**Other Expenses:**

Capital Reserves

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

**Forest Lake**  
**Community Development District**  
**Adopted Budget**  
**Series 2020 Debt Service Fund**

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Special Assessments	\$ 505,199	\$ 494,264	\$ 10,935	\$ 505,199	\$ 498,246
Interest	\$ -	\$ 11,578	\$ 5,789	\$ 17,366	\$ -
Carry Forward Surplus	\$ 175,748	\$ 172,115	\$ -	\$ 172,115	\$ 192,024
<b>Total Revenues</b>	<b>\$ 680,947</b>	<b>\$ 677,957</b>	<b>\$ 16,724</b>	<b>\$ 694,680</b>	<b>\$ 690,270</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 163,978	\$ 163,878	\$ -	\$ 163,878	\$ 161,547
Special Call - 11/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Principal Expense - 5/1	\$ 170,000	\$ 170,000	\$ -	\$ 170,000	\$ 175,000
Interest Expense - 5/1	\$ 163,978	\$ 163,778	\$ -	\$ 163,778	\$ 161,547
<b>Total Expenditures</b>	<b>\$ 497,956</b>	<b>\$ 502,656</b>	<b>\$ -</b>	<b>\$ 502,656</b>	<b>\$ 498,094</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 182,991</b>	<b>\$ 175,300</b>	<b>\$ 16,724</b>	<b>\$ 192,024</b>	<b>\$ 192,177</b>

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

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

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

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

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

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

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

Description	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Special Assessments	\$ 319,706	\$ 263,856	\$ 55,850	\$ 319,706	\$ 140,650
Assessments - Prepayments	\$ -	\$ 2,392,830	\$ -	\$ 2,392,830	\$ -
Interest	\$ -	\$ 23,017	\$ 11,509	\$ 34,526	\$ -
Carry Forward Surplus	\$ 109,737	\$ 287,883	\$ -	\$ 287,883	\$ 151,304
<b>Total Revenues</b>	<b>\$ 429,443</b>	<b>\$ 2,967,587</b>	<b>\$ 67,359</b>	<b>\$ 3,034,946</b>	<b>\$ 291,954</b>
<b>Expenditures</b>					
Interest Expense - 11/1	\$ 109,717	\$ 109,717	\$ -	\$ 109,717	\$ 54,953
Principal Expense - 5/1	\$ 65,000	\$ 65,000	\$ -	\$ 65,000	\$ 30,000
Interest Expense - 5/1	\$ 124,247	\$ 125,791	\$ -	\$ 125,791	\$ 54,953
Special Call - 5/1	\$ -	\$ 1,615,000	\$ -	\$ 1,615,000	\$ -
Special Call - 8/1	\$ -	\$ -	\$ 970,000	\$ 970,000	\$ -
<b>Total Expenditures</b>	<b>\$ 298,964</b>	<b>\$ 1,915,508</b>	<b>\$ 970,000</b>	<b>\$ 2,885,508</b>	<b>\$ 139,906</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ -	\$ 1,866	\$ -	\$ 1,866	\$ -
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ -</b>	<b>\$ 1,866</b>	<b>\$ -</b>	<b>\$ 1,866</b>	<b>\$ -</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 130,479</b>	<b>\$ 1,053,945</b>	<b>\$ (902,641)</b>	<b>\$ 151,304</b>	<b>\$ 152,048</b>

Interest Expense 11/1/24	\$ 54,241
<b>Total</b>	<b>\$ 54,241</b>

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

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

Date	Balance	Principal	Interest	Total
11/01/23	\$ 2,050,000.00	\$ -	\$ 54,953.13	\$ 54,953.13
05/01/24	\$ 2,050,000.00	\$ 30,000.00	\$ 54,953.13	
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
		<b>\$ 2,050,000</b>	<b>\$ 2,073,538</b>	<b>\$ 4,123,538</b>

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

	Adopted Budget FY2023	Actuals Thru 5/31/23	Projected Next 4 Months	Total Thru 9/30/23	Adopted Budget FY2024
<b>Revenues</b>					
Carry Forward Surplus	\$ 3,000	\$ -	\$ -	\$ -	\$ -
<b>Total Revenues</b>	<b>\$ 3,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Expenditures</b>					
Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Expenditures</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Other Financing Sources/(Uses)</b>					
Transfer In/(Out)	\$ 5,000	\$ -	\$ -	\$ -	\$ 91,645
<b>Total Other Financing Sources/(Uses)</b>	<b>\$ 5,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,645</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 8,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 91,645</b>