

Forest Lake Community Development District

4700 Millenia Blvd Suite 500 Fifth Flr, Orlando, Florida 32839 Phone: 863-289-6108 - Fax: 407-926-0174

February 6, 2025

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, February 20, 2025, at 6:30 PM at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.

Zoom Video Link: <https://us02web.zoom.us/j/81435311652> Meeting ID: 814 531 652

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (speakers will fill out and submit comment cards to District Manager prior to beginning the meeting)
3. Approval of Minutes of December 19, 2024, Board of Supervisors Meeting
4. Approval of Minutes of January 16, 2025, Board of Supervisors Meeting
5. Ratification of the approval for the fence repairs
6. Board discussion: Topic- Resident request submitted for election sign posting
7. Board discussion: Topic- Mole issues and review of proposal
8. Board discussion: Topic- Towing policies and parking issues
9. Board discussion: Topic- Need for four more garbage cans for the common areas(mailboxes)
10. Board discussion: Topic- Removal of the crepe myrtle trees and replacing with palm trees in the front entrances.
11. Board discussion: Topic- Street cleaning and oil on road issues
12. Board discussion: Topic- Need for a large bulletin board with a cover near the mailboxes
13. Board discussion: Topic- Roof repair at amenity center and review of proposals
14. Board discussion: Topic- Playground lease contract approved in 2022
15. Board discussion: Topic- Spring projects- Landscaping & planting
16. Board discussion: Topic- Parking on grass between sidewalk and road
17. Board discussion: Topic- Installation of gates at the entrances if the community
18. Staff Reports
 - A. Attorney
 - B. Engineer
 - i. Field Manager's Report
 - C. District Manager's Report
 - i. Check Registers Review and approval
19. **Audience Comments**
20. **Supervisors Requests**
21. **Adjournment**

¹ Comments will be limited to three (3) 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, **December 19, 2024** at 6:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

Present and constituting a quorum:

Frank Rivera	Chairman
Randi Ribarich	Vice Chairperson
Bobbie Henley <i>by Zoom</i>	Assistant Secretary
Jose Cortez	Assistant Secretary
Lauren Durham <i>by Zoom</i>	Assistant Secretary

Also present were:

Monica Virgen	District Manager, GMS
Jill Burns	District Manager, GMS
Tricia Burns <i>by Zoom</i>	District Manager, GMS

FIRST ORDER OF BUSINESS

Roll Call

Ms. Virgen called the meeting to order at 6:32 p.m. and called the roll. Three Board members were in attendance constituting a quorum. Ms. Durham and Ms. Henley joined by Zoom.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Virgen opened the public comment period on agenda items. Hearing no comments, next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes from the November 7, 2024 Landowners’ Meeting, November 7, 2024 Board of Supervisors Meeting, and the November 26, 2024 Special Board Meeting

Ms. Virgen presented the minutes from the November 7, 2024 Landowners’ meeting, the November 7, 2024 Board of Supervisors meeting and the November 26, 2024 special meeting.

On MOTION by Mr. Cortez, seconded by Mr. Rivera, with all in favor, the Minutes from the November 7, 2024 Landowners’ Meeting, the November 7, 2024 Board of Supervisors Meeting and the November 26, 2024 Special Meeting, was approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement for District Management Services from NPG CAM Services, Inc. (requested by Supervisor Rivera)(to be provided under separate cover)

Ms. Virgen noted next is the agreement for District Management services from NPG CAM Services, Inc. requested by Supervisor Frank Rivera. The contract did not make it to the agenda package but the Board members are currently reviewing it in person. A Board member noted according to the website the gentleman is already managing CDDs, the Board member asked for some of the CDDs that he is currently over right now.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor and Ms. Henley opposed, the Agreement for District Management Services from NPG CAM Services, Inc., was approved 3-1.

FIFTH ORDER OF BUSINESS

Presentation of Letter of Termination from Previous District Counsel Services from Kilinski Van Wyk Law

Ms. Virgen stated this letter is on page 21 of the agenda package for informational purposes.

SIXTH ORDER OF BUSINESS

Consideration of Agreement for District Counsel Services *(requested by Supervisor Rivera)*

Ms. Virgen stated this agreement was provided by Mr. Collins S. DelPercio who is present by Zoom today. Ms. Henley asked if anyone had looked at the contract and questioned his rates as well as experience.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor and Ms. Henley opposed, the Agreement for District Counsel Services, was approved 3-1.

