

*Forest Lake
Community Development District*

Meeting Agenda

November 7, 2024

AGENDA

Forest Lake

Community Development District

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

October 31, 2024

Board of Supervisors Meeting Forest Lake Community Development District

Dear Board Members:

A **Board of Supervisors Meeting** of the **Forest Lake Community Development District** will be held **Thursday, November 7, 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:

Landowners' Meeting

1. Determination of Number of Voting Units Represented
2. Call to Order
3. Election of Chairman for the Purpose of Conducting the Landowners' Meeting
4. Nominations for the Position of Supervisor
5. Casting of Ballots
6. Ballot Tabulation
7. Landowner's Questions and Comments
8. Adjournment

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Organizational Matters
 - A. Administration of Oaths of Office to Newly Elected Board Members
 - B. Consideration of Resolution 2025-01 Canvassing and Certifying the Results of the Landowners' Election
 - C. Election of Officers
 - D. Consideration of Resolution 2025-02 Electing Officers
4. Approval of Minutes of the September 5, 2024 Board of Supervisors Meeting
5. Consideration of Resolution 2025-03 Authorizing the Publication of Legal Advertisements and Public Notices on a Publicly Accessible Website in Polk County

¹ Comments will be limited to three (3) minutes

6. Ratification of Audit Services Engagement Letter for Fiscal Year 2024 Audit Services with Grau & Associates
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report (*to be provided under separate cover*)
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Reminder: 4 Hours of Ethics Training Must be Completed by 12/31/24
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

Landowners' Meeting

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **Thursday, November 7, 2024**

TIME: **10:30 AM**

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

Pursuant to Chapter 190, *Florida Statutes*, and after a Community Development District (“**District**”) has been established and the landowners have held their initial election, there shall be a subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors (“**Board**”) every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), *Florida Statutes*.

A landowner may vote in person at the landowners’ meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. For purposes of determining voting interests, platted lots shall be counted individually and rounded up to the nearest whole acre. Moreover, please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners’ meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

**Board of
Supervisors
Meeting**

SECTION III

SECTION B

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS’ ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), *Florida Statutes*, a landowners meeting is required to be held within 90 days of the District’s creation and every two (2) years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, such landowners meeting was held at which the below recited persons were duly elected by virtue of the votes cast in their favor; and

WHEREAS, the Board of Supervisors of the District, by means of this Resolution, desire to canvas the votes and declare and certify the results of said election.

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

1. **ELECTION RESULTS.** The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown:

	Seat 1	Votes _____
	Seat 2	Votes _____
	Seat 3	Votes _____

2. **TERMS.** In accordance with Section 190.006(2), *Florida Statutes*, and by virtue of the number of votes cast for the Supervisors, the above-named persons are declared to have been elected for the following term of office:

	4 Year Term
	4 Year Term
	2 Year Term

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

PASSED AND ADOPTED this 7th day of November 2024.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson,
Board of Supervisors

SECTION D

RESOLUTION 2025-02

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

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

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

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

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

Chairperson	_____
Vice Chairperson	_____
Secretary	<u>Jill Burns</u>
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	<u>George Flint</u>
Assistant Secretary	<u>Monica Virgen</u>

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

PASSED AND ADOPTED this 7th day of November 2024.

ATTEST:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

MINUTES

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

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, **September 5, 2024** at 10:30 a.m. at the Holiday Inn – Winter Haven, 200 Cypress Gardens Blvd., Winter Haven, Florida.

Present and constituting a quorum:

Bobbie Henley	Chairperson
Lindsey Roden	Vice Chairperson
Jessica Spencer	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns	District Manager, GMS
Marshall Tindall	Field Manager, GMS
Savannah Hancock	District Counsel, Kilinski Van Wyk
Lauren Gentry <i>by Zoom</i>	District Counsel, Kilinski Van Wyk

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 10:30 a.m. and called the roll. Three Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period on anything specific to the agenda items. Hearing no comments, next item forward.

THIRD ORDER OF BUSINESS

Organizational Matters

A. Acceptance of Resignation of Eric Lavoie

Ms. Virgen noted on page 6 of the agenda package is the resignation letter from Eric Lavoie. She asked for a motion to accept Mr. Lavoie's resignation.

On MOTION by Ms. Henley, seconded by Ms. Spencer, with all in favor, Accepting the Resignation of Eric Lavoie, was approved.
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Ms. Virgen asked if the Board had any appointments that they would like to make to the vacant Board seats. Ms. Henley noted one resident will be appointed today and the other they will keep a developer representative. Ms. Henley resigned from seat #1 at this time.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Resignation of Bobbie Henley from Seat #1, was approved.

Ms. Roden asked for a motion to appoint Bobbie Henley to Seat #5.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, Appointing Bobbie Henley to Seat #5, was approved.

Ms. Roden asked for a motion to appoint Scott Woodlee to seat #1.

On MOTION by Ms. Roden, seconded by Ms. Henley, with all in favor, Appointment of Scott Woodlee to Seat #1, was approved.

B. Appointment to Fill Vacant Board Seat #4

Ms. Henley noted the Board would like to appoint Lauren Durham to seat #4.

On MOTION by Ms. Henley, seconded by Ms. Roden, with all in favor, Appointment of Lauren Durham to Seat #4, was approved.

C. Consideration of Resume Submitted by Scott Woodlee for Appointment to Vacant Board Seat #5

Ms. Virgen stated two letters of interest were received from Scott Woodlee. The second individual missed the deadline so it was not included in the agenda package.

D. Administration of Oaths to Newly Appointed Supervisors

Ms. Virgen administered the oath to Lauren Durham, Bobbie Henley, and Scott Woodlee. Ms. Hancock briefed the new officers on the provisions from the statutes that apply to Supervisors including Sunshine Law, Public Records Law, and Ethics Law.

E. Consideration of Resolution 2024-05 Electing Officers

Ms. Spencer recommended appointing Bobbie Henley as Chairperson, Lindsey Roden as Vice Chairperson and remaining Supervisors as Assistant Secretaries.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, Resolution 2024-25 Electing Officers with Bobbie Henley as Chair, Lindsey Roden as Vice Chair, and Remaining Supervisors as Assistant Secretaries, was approved.

FOURTH ORDER OF BUSINESS

Approval of Minutes from the August 1, 2024 Board of Supervisors Meeting

Ms. Virgen presented the minutes from August 1, 2024, Board of Supervisors meeting and asked for any comments or corrections from the Board.

On MOTION by Ms. Roden, seconded by Ms. Spencer, with all in favor, the Minutes from the August 1, 2024, Board of Supervisors Meeting, were approved.

FIFTH ORDER OF BUSINESS

Ratification of License Agreement for Volunteer Project (Little Library) *(to be provided under separate cover)*

Ms. Virgen noted the license agreement for the Little Library did not make it to the agenda package but was previously approved and was signed yesterday. No action was required.

SIXTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report from AMTEC for Series 2022 Assessment Area Two Bonds

Ms. Virgen presented the Arbitrage Rebate Report from AMTEC for Series 2022 Assessment Area Two Bonds on page 27 of the agenda package. The District is required to demonstrate that it does not earn more interest than it pays on the bonds. Page 4 of the report shows a negative arbitrage amount.