Ms. Henley announced her resignation from the Board.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, Accepting the Resignation of Bobbie Henley, was approved.

Ms. Durham resigned from her position on the Board.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, Accepting the Resignation of Lauren Durham, was approved.

SEVENTH ORDER OF BUSINESS

Presentation of Arbitrage Rebate Report for Series 2020 Assessment Area 1 Project Bonds

Ms. Virgen stated the District is required to demonstrate that they do not earn more interest than they pay on the bonds. Page 4 of the report shows a negative arbitrage amount.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, the Arbitrage Rebate Report for Series 2020 Assessment Area 1 Project Bonds, was approved.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2025-05
Removing Current Registered Agent for
the District**

Ms. Virgen noted they had suggested the Board appoint new staff but have not received any recommendations. The Board has to assign these positions at their next meeting. Resolution 2025-05 memorializes that GMS will no longer be the current registered agent as of January 6th.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, Resolution 2025-05 Removing Current Registered Agent for the District, was approved.

NINTH ORDER OF BUSINESS

**Consideration of Resolution 2025-06
Removing Current District Records Office
Within Polk County**

Ms. Virgen stated currently the District Records office is located at 346 E. Central Avenue in Winter Haven, Florida. Resolution 2025-06 removes that effective January 6th.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all in favor, Resolution 2025-06 Removing Current District Records Office Within Polk County, was approved.

TENTH ORDER OF BUSINESS

**Consideration of Resolution 2025-07
Removing Primary Administrative Office
and Principal Headquarters of the District**

Ms. Virgen stated Resolution 2025-07 removes the primary administrative office and principal headquarters of the District effective January 6th. The GMS office is located at 219 East Livingston Street and will no longer be the primary headquarters.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich, with all in favor, Resolution 2025-07 Removing Primary Administrative Office and Principal Headquarters of the District, was approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Ms. Virgen reminded the new Board that they did hire Mr. Collins DelPercio if they would like to get a report from him, if not, they will move on to the next item.

B. Engineer

Ms. Virgen stated the Board does not have a District Engineer.

C. Field Manger's Report

Mr. Tindall is not in attendance today. Ms. Virgen reviewed the Field Managers Report starting on page 67 of the agenda package. She noted the contract solicitations are on hold for the new management company. Any proposals or agreements the Board enters into there needs to be a legal agreement but because the District didn't have counsel services prior to this no agreements can be made. The claim for the fencing has been submitted to EGIS and the District just needs to submit proposals. Since there is no counsel for an agreement there is no movement on the fencing portion.

i. Consideration of Proposal from NPS for Roof Repairs

Ms. Virgen noted the NPS proposal for roof pairs is on page 71 of the agenda package. This company was found using avenues provided by the insurance provider. The Board can approve this if they would like and District Counsel can draft an agreement. Mr. Rivera noted they would like to once the new management company reviews the proposal.

Mr. Rivera questioned the water pressure issue and a pipe being installed but was told the city would get permission from the CDD. Ms. Burns noted they never received any correspondence or request from the city related to any utility work they wanted to do on CDD property or CDD roads. They city never requested an access easement or construction easement to perform any kind of work. The Board tabled the proposal from Prince for the well.

D. District Manager’s Report

i. Approval of Check Registers

a) August 21, 2024 through October 24, 2024 (tabled from November 7, 2024 Meeting)

Ms. Virgen presented the check register from August 21, 2024 through October 24, 2024 totaling \$78,538.01. This was tabled from the November 7, 2024 meeting.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich, with all in favor, the August 21st through October 24th Check Register, was approved.

b) October 25, 2024 through December 5, 2024

Ms. Virgen presented the October 25, 2024 through December 5, 2024 check register totaling \$73,995.95.

On MOTION by Mr. Rivera, seconded by Mr. Cortez, with all in favor, the October 25, 2024 through December 5, 2024 Check Register, was approved.

ii. Balance Sheet and Income Statement

a) Updated Financials through September 30, 2024

b) Financials through October 31, 2024

Ms. Virgen presented the updated financials through September 30, 2024 on page 91 of the agenda package and the financials through October 31, 2024 on page 106 of the agenda package. These are provided for informational purposes and no action is required.

iii. Discussion Regarding Transition Items

Ms. Virgen confirmed the new District management companies address (4700 Millenia Blvd, Suite 500, 5th Floor, Orlando, Florida 32839). She verified this is an address where they can receive shipments. The accounting department will cut a check to all invoices received up to December 30th. Any invoices received after December 30th will be put with the financial records to be paid by the new account manager. All of the contracts, all District records, and contact information for vendors will be sent as well as the financial records and check with all of the District funds will be sent.

TWELFTH ORDER OF BUSINESS

Audience Comments

Resident – Disappointed the guy from Haines City with the water didn’t get in touch. He did say it’s not an existing line that needs to be worked out but put in a new one.

Jose Montovo – Spoke about connecting to the city of Davenports pipes to increase pressure. City of Haines City is running a pipe and working on it to connect to their pipes.

THIRTEENTH ORDER OF BUSINESS

Supervisors Requests

There being no comments, the next item followed.

FOURTEENTH ORDER OF BUSINESS

Adjournment

Ms. Virgen adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

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

The regular meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, **January 20, 2025** at 6:30 p.m. at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida.

Present and constituting a quorum:

Frank Rivera	Chairman
Randi Ribarich	Vice Chairperson
Jose Cortez	Assistant Secretary
Jose Montalvo	Assistant Secretary
Travis Lemeur	Assistant Secretary

Also present were:

Sharon Gastelbondo	District Manager, NPG CAM SVS
Christopher Lopez	District Manager, NPG CAM SVS
John Paul Toth	Field Manager, NPG CAM SVS

FIRST ORDER OF BUSINESS

Roll Call

Mr. Lopez called the meeting to order at 6:30 p.m. and called the roll. Three Board members were in attendance constituting a quorum. Mr. Montalvo and Mr. Lemeur joined the board later in the meeting.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Lopez opened the public comment period on agenda items. Hearing no comments, next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes from the December 19, 2024 Board of Supervisors Meeting

Mr. Lopez stated that the minutes were not available and that they would be presented at the next BOS meeting.

FOURTH ORDER OF BUSINESS

Consideration of Resolution 2025-08 Designating Registered Agent for the District

Mr. Lopez noted next is the resolution to appoint the Registered Agent for the District. Christopher Lopez is named as the Registered Agent.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor. Approved Unanimously.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2025-09

Designating District Records Office

Mr. Lopez stated that the District records office will be located at 4700 Millenia Blvd, suite 500 fifth floor, Orlando, FL 32839.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor. Approved Unanimously.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2025-10

Designating District Manager & Dissemination Agent

Mr. Lopez stated that NPG CAM Service Inc. is appointed as District Manager and Dissemination Agent

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor. Approved Unanimously.

SEVENTH ORDER OF BUSINESS

Consideration of vacant District Supervisor seats, Seat 4 and Seat 5 are currently vacant

A. 2 applicants for consideration

Mr. Jose Montalvo has applied and presented himself for the boards review. On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich, and Mr. Cortez in favor. Approved Unanimously. Mr. Montalvo joined the board.

Mr. Travis Lemeur has applied and presented himself for the boards review. On MOTION by Mr. Rivera, seconded by Ms. Ribarich with Mr. Rivera, Ms. Ribarich approving and Mr. Cortez not approving, the candidate was approved 2-1. Mr. Lemeur joined the board.

EIGHTH ORDER OF BUSINESS

Consideration of resolution 2025-11 Designating the Officers of the Forest Lake C D D

The Board of Supervisors elected the officers of the district.

Mr. Frank Rivera has been elected Chairmen, Ms. Ribarich has been elected Vice-Chairperson, Sharon Gastelbondo has been elected Secretary, Christopher Lopez has been elected Treasurer with all other Supervisor names as Assistant Secretary.

NINTH ORDER OF BUSINESS

Resolution 2025-12 DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS

Mr. Lopez stated that TRUIST Bank will continue to be the District depository and bank.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich with all in favor, motion was approved unanimously.

TENTH ORDER OF BUSINESS

Consideration of Resolution 2025-13 Designating Emergency and After-Hours Authority

Mr. Lopez stated that the district after hours emergencies have been an area of concern for the Districts Supervisors. This resolution would grant the authority for a scheduled district supervisor to represent the district during the emergency even. All actions will be reported to the district as soon as normal business hours resumes.