On MOTION by Ms. Spencer, seconded by Ms. Roden, with all in favor, the Arbitrage Rebate Report from AMTEC for Series 2022 Assessment Area Two Bonds, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Hancock had nothing new to report.

B. Engineer

Ms. Virgen noted the Engineer is not present today.

C. Field Manger’s Report

Mr. Tindall presented the Field Manager’s Report on page 47 of the agenda package.

D. District Manager’s Report

i. Approval of Check Register

Ms. Virgen presented the check register from July 18th through August 20th totaling \$34,959.15 on page 56 of the agenda package. Following the register is a detailed run summary.

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

ii. Balance Sheet and Income Statement

Ms. Virgen reviewed the financial statements. No action necessary from the Board. These are for informational purposes only.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

- Randi Ribarich (1775 Buckeye Rd) - Commented grass is filled with weeds around pool area. Mr. Tindall will review with landscaper for best recommendation. Weeds are likely tied to the initial sod that went down.
- Jose Montalvo (1047 Sugarwood St) – Commented he would like to see more residents appointed to the Board, problem with people getting into pool over the fence, questions if security system works, security not walking around or paying attention. Ms. Virgen noted a request was sent out for letters of interest on August 2nd with a deadline August 26th. Only

one letter of interest was received. There is a landowner election in November where seats are up for election. There is overnight monitoring at the amenity with cameras that detect motion and have a call down feature. Staff gets a report of what happens and the outcome.

- Frank Rivera (1004 Sugarwood St) - Asked to switch security guard to Friday & Saturday. Adults are causing the problems, not the kids. Security guards don't know the rules. Ms. Burns will ask amenity staff if they can pull if security problems are mostly on Friday & Saturday and maybe log that going forward to report to the Board. Report the number of overnight call downs made by security in the last month. The security guards are provided the policies & QR codes for residents with the pool rules as well as signage.

TENTH ORDER OF BUSINESS Adjournment

Ms. Burns adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION V

RESOLUTION 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON A PUBLICALLY ACCESSABLE WEBSITE; GRANTING THE AUTHORITY TO EXECUTE A PARTICIPATION AGREEMENT WITH POLK COUNTY; APPROVING THE FORM OF GOVERNMENT AGENCY ORDER; PROVIDING FOR NOTICE OF THE USE OF PUBLICALLY ACCESSABLE WEBSITE; AUTHORIZING THE DISTRICT MANAGER TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH CHAPTER 50, FLORIDA STATUTES AND POLK COUNTY ORDINANCE 2024-041 AND IMPLIMENTING RESOLUTIONS; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Forest Lake Community Development District (“**District**”) is a local unit of special purpose government¹ created and existing pursuant to Chapter 190, Florida Statutes, and situated within Polk County, Florida; and

WHEREAS, the District is a political subdivision of the State of Florida and a “governmental agency” as that term is defined in Section 1.01(8) and Section 50.0311, Florida Statutes; and

WHEREAS, Chapter 50, Florida Statutes, provides that a governmental agency may publish certain statutorily required legal advertisements, publications and notices on a Publicly Accessible Website, as defined below, if the cost of publication is less than the cost of publication in a newspaper; and

WHEREAS, the District Board of Supervisors has determined that the cost of publication of legally required advertisements and public notices on the Polk County Publicly Accessible Website is less than the cost of publishing advertisements and public notices in a newspaper; and

WHEREAS, Polk County, Florida has adopted Ordinance 2024-041 and Resolutions 24-124 and 24-125 (“County Regulations”), designating the Publicly Accessible Website of URL <http://polkcounty.column.us/search> (“Publicly Accessible Website”) for the publication of Legal Notices and Advertisements, such Ordinance and Resolutions are hereby adopted by this reference as if fully set forth herein; and

¹ Section 190.003(6), FS

WHEREAS, Polk County Resolution 2024-124 also designates the Publicly Accessible Website for the use of governmental agencies within Polk County; and

WHEREAS, the District desires to publish all legal advertisements and public notices on the Publicly Accessible Website to the extent authorized by law; and

WHEREAS, the District's Board of Supervisors finds that granting to the District Manager and the Chairman the Authority to enter into the Participation Agreement and the Government Agency Order in the substantial form as set forth in Composite Exhibit A, attached hereto and incorporated by this reference, is in the best interests of the District.

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

1. INCORPORATION OF RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

2. AUTHORIZATION. The District hereby authorizes the use of the Publicly Accessible Website, as allowed by law, to be used for the publication of legal advertisements and public notices.

3. DELEGATION OF AUTHORITY. The District Manager and the Chairman are hereby authorized to sign, accept or execute a Participation Agreement and Government Agency Order in substantially the form attached hereto as Composite Exhibit A.

4. PUBLICATION OF NOTICE AND REGISTRY. The District Manager shall cause notice of the use of the Publicly Accessible Website for legal advertisements and public notices to be published annually in a newspaper of general circulation within the jurisdiction of the District and to maintain a registry of property owners and residents as set forth in Section 50.0311(6), Florida Statutes.

5. AUTHORIZATION. The District Manager is hereby authorized to take all actions necessary to provide for the implementation of this Resolution and comply with the specific requirements of Section 50.0311 and the County Regulations.

6. CONFLICTING PROVISIONS. All District Rules, Policies or Resolutions in conflict with this Resolution are hereby suspended.

7. SEVERABILITY. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

8. EFFECTIVE DATE. This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED THIS 7TH DAY OF NOVEMBER 2024.

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/ Assistant Secretary

Chair/ Vice Chair

Print Name: _____

Print Name: _____

Composite Exhibit A

Governmental Agency Order

D-R Media and Investments, LLC Publicly Accessible Website Agreement

This Order is between County/[Governmental Agency] ("County")/"Governmental Agency") and D-R Media and Investments, LLC ("Contractor" or "D-R Media") pursuant to Contractor's Agreement with Polk County. Contractor affirms that the representations and warranties in the Agreement are true and correct as of the date this Order is executed by Contractor. In the event of any inconsistency between this Order and the Agreement, the provisions of the Agreement shall govern and control.

Services to be provided pursuant to this Order:

[COMPOSE SIMPLE SUMMARY INCLUDING GO-LIVE DATE]

The time period for this Order, unless otherwise extended or terminated by either party, is as follows:

Contractor shall provide notices on the Publicly Accessible Website at no charge to the County/Governmental Agency as provided in the Agreement.