On MOTION by Mr. Rivera, seconded by Mr. Montalvo, with all in favor. Approved Unanimously.

ELEVENTH ORDER OF BUSINESS

Consideration of Resolution 2025-14 Forest Lake CDD Public speaking policy January 2025

Mr. Lopez stated that the resolution established the rules of decorum and the public speaking policy for the district.

On MOTION by Mr. Cortez, seconded by Mr. Rivera, with all in favor. Approved Unanimously.

TWELTH ORDER OF BUSINESS

Consideration of Resolution 2025-15 Forest Lake CDD prohibiting of trees-bushes or other agriculture growth within sidewalk common area causeway

Mr. Lopez stated this is a new topic open for discussion prior to a vote. The residents were welcome to ask questions. After a few minutes of discussions with the residents and amongst the board, a vote was motioned.

On MOTION by Mr. Rivera, seconded by Mr. Montalvo and voting in favor were Mr. Rivera, Mr. Cortez and Mr. Montalvo, with Ms. Ribarich and Mr. Lemeur NOT Approving, the motion was APPROVED with a 3-2 vote.

THIRTEENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

MR. Delpercio didn't have a report at this time.

B. Engineer

Mr. Lopez stated the Board does not have a District Engineer.

C. Field Manger's Report

Mr. Toth did not have a managers report at this time.

D. District Manager's Report

i. Approval of Check Registers

a) The check register has not been made available currently.

b) The financials are still being reviewed (just received).

ii. Discussion Regarding documents transferred.

Mr. Lopez and Ms. Gastelbondo reported that many documents has not been transferred and that they are waiting for a response from GMS.

FOURTEENTH ORDER OF BUSINESS **Audience Comments**

Resident – Disappointed REGARDING THE TURNOUT OF RESIDENTS AT THE MEETING. Asked how the board can get more people to attend.

FIFTEENTH ORDER OF BUSINESS **Supervisors Requests**

A Supervisor asked if the commercial vehicle issue could be reviewed. A request for a bigger bulletin board was made.

SIXTEENTH ORDER OF BUSINESS

Adjournment

Mr. Lopez adjourned the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

Separate cover

Roof

Proposals



ESTIMATE

1595 Aspen Avenue
Davenport, FL 33837

Eli's Construction Services, LLC
211 East Bridgers Avenue
Auburndale, Florida 33823
United States

Phone: 8632297168
Mobile: 407-818-2980

BILL TO
Forest Lake CDD
Forest Lake CDD

407-929-1684
sharon@npgcam.com

SHIP TO
Forest Lake CDD
1595 Aspen Avenue
Davenport, Florida 33837
United States

4079291684

Estimate Number: 3072

Estimate Date: January 23, 2025

Valid Until: January 30, 2025

Estimate Total (USD): **\$8,650.00**

Services	Quantity	Price	Amount
Fence Repair Repair 28 panels	1	\$3,700.00	\$3,700.00
Fence Repair Replace 14 top rails	1	\$240.00	\$240.00
Fence Repair Replace 12 posts	1	\$480.00	\$480.00
Fence Repair Replace 346 pickets	1	\$2,425.00	\$2,425.00
Fence Repair Straighten 30 panels	1	\$1,505.00	\$1,505.00
Fence Repair Pallet of concrete	1	\$300.00	\$300.00

Total: \$8,650.00

Estimate Total (USD): **\$8,650.00**

Notes / Terms

See sketch for reference.

Thank you for your business!

ESTIMATE



DR. MEDINA
HANDYMAN SERVICES LLC
FILIPENSES 4:13

939.349.5803

Prepared For

Frank Rivera
Forest lake
Davenport , Fl 33837
(215) 380-0250

Medina Fence

3946 Baja Dr
St Cloud, Florida 34772
Phone: (939) 349-5803
Email: medinafence@gmail.com

Estimate # 175
Date 01/18/2025
Business / Tax # 85-2913996

Description

Vinyl 6x8' Private Vertical Tan Color
232'Total Linear Ft Lifetime Warranty Material

Homeland Vinyl Products

This new material will be installed in the back of the property, and all the material in the back will be installed in the front to achieve an excellent job



1,000 Ft turned fence repair

Repair of all sunken and turned posts

Within the 1,000Ft linear feet. The front part of the community will be straightened within the 1,000 ft. If we repair less than 1,000Ft the contract can be adjusted and just as if they want to repair more than 1,000Ft the contract will also be adjusted.



Subtotal	\$14,424.00
Discount	\$424.00
Total	\$14,000.00

Notes:

We will repair the entire front of the property, installing all the new material where necessary. 30 new panels will be installed, and all the necessary posts. We will put concrete on each post that is removed to reinstall it again.

We recommend taking 30 panels out of the back to install them in front of the community and in the back we install the new ones to maintain the same color .

By signing this document, the customer agrees to the services and conditions outlined in this document.

Frank Rivera

Unleashed Fencing

P.O. Box 5699
Plant City, FL 33563 US
+18138332259
unleashedfencing@gmail.com

Estimate

ADDRESS
Forest Lake CDD

ESTIMATE 6276
DATE 01/23/2025

SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
Repair	1595 aspen ave Daniel Fencing Tan vinyl 300 pickets 11 bottom rails 17 top rails 11 poles 75 leaning		4,250.00	4,250.00
TOTAL				\$4,250.00

Accepted By

Accepted Date

Playground Final invoice proposal

*** CHECK DATES 10/01/2024 - 01/02/2025 ***

FOREST LAKE CDD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/21/24	00039	4/25/24	18785-1	202404	330-57200-34500			CS25 PROXIMITY CARD	*	214.20		
								CURRENT DEMANDS ELECTRICAL & SECURI			214.20	000625
10/21/24	00009	10/01/24	91385	202410	310-51300-54000			SPECIAL DISTRICT FEE-FY25	*	175.00		
								DEPARTMENT OF ECONOMIC OPPORTUNITY			175.00	000626
10/21/24	00066	9/30/24	00067004	202409	310-51300-48000			NOT OF BOS MEETING-9/26	*	368.83		
								GANNETT MEDIA CORP DBA			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		
								GOVERNMENTAL MANAGEMENT SERVICES-			6,854.20	000628
10/21/24	00049	10/14/24	10578	202409	310-51300-31500			ATTORNEY SVCS-SEP24	*	1,547.81		
								KILINSKI VAN WYK, PLLC			1,547.81	000629
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

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 #
10/21/24	00025	10/04/24	1941	202409 310-51300-31100	ANNUAL DISTRICT REPORT WOOD & ASSOCIATES ENGINEERING LLC	*	1,910.00	1,910.00	000633
10/28/24	00031	9/26/24	13274	202409 330-57200-48200	MNTHLY CLEANING-SEP24	*	595.00		
		9/26/24	13274	202409 330-57200-48200	MNTHLY TRASH SERVICE-SEP CLEAN STAR SERVICES OF	*	250.00	845.00	000634
10/28/24	00039	10/02/24	20358	202408 330-57200-34500	CS25 PROXIMITY CARDS CURRENT DEMANDS ELECTRICAL & SECURI	*	71.40	71.40	000635
10/28/24	00001	8/31/24	149	202408 320-53800-48000	GENERAL-REPAIRS/MAINT-AUG	*	1,457.23		
		8/31/24	149	202408 330-57200-48000	AMENITY-RPR & MAINT AUG24 GOVERNMENTAL MANAGEMENT SERVICES-	*	1,342.50	2,799.73	000636
10/28/24	00041	10/11/24	61501137	202410 330-57200-48100	PEST CONTROL-OCT24 MASSEY SERVICES INC.	*	40.00	40.00	000637
10/28/24	00016	10/01/24	14635	202410 320-53800-46200	LANDSCAPE MAINT-OCT24 PRINCE & SONS INC.	*	7,308.50	7,308.50	000638
10/28/24	00028	10/01/24	24528	202410 330-57200-48500	POOL MAINTENANCE-OCT24	*	1,650.00		
		10/03/24	24711	202410 330-57200-48500	HURRICANE HELENE CLEAN UP	*	200.00		
		10/18/24	25038	202410 330-57200-48500	STORM CLEAN UP MCDONNELL CORPORATION DBA	*	250.00	2,100.00	000639
10/28/24	00069	9/05/24	TW090520	202409 310-51300-11000	SUPERVISOR FEES-09/05/24 TIMOTHY SCOTT WOODLEE	*	200.00	200.00	000640
11/04/24	00031	10/30/24	13504	202410 330-57200-48200	MNTHLY CLEANING-OCT24	*	550.00		
		10/30/24	13504	202410 330-57200-48200	MNTHLY TRASH SERVICE-OCT	*	250.00		
		10/30/24	13504	202410 330-57200-48200	EXTRA TRASH COLLECT-10/14 CLEAN STAR SERVICES OF	*	40.00	840.00	000641