Additional Terms:

- a. **Form of Notice.** County/Governmental Agency shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Notices published on the Website. County/Governmental Agency shall be solely responsible for compliance with the Notice Requirements.
- b. **Sovereign Immunity.** Nothing contained in this Agreement shall be deemed a waiver, expressed or implied, of the County/Governmental Agency's sovereign immunity or an increase in the limits of liability pursuant to Section 768.28, Florida Statutes, regardless of whether any such obligations are based in tort, contract, statute, strict

liability, negligence, product liability or otherwise nor shall anything included herein be construed as consent by County/Governmental Agency to be sued by a third party in any matter arising out of this Order.

c. Notices. Parties shall ensure any Notices are provided in accordance with the "Notices" section of the Agreement at the address for Contractor listed in the Agreement and the address for County/Governmental Agency listed in the Participation Agreement.

d. Public Records. The provisions of Section 119.0701 are hereby incorporated as if fully set forth herein. Governmental Agency's public records custodian is as follows:

Warranties and Disclaimer.

a. Each person signing this Order, represents and warrants that they are duly authorized and have legal capacity to execute and bind the respective party to the terms and conditions of this Order. Each party represents and warrants to the other that the execution and delivery of the Order and the performance of such Party's obligations thereunder have been duly authorized and that this Order is a valid and legal agreement binding on such Party and enforceable in accordance with its terms.

b. D-R Media warrants that the Services will perform substantially in accordance with the Agreement, documentation, and marketing proposals, and free of any material defect. D-R Media warrants to the Governmental Agency that, upon notice given to D-R Media of any defect in design or fault or improper workmanship, D-R Media shall remedy any such defect. D-R Media makes no warranty regarding, and will have no responsibility for, any claim arising out of: (i) a modification of the Services made by anyone other than D- R Media, even in a situation where D-R Media approves of such modification in writing; or (ii) use of the Services in combination with a third-party service, web hosting service, or server not authorized by D-R Media.

c. EXCEPT FOR THE EXPRESS WARRANTIES IN THE AGREEMENT AND THIS ORDER, D-R MEDIA HEREBY DISCLAIMS ALL WARRANTIES, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING ANY IMPLIED WARRANTY OF

MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR ARISING FROM A PRIOR COURSE OF DEALING.

d. EACH PROVISION OF THIS ORDER THAT PROVIDES FOR A LIMITATION OF LIABILITY, DISCLAIMER OF WARRANTIES, OR EXCLUSION OF DAMAGES IS TO ALLOCATE THE RISKS OF THIS ORDER BETWEEN THE PARTIES. THIS ALLOCATION IS REFLECTED IN THE PRICING OFFERED BY D-R MEDIA TO GOVERNMENTAL AGENCY AND IS AN ESSENTIAL ELEMENT OF THE BASIS OF THE BARGAIN BETWEEN THE PARTIES. EACH OF THESE PROVISIONS IS SEVERABLE AND INDEPENDENT OF ALL OTHER PROVISIONS OF THIS ORDER.

Ownership and Content Responsibility.

a. Upon completion of the Initial Implementation and go-live date, County/Governmental Agency shall assume full responsibility for County/Governmental Agency Content maintenance and administration. County/Governmental Agency, not D- R Media, shall have sole responsibility for the accuracy, quality, integrity, legality, reliability, appropriateness, and intellectual property ownership or right to use of all Governmental Agency Content.

b. At any time during the term of the applicable Order, County/Governmental Agency shall have the ability to download the County/Governmental Agency Content and export the County/Governmental Agency data through the Services.

Responsibilities of the Parties.

a. D-R Media will not be liable for any failure of performance that is caused by or the result of any act or omission by Governmental Agency or any entity employed/contracted on the Governmental Agency's behalf.

b. County/Governmental Agency shall be responsible for all activity that occurs under County/Governmental Agency's accounts by or on behalf of County/Governmental Agency. County/Governmental Agency agrees to (a) be solely responsible for all designated and authorized individuals chosen by Governmental Agency ("User") activity, which must be in accordance with this Order; (b) be solely responsible for County/Governmental Agency content and data; (c) obtain and maintain during the term

all necessary consents, agreements and approvals from end-users, individuals, or any other third parties for all actual or intended uses of information, data, or other content County/Governmental Agency will use in connection with the Services; (d) use commercially reasonable efforts to prevent unauthorized access to, or use of, any User's log-in information and the Services, and notify D-R Media promptly of any known unauthorized access or use of the foregoing; and (e) use the Services only in accordance with applicable laws and regulations.

c. The Parties shall comply with all applicable local, state, and federal laws, treaties, regulations, and conventions in connection with its use and provision of any of the Services or D-R Media Property.

d. In the event of a security breach at the sole fault of the negligence, malicious actions, omissions, or misconduct of D-R Media, D-R Media, as the data custodian, shall comply will all remediation efforts as required by applicable federal and state law.

(Signatures appear on the following page.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Order,
effective as of the date the last party signs this Order.

GOVERNMENTAL AGENCY NAME

ATTEST:

By: _____
GOVERNMENTAL AGENCY NAME/TITLE

CITY CLERK

Print Name
____ day of _____, 20__

Contractor

Signature

Print/Type Name

Title

**Form Participation Agreement for Publication of Legal Notices on County Designated
Publicly Accessible Website**

This Form Participation Agreement ("Participation Agreement") is made and entered into by and between Polk County, a political subdivision of the State of Florida ("County"), and Forest Lake Community Development District, a local government existing under the laws of the State of Florida ("Local Government") (each a "Party," and collectively the "Parties").

RECITALS

- A. During the 2022 legislative session, the Florida Legislature enacted House Bill 7049, which created Section 50.0311, Florida Statutes.
- B. Effective January 1, 2023, Section 50.0311, Florida Statutes, authorizes a local governmental agency to publish legal notices under specified conditions on a publicly accessible website, owned or designated by the applicable county, instead of in a print newspaper.
- C. Local Government represents that it is a governmental agency as defined in Section 50.0311, Florida Statutes. Local Government desires to utilize County's designated publicly accessible website for certain required notices and advertisements.
- D. Pursuant to Section 50.0311, Florida Statutes, County designated the website operated by D-R Media ("Website") as County's publicly accessible website for publication of notices and advertisements ("Publications").

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

- 1. Recitals. The truth and accuracy of each clause set forth above is acknowledged by the Parties.
- 2. Designation of Website. County has entered into an agreement with Website ("Website Contract") for Publications. County may at any time, upon at least ninety (90) days prior to

written notice to Local Government in accordance with the Notices section of this Participation Agreement, designate a different entity as County's publicly accessible website pursuant to Section 50.0311, Florida Statutes. Parties shall consider any such new designation as automatically effective upon the date stated in County's notice without the need for an amendment to this Participation Agreement, and upon the effective date the new website shall be the "Website" for purposes of this Participation Agreement.

3. Utilization of Website. Local Government may utilize the Website for its Publications if and to the extent it elects to do so. Nothing in this Participation Agreement obligates Local Government to utilize the Website for any Publication. However, any utilization of Website by Local Government for Publications pursuant to Section 50.0311, Florida Statutes, shall be obtained exclusively through the Website Contract and not through any other contract or procurement method. Local Government agrees that no other website is County's designated publicly accessible website, and Local Government agrees it may not take any action to challenge or otherwise attempt to disqualify the designation of Website (or any substitute website pursuant to Section 2 above) as the properly designated website of County pursuant to Section 50.0311, Florida Statutes.

4. Term. The term of this Participation Agreement shall commence upon the date it is fully executed by the Parties ("Effective Date") and shall continue until terminated by either Party as otherwise provided herein.

5. Compliance with Notice Requirements. For the duration of this Participation Agreement, Local Government shall comply with all applicable requirements, obligations, duties, and procedures set forth in Chapter 50, Florida Statutes ("Notice Requirements"), as may be amended from time to time, relating to any Publications published on the Website. County shall have no responsibility for ensuring that Local Government, the Website, or the Publications comply with the Notice Requirements or any other applicable law, rule, or regulation.

6. County Actions are Ministerial. Local Government acknowledges that any and all Publications of Local Government are prepared by Local Government and not by County. Local Government shall construe any and all actions of County in conjunction with, or

relating to, the designation of the Website for use by Local Government as, purely ministerial acts.

7. Costs and Payment. Local Government shall be solely responsible for the timely payment of all fees and costs associated with its Publications and use of the Website. Local Government shall utilize the Website Contract to obtain from Website any applicable services Local Government requires relating to Publications and shall pay Website directly for all such services provided in connection with Publications. Additionally, Local Government shall be solely responsible for payment of any and all mailing costs or other costs associated with the Publications or otherwise incurred relating to the Publications pursuant to Chapter 50, Florida Statutes, including without limitation Section 50.0311(6), Florida Statutes. County shall not be responsible for any fees or costs associated with: (a) use of the Website by Local Government; (b) any Publication; or (c) compliance with Chapter 50, Florida Statutes. Local Government recognizes and agrees that if Local Government fails to timely pay Website, then Website may terminate Local Government's access to the Website, and County shall have no liability to Local Government for such termination or lack of access, or any subsequent costs which Local Government might incur due to such termination or lack of access. Likewise, Local Government acknowledges that County has no control over payment processing services.

8. Sovereign Immunity. Except to the extent sovereign immunity may be deemed waived by entering into this Participation Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by either Party nor shall anything included herein be construed as consent by either Party to be sued by a third party in any matter arising out of this Participation Agreement.

9. Indemnification. Local Government shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Participation Agreement, and caused

or alleged to be caused, in whole or in part, by any breach of this Participation Agreement by Local Government, or any intentional, reckless, or negligent act or omission of Local Government, its officers, employees, or agents, arising from, relating to, or in connection with this Participation Agreement or any Publication. The obligations of this section shall survive the expiration or earlier termination of this Participation Agreement.

10. Termination.

10.1. Termination without cause. Either Party may terminate this Participation Agreement without cause upon at least ninety (90) days' prior written notice to the other Party.

10.2. Termination with cause. If the Party in breach has not corrected the breach within thirty (30) days after receipt of written notice from the aggrieved Party identifying the breach, then the aggrieved Party may terminate this Participation Agreement for cause.

10.3. Automatic Termination. If the publication of electronic notices is determined to be illegal by a court of competent jurisdiction, or if the Florida Legislature modifies Florida law to prohibit utilization of County's designated publicly accessible website for Publications, then this Participation Agreement will be deemed automatically terminated upon such finding becoming final or such law becoming effective, as applicable.

11. Notices. In order for a notice to a Party to be effective under this Participation Agreement, notice must be sent via U.S. first-class mail, with a contemporaneous copy sent via e-mail, to the addresses listed below and shall be effective upon mailing. The addresses for notice shall remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COUNTY:

County Manager

Polk County Board of County Commissioners

P.O. Box 9005

Bartow, Florida 33830

With a copy to:

County Attorney

Polk County Board of County Commissioners

P.O. Box 9005, Drawer AT01 Bartow,

Florida 33830

FOR LOCAL GOVERNMENT:

Email address: _____

12. Prior Agreements. Parties shall consider this Participation Agreement as representing the final and complete understanding of the subject matter of this Participation Agreement and supersedes all prior and contemporaneous negotiations and discussions regarding same. All commitments, agreements, and understandings of the Parties concerning the subject matter of this Participation Agreement are contained herein.

13. Assignment. Neither this Participation Agreement nor any term or provision hereof or right hereunder may be assignable by either Party without the prior written consent of the other Party. Any assignment, transfer, encumbrance, or subcontract in violation of this section shall be void and ineffective.

14. Interpretation. The headings contained in this Participation Agreement are for reference purposes only and shall not in any way affect the meaning or interpretation of this Participation Agreement. All personal pronouns used in this Participation Agreement shall include any other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein" refer to this Participation Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Participation Agreement, such reference is to the section or article as a whole, including all of

the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.

15. Third-Party Beneficiaries. Neither Local Government nor County intends to directly or substantially benefit a third party by this Participation Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Participation Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Participation Agreement.

16. Law. Jurisdiction. Venue. Waiver of Jury Trial. This Participation Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Participation Agreement shall be in the state courts of the Tenth Judicial Circuit in and for Polk County, Florida. If any claim arising from, related to, or in connection with this Participation Agreement must be litigated in federal court, then the exclusive venue for any such lawsuit shall be in the United States District Court, or the United States Bankruptcy Court, for the Middle District of Florida. EACH PARTY EXPRESSLY, VOLUNTARILY, INTENTIONALLY, IRREVOCABLY, AND KNOWINGLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS PARTICIPATION AGREEMENT.

17. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Participation Agreement and executed on behalf of County and Local Government, respectively, by persons authorized to execute same on their behalf.

18. Representation of Authority. Each individual executing this Participation Agreement on behalf of a Party represents and warrants that they are, on the date they sign this Participation Agreement, duly authorized by all necessary and appropriate action to execute this Participation Agreement on behalf of such Party and that they do so with full legal authority.

19. Counterparts and Multiple Originals. This Participation Agreement may be executed in multiple originals, and may be executed in counterparts, whether signed

physically or electronically, each of which shall be deemed to be an original, but all of which, taken together, shall constitute one and the same Participation Agreement.

20. Materiality and Waiver or Breach. Each requirement, duty, and obligation set forth herein was bargained for at arm's-length. Each requirement, duty, and obligation set forth herein is substantial and important to the formation of this Participation Agreement, and each is, therefore, a material term. Any Party's failure to enforce any provision of this Participation Agreement shall not be deemed a waiver of such provision or modification of this Participation Agreement. A waiver of any breach of a provision of this Participation Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Participation Agreement. For a waiver to be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

21. Compliance with Laws. Each Party shall comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Participation Agreement.

(Remainder of this page intentionally left blank.)

IN WITNESS WHEREOF, the Parties have signed this Agreement and through their duly authorized signatories on the dates noted below their names.

ATTEST:

Stacy M. Butterfield
Clerk to the Board

POLK COUNTY

a political subdivision of the State of Florida

By: _____
Deputy Clerk

By: _____
County Manager

Date:
.....

ATTEST:

Forest Lake Community Development
District

Signature

Signature

Print Name

Print Name

Title

Title

SECTION VI



Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road • Suite 280
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

Board of Supervisors
Forest Lake Community Development District
219 East Livingston Street
Orlando, FL 32801

We are pleased to confirm our understanding of the services we are to provide Forest Lake Community Development District, Polk County, Florida ("the District") for the fiscal year ended September 30, 2024. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Forest Lake Community Development District as of and for the fiscal year ended September 30, 2024. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2024 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relating to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Furthermore, Grau & Associates agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, Florida Statutes. Auditor acknowledges that the designated public records custodian for the District is the District Manager ("Public Records Custodian"). Among other requirements and to the extent applicable by law, Grau & Associates shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, Florida Statutes; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if Auditor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Grau & Associate's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by Grau & Associates, Grau & Associates shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF GRAU & ASSOCIATES HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE PUBLIC RECORDS CUSTODIAN AT: C/O GOVERNMENTAL MANAGEMENT SERVICES – CENTRAL FLORIDA LLC, 219 EAST LIVINGSTON STREET ORLANDO, FLORIDA 32801, OR RECORDREQUEST@GMSCFL.COM, PH: (407) 841-5524.