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 10/01/2024 - 01/02/2025 ***

FOREST LAKE CDD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/04/24	00001	9/30/24	152	202409	330	57200	48000			*	848.39		
									AMENITY RPR & MAINT				
		9/30/24	152	202409	320	53800	46600		SIDEWALK & ASPHALT REPAIR	*	2,500.00		
									GOVERNMENTAL MANAGEMENT SERVICES-			3,348.39	000642
11/04/24	00016	10/18/24	14948	202410	320	53800	46200		RE-STAKING TREES	*	150.00		
		10/28/24	14983	202410	320	53800	46200		MULCH (PINE BARK)	*	1,650.00		
		10/28/24	14983	202410	320	53800	46200		PLANT RPLCD (VIBURNUM)	*	1,600.00		
		10/28/24	14983	202410	320	53800	46200		OAK TREE	*	358.00		
		10/28/24	14983	202410	320	53800	46200		BRACHIA SOD	*	6,037.50		
		11/01/24	15051	202411	320	53800	46200		LANDSCAPE MAINT-NOV24	*	7,308.50		
									PRINCE & SONS INC.			17,104.00	000643
11/04/24	00028	11/01/24	25366	202411	330	57200	48500		POOL MAINTENANCE-NOV24	*	1,650.00		
									MCDONNELL CORPORATION DBA			1,650.00	000644
11/04/24	00065	8/31/24	11861599	202408	330	57200	34500		SECURITY SVCS-AUG24	*	2,064.96		
									SECURITAS SECURITY SERVICES USA, INC			2,064.96	000645
11/04/24	00033	11/04/24	11042024	202411	300	15500	10000		PLAYGRND/FUR LEASE-DEC24	*	2,390.70		
									WHFS, LLC			2,390.70	000646
11/04/24	00066	10/31/24	00067476	202410	310	51300	48000		NOT OF LANDOWNERS MTG	*	965.74		
									GANNETT MEDIA CORP DBA			965.74	000647
11/04/24	00001	11/01/24	153	202411	310	51300	34000		MANAGEMENT FEES-NOV24	*	3,750.00		
		11/01/24	153	202411	310	51300	35100		WEBSITE MANAGEMENT-NOV24	*	105.00		
		11/01/24	153	202411	310	51300	35200		INFORMATION TECH-NOV24	*	157.50		
		11/01/24	153	202411	310	51300	31300		DISSEMINATION SVCS-NOV24	*	525.00		
		11/01/24	153	202411	330	57200	48300		AMENITY ACCESS-NOV24	*	833.33		

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 10/01/2024 - 01/02/2025 ***

FOREST LAKE CDD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/24		153		202411	310-51300-51000			*	.45		
			OFFICE SUPPLIES								
11/01/24		153		202411	310-51300-42000			*	35.66		
			POSTAGE								
11/01/24		154		202411	320-53800-12000			*	1,460.83		
			FIELD MANAGEMENT-NOV24								
							GOVERNMENTAL MANAGEMENT SERVICES-			6,867.77	000648
11/04/24	00022	10/25/24	7517796	202410	310-51300-32300			*	4,040.63		
			TRUSTEE FEES SER20-FY25								
							U.S. BANK			4,040.63	000649
11/18/24	00072	11/07/24	ER110720	202411	310-51300-11000			*	200.00		
			SUPERVISOR FEES-11/07/24								
							EFREN RIVERA			200.00	000650
11/18/24	00070	11/07/24	JC110720	202411	310-51300-11000			*	200.00		
			SUPERVISOR FEES-11/07/24								
							JOSE D CORTEZ			200.00	000651
11/18/24	00049	11/12/24	10862	202411	310-51300-31500			*	1,531.90		
			ATTORNEY SVCS-NOV24								
		11/12/24	10863	202410	310-51300-31500			*	351.00		
			ATTORNEY SVCS-OCT24								
							KILINSKI VAN WYK, PLLC			1,882.90	000652
11/18/24	00071	11/07/24	RR110720	202411	310-51300-11000			*	200.00		
			SUPERVISOR FEES-11/07/24								
							RANDI RIBARICH			200.00	000653
11/21/24	00019	11/21/24	6601-11-	202411	310-51300-31200			*	450.00		
			SPECIAL ASSESS BOND SER20								
							AMTEC			450.00	000654
11/21/24	00031	11/19/24	13714	202411	330-57200-48200			*	550.00		
			MNTHLY CLEANING-NOV24								
		11/19/24	13714	202411	330-57200-48200			*	250.00		
			MNTHLY TRASH SERVICE-NOV								
							CLEAN STAR SERVICES OF			800.00	000655
11/21/24	00001	10/31/24	155	202410	320-53800-48000			*	350.00		
			GENERAL RPR & MAINT-OCT24								
		10/31/24	155	202410	320-53800-46600			*	1,907.48		
			SIDEWALK REPAIR & MAINT								
		10/31/24	156	202410	330-57200-49000			*	700.00		
			AMENITY PREP FOR STORM								