Our fee for these services will not exceed \$6,700 for the September 30, 2024 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

We will complete the audit within prescribed statutory deadlines, which requires the District to submit its annual audit to the Auditor General no later than nine (9) months after the end of the audited fiscal year, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Forest Lake Community Development District and believe this letter accurately summarizes the terms of our engagement and, with any addendum, if applicable, is the complete and exclusive statement of the agreement between Grau & Associates and the District with respect to the terms of the engagement between the parties. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Forest Lake Community Development District.

Signed by:



By: FE93D4BE1C3E4B6...

Title: Chairperson

Date: 9/27/2024



Florida Institute of Certified Public Accountants

FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

SECTION VII

SECTION C

*Item will be
provided under
separate cover.*

SECTION D

SECTION 1

Forest Lake Community Development District

Summary of Checks

August 21, 2024 to October 24, 2024

Bank	Date	Check No.'s	Amount
General Fund	8/26/24	604-605	\$ 1,210.00
	9/4/24	606-610	\$ 4,062.09
	9/9/24	611-616	\$ 18,983.91
	9/18/24	617-622	\$ 31,682.78
	9/23/24	623-624	\$ 6,040.00
	10/21/24	625-633	\$ 16,559.23
			\$ 78,538.01
			\$ 78,538.01

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
8/26/24	00019	8/19/24	7327-08-	202408	310	51300	31200		SPECIAL ASSESS BONDS SE22	*	450.00	450.00	000604
									AMTEC				
8/26/24	00049	8/20/24	10152	202407	310	51300	31500		ATTORNEY SVCS-JUL24	*	760.00	760.00	000605
									KILINSKI VAN WYK, PLLC				
9/04/24	00031	8/28/24	13053	202408	330	57200	48200		MNTHLY CLEANING-AUG24	*	550.00		
		8/28/24	13053	202408	330	57200	48200		MNTHLY TRASH SERVICE-AUG	*	250.00		
									CLEAN STAR SERVICES OF			800.00	000606
9/04/24	00001	7/31/24	145	202407	330	57200	48000		AMENITY-REPAIRS/MAINT	*	195.00		
		7/31/24	145	202407	320	53800	48000		GENERAL-REPAIRS/MAINT	*	555.00		
									GOVERNMENTAL MANAGEMENT SERVICES-			750.00	000607
9/04/24	00041	8/07/24	60619065	202408	330	57200	48100		PEST CONTROL-AUG24	*	40.00		
									MASSEY SERVICES INC.			40.00	000608
9/04/24	00016	8/19/24	14022	202408	320	53800	47300		RPLCD CLOGGED NOZZLE	*	81.39		
									PRINCE & SONS INC.			81.39	000609
9/04/24	00033	9/04/24	09042024	202409	300	15500	10000		EQUIPMENT LEASE-OCT24	*	2,390.70		
									WHFS, LLC			2,390.70	000610
9/09/24	00051	9/05/24	BH090520	202409	310	51300	11000		SUPERVISOR FEES-09/05/24	*	200.00		
									BOBBIE HENLEY			200.00	000611
9/09/24	00030	9/09/24	09092024	202409	300	20700	10000		ASSESS TRANSFER S2020	*	7,320.75		
		9/09/24	09092024	202409	300	20700	10000		ASSESS TRANSFER S2022	*	2,104.66		
									FOREST LAKE CDD C/O US BANK			9,425.41	000612
9/09/24	00042	9/05/24	JP090520	202409	310	51300	11000		SUPERVISOR FEES-09/05/24	*	200.00		
									JESSICA SPENCER			200.00	000613

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 #
9/09/24	00061	9/05/24	LR090520	202409	310-51300-11000		SUPERVISOR FEES-09/05/24 LINDSEY RODEN	*	200.00	200.00	000614
9/09/24	00016	9/01/24	14120	202409	320-53800-46200		LANDSCAPE MAINT-SEP24 PRINCE & SONS INC.	*	7,308.50	7,308.50	000615
9/09/24	00028	9/01/24	24169	202409	330-57200-48500		POOL MAINTENANCE-SEP24 MCDONNELL CORPORATION DBA	*	1,650.00	1,650.00	000616
9/18/24	00008	9/03/24	25131	202409	300-15500-10000		FY25 INSURANCE POLICY EGIS INSURANCE ADVISORS, LLC	*	20,055.00	20,055.00	000617
9/18/24	00067	9/11/24	3887	202409	330-57200-48000		RE-SLINGED 18 LOUNGE FLORIDA PATIO FURNITURE &	*	2,040.00	2,040.00	000618
9/18/24	00001	9/01/24	146	202409	310-51300-34000		MANAGEMENT FEES-SEP24	*	3,343.67		
		9/01/24	146	202409	310-51300-35100		WEBSITE MANAGEMENT-SEP24	*	100.00		
		9/01/24	146	202409	310-51300-35200		INFORMATION TECH-SEP24	*	150.00		
		9/01/24	146	202409	310-51300-31300		DISSEMINATION SVCS-SEP24	*	500.00		
		9/01/24	146	202409	330-57200-48300		AMENITY ACCESS-SEP24	*	437.50		
		9/01/24	146	202409	310-51300-51000		OFFICE SUPPLIES	*	.60		
		9/01/24	146	202409	310-51300-42000		POSTAGE	*	48.15		
		9/01/24	147	202409	320-53800-12000		FIELD MANAGEMENT-SEP24	*	1,391.25		
							GOVERNMENTAL MANAGEMENT SERVICES-			5,971.17	000619
9/18/24	00049	9/12/24	10391	202408	310-51300-31500		ATTORNEY SVCS-AUG24 KILINSKI VAN WYK, PLLC	*	1,007.49	1,007.49	000620
9/18/24	00068	9/05/24	LD090520	202409	310-51300-11000		SUPERVISOR FEES-09/05/24 LAUREN DURHAM	*	200.00	200.00	000621

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 #
9/18/24	00065	7/31/24	11825734	202407	330	57200	34500		SECURITAS SECURITY SERVICES USA, INC	*	2,409.12	2,409.12	000622