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 10/01/2024 - 01/02/2025 ***

320-5
FOREST LAKE CDD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/31/24		157		202410	320-53800	49000		FENCE REPAIRS FORM STORM	*	2,835.00		
10/31/24		158		202410	320-53800	48000		AMENITY RPR & MAINT	*	447.03		
11/01/24		159		202411	320-53800	46600		SIDEWALK REPAIRS	*	592.52		
11/01/24		159		202411	320-53800	48000		GENERAL RPR & MAINT-NOV24	*	5,094.46		
GOVERNMENTAL MANAGEMENT SERVICES-										11,926.49	000656	
11/21/24	00041	11/07/24	61946028	202411	330-57200	48100		PEST CONTROL-NOV24	*	40.00		
MASSEY SERVICES INC.										40.00	000657	
11/21/24	00016	10/31/24	15222	202410	320-53800	47300		REPAIR SPRAY NOZZLES	*	105.18		
PRINCE & SONS INC.										105.18	000658	
11/21/24	00028	11/13/24	25527	202411	330-57200	48500		RPLCD GAS SPRING	*	195.00		
MCDONNELL CORPORATION DBA										195.00	000659	
11/25/24	00065	10/31/24	11929361	202410	330-57200	34500		SECURITY SVCS-OCT25	*	2,066.01		
SECURITAS SECURITY SERVICES USA, INC										2,066.01	000660	
11/25/24	00025	1/22/24	1756	202311	310-51300	31100		PRE AUDIT/ANNUAL/INSPECT	*	2,493.55		
WOOD & ASSOCIATES ENGINEERING LLC										2,493.55	000661	
12/04/24	00072	11/26/24	ER112620	202411	310-51300	11000		SPECIAL MTG 11/26/24	*	200.00		
EFREN RIVERA										200.00	000662	
12/04/24	00070	11/26/24	JC112620	202411	310-51300	11000		SPECIAL MTG 11/26/24	*	200.00		
JOSE D CORTEZ										200.00	000663	
12/04/24	00068	11/26/24	LD112620	202411	310-51300	11000		SPECIAL MTG 11/26/24	*	200.00		
LAUREN DURHAM										200.00	000664	
12/04/24	00071	11/26/24	RR112620	202411	310-51300	11000		SPECIAL MTG 11/26/24	*	200.00		
RANDI RIBARICH										200.00	000665	