9/23/24	00001	9/15/24	148	202409	300	15500	10000		GOVERNMENTAL MANAGEMENT SERVICES-	*	6,000.00	6,000.00	000623

9/23/24	00041	9/12/24	61073972	202409	330	57200	48100		MASSEY SERVICES INC.	*	40.00	40.00	000624

10/21/24	00039	4/25/24	18785-1	202404	330	57200	34500		CURRENT DEMANDS ELECTRICAL & SECURI	*	214.20	214.20	000625

10/21/24	00009	10/01/24	91385	202410	310	51300	54000		DEPARTMENT OF ECONOMIC OPPORTUNITY	*	175.00	175.00	000626

10/21/24	00066	9/30/24	00067004	202409	310	51300	48000		GANNETT MEDIA CORP DBA	*	368.83	368.83	000627

10/21/24	00001	10/01/24	150	202410	310	51300	34000		MANAGEMENT FEES-OCT24	*	3,750.00		
		10/01/24	150	202410	310	51300	35100		WEBSITE MANAGEMENT-OCT24	*	105.00		
		10/01/24	150	202410	310	51300	35200		INFORMATION TECH-OCT24	*	157.50		
		10/01/24	150	202410	310	51300	31300		DISSEMINATION SVCS-OCT24	*	525.00		
		10/01/24	150	202410	330	57200	48300		AMENITY ACCESS	*	833.33		
		10/01/24	150	202410	310	51300	51000		OFFICE SUPPLIES	*	3.10		
		10/01/24	150	202410	310	51300	42000		POSTAGE	*	19.44		
		10/01/24	151	202410	320	53800	12000		FIELD MANAGEMENT-OCT24	*	1,460.83		
												6,854.20	000628

10/21/24	00049	10/14/24	10578	202409	310	51300	31500		KILINSKI VAN WYK, PLLC	*	1,547.81	1,547.81	000629

FORL FOREST LAKE CD CWRIGHT

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #	
10/21/24	00065	9/30/24 11895005	202409 330-57200-34500	SECURITY SVCS-SEP24	*	3,098.49		
							SECURITAS SECURITY SERVICES USA, INC	3,098.49 000630
10/21/24	00069	9/05/24 SW090520	202409 310-51300-11000	SUPERVISOR FEES-SEP24	*	200.00		
		9/05/24 SW090520	202409 310-51300-11000	SUPERVISOR FEES-SEP24	V	200.00-		
							TIMOTHY SCOTT WOODLEE	.00 000631
10/21/24	00033	10/07/24 10072024	202410 300-15500-10000	PLAYGRND/FUR LEASE-NOV24	*	2,390.70		
							WHFS, LLC	2,390.70 000632
10/21/24	00025	10/04/24 1941	202409 310-51300-31100	ANNUAL DISTRICT REPORT	*	1,910.00		
							WOOD & ASSOCIATES ENGINEERING LLC	1,910.00 000633
						TOTAL FOR BANK A	78,538.01	
						TOTAL FOR REGISTER	78,538.01	

SECTION 2

Forest Lake
Community Development District

Unaudited Financial Reporting
September 30, 2024



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Forest Lake
Community Development District
Combined Balance Sheet
September 30, 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	\$ 445,184	\$ -	\$ -	\$ 445,184
<u>Series 2020</u>				
Reserve	\$ -	\$ 249,169	\$ -	\$ 249,169
Revenue	\$ -	\$ 219,610	\$ -	\$ 219,610
Prepayments	\$ -	\$ 6	\$ -	\$ 6
<u>Series 2022</u>				
Reserve	\$ -	\$ 71,050	\$ -	\$ 71,050
Revenue	\$ -	\$ 88,294	\$ -	\$ 88,294
Prepayments	\$ -	\$ 79	\$ -	\$ 79
Construction	\$ -	\$ -	\$ 422	\$ 422
Prepaid Expenses	\$ 34,571	\$ -	\$ -	\$ 34,571
Total Assets	\$ 479,755	\$ 628,207	\$ 422	\$ 1,108,384
Liabilities:				
Accounts Payable	\$ 11,055	\$ -	\$ -	\$ 11,055
Total Liabilities	\$ 11,055	\$ -	\$ -	\$ 11,055
Fund Balances:				
Restricted for:				
Debt Service - Series 2020	\$ -	\$ 468,785	\$ -	\$ 468,785
Debt Service - Series 2022	\$ -	\$ 159,423	\$ -	\$ 159,423
Capital Projects - Series 2022	\$ -	\$ -	\$ 422	\$ 422
Unassigned	\$ 468,699	\$ -	\$ -	\$ 468,699
Total Fund Balances	\$ 468,699	\$ 628,207	\$ 422	\$ 1,097,329
Total Liabilities & Fund Balance	\$ 479,755	\$ 628,207	\$ 422	\$ 1,108,384

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Assessments - Tax Roll	\$ 617,756	\$ 617,756	\$ 623,907	\$ 6,151
Miscellaneous Income	\$ -	\$ -	\$ 90	\$ 90
Total Revenues	\$ 617,756	\$ 617,756	\$ 623,997	\$ 6,241
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 5,400	\$ 6,600
Engineering	\$ 15,000	\$ 15,000	\$ 1,910	\$ 13,090
Attorney	\$ 30,000	\$ 30,000	\$ 17,320	\$ 12,680
Annual Audit	\$ 6,600	\$ 6,600	\$ 6,600	\$ -
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 900	\$ 900	\$ 900	\$ -
Dissemination	\$ 6,000	\$ 6,000	\$ 6,100	\$ (100)
Trustee Fees	\$ 8,081	\$ 8,081	\$ 9,416	\$ (1,335)
Management Fees	\$ 40,124	\$ 40,124	\$ 40,124	\$ -
Information Technology	\$ 1,800	\$ 1,800	\$ 1,800	\$ -
Website Maintenance	\$ 1,200	\$ 1,200	\$ 1,200	\$ -
Postage & Delivery	\$ 1,000	\$ 1,000	\$ 653	\$ 347
Insurance	\$ 6,397	\$ 6,397	\$ 5,758	\$ 639
Copies	\$ 500	\$ 500	\$ 33	\$ 467
Legal Advertising	\$ 5,000	\$ 5,000	\$ 1,086	\$ 3,914
Other Current Charges	\$ 1,500	\$ 1,500	\$ 521	\$ 979
Office Supplies	\$ 625	\$ 625	\$ 25	\$ 600
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Subtotal General & Administrative:	\$ 141,902	\$ 141,902	\$ 104,021	\$ 37,881

Forest Lake
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
<u>Operations and Maintenance</u>				
Field Expenditures				
Property Insurance	\$ 14,118	\$ 14,118	\$ 14,586	\$ (468)
Field Management	\$ 16,695	\$ 16,695	\$ 16,695	\$ -
Landscape Maintenance	\$ 127,000	\$ 127,000	\$ 87,862	\$ 39,138
Landscape Replacement	\$ 12,000	\$ 12,000	\$ -	\$ 12,000
Streetlights	\$ 42,410	\$ 42,410	\$ 27,051	\$ 15,359
Electric	\$ 7,260	\$ 7,260	\$ 2,121	\$ 5,139
Water & Sewer	\$ 1,000	\$ 1,000	\$ 2,204	\$ (1,204)
Sidewalk & Asphalt Maintenance	\$ 2,500	\$ 2,500	\$ -	\$ 2,500
Irrigation Repairs	\$ 7,500	\$ 7,500	\$ 3,764	\$ 3,736
General Repairs & Maintenance	\$ 12,000	\$ 12,000	\$ 12,854	\$ (854)
Contingency	\$ 7,500	\$ 7,500	\$ 5,934	\$ 1,566
Subtotal Field Expenditures	\$ 249,983	\$ 249,983	\$ 173,071	\$ 76,912
Amenity Expenditures				
Amenity - Electric	\$ 13,794	\$ 13,794	\$ 13,933	\$ (139)
Amenity - Water	\$ 4,066	\$ 4,066	\$ 6,717	\$ (2,651)
Playground Lease	\$ 28,688	\$ 28,688	\$ 23,907	\$ 4,781
Internet	\$ 1,500	\$ 1,500	\$ 1,190	\$ 310
Pest Control	\$ 528	\$ 528	\$ 480	\$ 48
Janitorial Services	\$ 9,600	\$ 9,600	\$ 9,760	\$ (160)
Security Services	\$ 33,500	\$ 33,500	\$ 13,762	\$ 19,738
Pool Maintenance	\$ 19,800	\$ 19,800	\$ 23,480	\$ (3,680)
Amenity Access Management	\$ 5,250	\$ 5,250	\$ 5,569	\$ (319)
Amenity Repairs & Maintenance	\$ 10,000	\$ 10,000	\$ 6,693	\$ 3,307
Contingency	\$ 7,500	\$ 7,500	\$ 1,968	\$ 5,532
Subtotal Amenity Expenditures	\$ 134,226	\$ 134,226	\$ 107,458	\$ 26,768
Total Expenditures	\$ 526,111	\$ 526,111	\$ 384,550	\$ 141,561
Excess (Deficiency) of Revenues over Expenditures	\$ 91,645		\$ 239,447	
<u>Other Financing Sources/(Uses)</u>				
Transfer In/(Out)	\$ (91,645)	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ (91,645)	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ -		\$ 239,447	
Fund Balance - Beginning	\$ -		\$ 229,252	
Fund Balance - Ending	\$ -		\$ 468,699	

Forest Lake
Community Development District
Debt Service Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Assessments - Tax Roll	\$ 498,246	\$ 498,246	\$ 503,322	\$ 5,076
Interest	\$ -	\$ -	\$ 23,581	\$ 23,581
Total Revenues	\$ 498,246	\$ 498,246	\$ 526,904	\$ 28,657
Expenditures:				
Interest Expense - 11/1	\$ 161,547	\$ 161,547	\$ 161,547	\$ -
Principal Expense - 5/1	\$ 175,000	\$ 175,000	\$ 175,000	\$ -
Interest Expense - 5/1	\$ 161,547	\$ 161,547	\$ 161,547	\$ -
Total Expenditures	\$ 498,094	\$ 498,094	\$ 498,094	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 152		\$ 28,810	
Fund Balance - Beginning	\$ 192,024		\$ 439,975	
Fund Balance - Ending	\$ 192,177		\$ 468,785	

Forest Lake

Community Development District

Debt Service Fund Series 2022

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Assessments - Tax Roll	\$ 140,650	\$ 140,650	\$ 144,701	\$ 4,052
Interest	\$ -	\$ -	\$ 7,524	\$ 7,524
Total Revenues	\$ 140,650	\$ 140,650	\$ 152,225	\$ 11,576
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	\$ 30,000	\$ 30,000	\$ -
Interest Expense - 5/1	\$ 54,953	\$ 54,953	\$ 54,678	\$ 275
Total Expenditures	\$ 139,906	\$ 139,906	\$ 149,631	\$ (9,725)
Net Change in Fund Balance	\$ 743		\$ 2,594	
Fund Balance - Beginning	\$ 151,304		\$ 156,828	
Fund Balance - Ending	\$ 152,048		\$ 159,423	

Forest Lake
Community Development District
Capital Projects Fund Series 2020
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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 September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ 703	\$ 703
Total Revenues	\$ -	\$ -	\$ 703	\$ 703
Expenditures:				
Capital Outlay	\$ -	\$ -	\$ 1,331	\$ (1,331)
Total Expenditures	\$ -	\$ -	\$ 1,331	\$ (1,331)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (628)	
Fund Balance - Beginning	\$ -		\$ 1,050	
Fund Balance - Ending	\$ -		\$ 422	

Forest Lake

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending September 30, 2024

	Adopted Budget	Prorated Budget Thru 09/30/24	Actual Thru 09/30/24	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	\$ 19,129	\$ 10,009	\$ 40,345	\$ 10,041	\$ 252	\$ -	\$ -	\$ 623,907
Miscellaneous Income	\$ 60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ 90
Total Revenues	\$ 60	\$ 16,338	\$ 503,718	\$ 14,616	\$ 9,459	\$ 19,129	\$ 10,009	\$ 40,345	\$ 10,041	\$ 282	\$ -	\$ -	\$ 623,997
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ 1,000	\$ -	\$ 1,000	\$ -	\$ -	\$ 800	\$ 1,000	\$ -	\$ -	\$ 600	\$ 1,000	\$ 5,400
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,910	\$ 1,910
Attorney	\$ 356	\$ 4,916	\$ 1,406	\$ 1,880	\$ 749	\$ 114	\$ 2,096	\$ 2,266	\$ 222	\$ 760	\$ 1,007	\$ 1,548	\$ 17,320
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,600
Assessment Administration	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ 450	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 450	\$ -	\$ 900
Dissemination	\$ 600	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 500	\$ 6,100
Trustee Fees	\$ 6,728	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,688	\$ -	\$ -	\$ 9,416
Management Fees	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 3,344	\$ 40,124
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ 1,800
Website Maintenance	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,200
Postage & Delivery	\$ 15	\$ 27	\$ 69	\$ 230	\$ 34	\$ 27	\$ 61	\$ 47	\$ 48	\$ 19	\$ 28	\$ 48	\$ 653
Insurance	\$ 5,758	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,758
Printing & Binding	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31	\$ -	\$ 0	\$ -	\$ 33
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 718	\$ -	\$ -	\$ 1,086
Other Current Charges	\$ 40	\$ 39	\$ 40	\$ 74	\$ 41	\$ 41	\$ 41	\$ 41	\$ 42	\$ 41	\$ 41	\$ 41	\$ 521
Office Supplies	\$ 3	\$ 3	\$ 1	\$ 0	\$ 3	\$ 1	\$ 1	\$ 6	\$ 3	\$ 0	\$ 3	\$ 1	\$ 25
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Subtotal General & Administrative:	\$ 22,718	\$ 10,081	\$ 5,610	\$ 7,278	\$ 4,922	\$ 4,276	\$ 13,692	\$ 7,453	\$ 4,440	\$ 8,319	\$ 6,224	\$ 9,010	\$ 104,021

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	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 1,391	\$ 16,695
Landscape Maintenance	\$ 7,284	\$ 7,284	\$ 7,284	\$ 7,309	\$ 7,309	\$ 7,544	\$ 14,617	\$ -	\$ 7,309	\$ 7,309	\$ 7,309	\$ 7,309	\$ 87,862
Landscape Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Streetlights	\$ 1,811	\$ 2,053	\$ 2,051	\$ 1,832	\$ 2,030	\$ 2,030	\$ 2,030	\$ 2,649	\$ 2,650	\$ 2,638	\$ 2,638	\$ 2,638	\$ 27,051
Electric	\$ 143	\$ 499	\$ 206	\$ 63	\$ 215	\$ 146	\$ 105	\$ 255	\$ 26	\$ 162	\$ 162	\$ 140	\$ 2,121
Water & Sewer	\$ 297	\$ 283	\$ 234	\$ 446	\$ 148	\$ 121	\$ 110	\$ 118	\$ 114	\$ 118	\$ 114	\$ 102	\$ 2,204
Sidewalk & Asphalt Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Repairs	\$ 1,895	\$ 140	\$ -	\$ -	\$ -	\$ 81	\$ -	\$ -	\$ 181	\$ 1,384	\$ 81	\$ -	\$ 3,764
General Repairs & Maintenance	\$ 2,243	\$ 2,967	\$ 1,046	\$ -	\$ 1,418	\$ -	\$ 1,235	\$ 590	\$ -	\$ 555	\$ 2,800	\$ -	\$ 12,854
Contingency	\$ -	\$ -	\$ -	\$ 5,734	\$ -	\$ -	\$ -	\$ -	\$ 200	\$ -	\$ -	\$ -	\$ 5,934
Subtotal Field Expenditures	\$ 29,650	\$ 14,617	\$ 12,212	\$ 16,775	\$ 12,512	\$ 11,313	\$ 19,488	\$ 5,003	\$ 11,870	\$ 13,557	\$ 14,495	\$ 11,580	\$ 173,071
Amenity Expenditures													
Amenity - Electric	\$ 1,323	\$ 1,233	\$ 1,219	\$ 1,177	\$ 1,187	\$ 1,248	\$ 1,134	\$ 1,102	\$ 1,196	\$ 981	\$ 1,077	\$ 1,057	\$ 13,933
Amenity - Water	\$ 308	\$ 298	\$ 310	\$ 298	\$ 460	\$ 1,072	\$ 635	\$ 660	\$ 734	\$ 735	\$ 647	\$ 560	\$ 6,717
Playground Lease	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ 2,391	\$ -	\$ -	\$ 23,907
Internet	\$ 108	\$ 108	\$ 88	\$ 88	\$ 98	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 100	\$ 1,190
Pest Control	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 40	\$ 480
Janitorial Services	\$ 800	\$ 800	\$ 800	\$ -	\$ 1,640	\$ 875	\$ 800	\$ 800	\$ 800	\$ 800	\$ 800	\$ 845	\$ 9,760
Security Services	\$ 1,594	\$ 263	\$ 340	\$ -	\$ -	\$ 1,600	\$ 214	\$ 1,389	\$ 2,783	\$ 2,409	\$ 71	\$ 3,098	\$ 13,762
Pool Maintenance	\$ 2,850	\$ 1,760	\$ 2,760	\$ 1,350	\$ 1,470	\$ 1,350	\$ 3,570	\$ 1,770	\$ 1,650	\$ 1,650	\$ 1,650	\$ 1,650	\$ 23,480
Amenity Access Management	\$ 438	\$ 438	\$ 757	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 438	\$ 5,569
Amenity Repairs & Maintenance	\$ 635	\$ -	\$ -	\$ -	\$ 380	\$ 285	\$ -	\$ 619	\$ 559	\$ 2,175	\$ -	\$ 2,040	\$ 6,693
Contingency	\$ -	\$ -	\$ -	\$ 1,688	\$ -	\$ -	\$ -	\$ 280	\$ -	\$ -	\$ -	\$ -	\$ 1,968
Subtotal Amenity Expenditures	\$ 10,486	\$ 7,330	\$ 8,705	\$ 7,468	\$ 8,103	\$ 9,398	\$ 9,321	\$ 9,588	\$ 10,690	\$ 11,718	\$ 4,823	\$ 9,828	\$ 107,458
Total Expenditures	\$ 62,854	\$ 32,027	\$ 26,526	\$ 31,522	\$ 25,536	\$ 24,987	\$ 42,501	\$ 22,044	\$ 27,000	\$ 33,594	\$ 25,542	\$ 30,419	\$ 384,550
Excess (Deficiency) of Revenues over Expenditures	\$ (62,794)	\$ (15,689)	\$ 477,192	\$ (16,906)	\$ (16,077)	\$ (5,858)	\$ (32,492)	\$ 18,302	\$ (16,959)	\$ (33,312)	\$ (25,542)	\$ (30,419)	\$ 239,447
Other Financing Sources/(Uses)													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (62,794)	\$ (15,689)	\$ 477,192	\$ (16,906)	\$ (16,077)	\$ (5,858)	\$ (32,492)	\$ 18,302	\$ (16,959)	\$ (33,312)	\$ (25,542)	\$ (30,419)	\$ 239,447

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)
Less: Principal Payment - 5/1/24	(\$175,000)
Current Bonds Outstanding	\$8,210,000

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)
Less: Principal Payment - 5/1/24	(\$30,000)
Current Bonds Outstanding	\$2,010,000

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%

Date	Distribution	Gross Amount	Discount/Penalty	Commission	Interest	Net Receipts	General Fund	2020 Debt Service	2022 Debt Service	Total
						\$ -	\$ -	\$ -	\$ -	\$ -
11/10/23	10/13/23 - 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 - 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 - 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
3/13/24	02/01/24 - 02/29/24	\$ 40,195.99	\$ (402.05)	\$ (795.88)	\$ -	\$ 38,998.06	\$ 19,129.32	\$ 15,432.12	\$ 4,436.62	\$ 38,998.06
4/10/24	03/01/24 - 03/31/24	\$ 20,820.81	\$ -	\$ (416.42)	\$ -	\$ 20,404.39	\$ 10,008.75	\$ 8,074.33	\$ 2,321.31	\$ 20,404.39
5/20/24	01/01/24 - 03/31/24	\$ -	\$ -	\$ -	\$ 178.95	\$ 178.95	\$ 87.77	\$ 70.82	\$ 20.36	\$ 178.95
5/31/24	04/01/24 - 04/30/24	\$ 83,746.38	\$ -	\$ (1,674.93)	\$ -	\$ 82,071.45	\$ 40,257.67	\$ 32,476.91	\$ 9,336.87	\$ 82,071.45
6/20/24	05/01/24-05/31/24	\$ 2,534.82	\$ -	\$ (50.70)	\$ -	\$ 2,484.12	\$ 1,218.51	\$ 983.00	\$ 282.61	\$ 2,484.12
6/28/24	06/03/24-06/03/24	\$ 18,353.34	\$ -	\$ (367.07)	\$ -	\$ 17,986.27	\$ 8,822.62	\$ 7,117.44	\$ 2,046.21	\$ 17,986.27
7/25/24	04/01/24-06/30/24	\$ -	\$ -	\$ -	\$ 513.77	\$ 513.77	\$ 252.01	\$ 203.31	\$ 58.45	\$ 513.77
Total		\$ 1,341,744.53	\$ (47,243.07)	\$ (26,160.89)	\$ 3,590.74	\$ 1,271,931.31	\$ 623,907.46	\$ 503,322.45	\$ 144,701.40	\$ 1,271,931.31

101% Net Percent Collected
0 Balance Remaining to Collect