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 #
12/09/24	00066	11/30/24	00068184	202411 310-51300-48000		*	354.46		
				NOT OF BOS MTG 11/19/24					
		11/30/24	00068184	202411 310-51300-48000		*	344.88		
				NOT OF MTG FICAL YEAR 25					
					GANNETT MEDIA CORP DBA			699.34	000666
12/09/24	00065	11/30/24	11967665	202411 330-57200-34500		*	2,754.33		
				SECURITY SVCS-NOV24					
					SECURITAS SECURITY SERVICES USA, INC			2,754.33	000667
12/09/24	00033	12/06/24	12062024	202412 300-15500-10000		*	2,390.70		
				PLAYGRND/FUR LEASE-JAN25					
					WHFS, LLC			2,390.70	000668
12/13/24	00051	11/07/24	BH110720	202411 310-51300-11000		*	200.00		
				SUPERVISOR FEES-11/07/24					
					BOBBIE HENLEY			200.00	000669
12/13/24	00030	12/13/24	12132024	202412 300-20700-10000		*	57,054.75		
				ASSESS TRANSFER S2020					
		12/13/24	12132024	202412 300-20700-10000		*	16,402.81		
				ASSESS TRANSFER S2022					
					FOREST LAKE CDD C/O US BANK			73,457.56	000670
12/13/24	00001	12/01/24	160	202412 310-51300-34000		*	3,750.00		
				MANAGEMENT FEES-DEC24					
		12/01/24	160	202412 310-51300-35100		*	105.00		
				WEBSITE MANAGEMENT-DEC24					
		12/01/24	160	202412 310-51300-35200		*	157.50		
				INFORMATION TECH-DEC24					
		12/01/24	160	202412 310-51300-31300		*	525.00		
				DISSEMINATION SVCS-DEC24					
		12/01/24	160	202412 330-57200-48300		*	833.33		
				AMENITY ACCESS-DEC24					
		12/01/24	160	202412 310-51300-51000		*	3.22		
				OFFICE SUPPLIES					
		12/01/24	160	202412 310-51300-42000		*	48.70		
				POSTAGE					
		12/01/24	160	202412 300-15500-10000		*	725.82		
				PRORATE 6 DAYS-JAN25					
		12/01/24	161	202412 320-53800-12000		*	1,460.83		
				FIELD MANAGEMENT-DEC24					
					GOVERNMENTAL MANAGEMENT SERVICES-			7,609.40	000671
12/13/24	00068	11/07/24	LD110720	202411 310-51300-11000		*	200.00		
				SUPERVISOR FEES-11/07/24					
					LAUREN DURHAM			200.00	000672

FORL FOREST LAKE CD CWRIGHT

*** CHECK DATES 10/01/2024 - 01/02/2025 ***

FOREST LAKE CDD
BANK A GENERAL FUND

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/17/24	00041	12/04/24	62969218	202412	330-57200-48100		MASSEY SERVICES INC.	*	40.00	40.00	000673
12/17/24	00016	12/01/24	15480	202412	320-53800-46200		PRINCE & SONS INC.	*	7,308.50	7,308.50	000674
12/17/24	00028	12/01/24	25672	202412	330-57200-48500		MCDONNELL CORPORATION DBA	*	1,650.00	1,650.00	000675
12/30/24	00051	12/19/24	BH121920	202412	310-51300-11000		BOBBIE HENLEY	*	200.00	200.00	000676
12/30/24	00072	12/19/24	ER121920	202412	310-51300-11000		EFREN RIVERA	*	200.00	200.00	000677
12/30/24	00070	12/19/24	JC121920	202412	310-51300-11000		JOSE D CORTEZ	*	200.00	200.00	000678
12/30/24	00068	12/19/24	LD121920	202412	310-51300-11000		LAUREN DURHAM	*	200.00	200.00	000679
12/30/24	00071	12/19/24	RR121920	202412	310-51300-11000		RANDI RIBARICH	*	200.00	200.00	000680
1/02/25	00073	1/02/25	01022025	202501	300-58100-10000		FOREST LAKE CDD	*	1,400,000.00	1,400,000.00	000681
TOTAL FOR BANK A									1,587,865.01		
TOTAL FOR REGISTER									1,587,865.01		

FORL FOREST LAKE CD CWRIGHT

Account Transactions

Forest Lake CCD

Date Range: Oct 01, 2024 to Sep 30, 2025

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Truist - Checking 7548					
Under: Assets > Bank Account					
Starting Balance					\$0.00
Jan 22, 2025		DEPOSIT		\$1,400,000.00	-
Jan 23, 2025		BILL PAY DUKEENERGY 910138406191RECURRING INTERNET PAYMENT		\$734.14	-
Jan 23, 2025		BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT		\$26.70	-
Feb 03, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT		\$133.24	-
Feb 03, 2025		BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$32.46	-
Feb 03, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$32.46	-
Feb 03, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT	\$1,814.49		-
Feb 05, 2025		SPECTRUM SPECTRUM 3035 FOREST LAKE CDD ACH DEBIT		\$109.99	-
Feb 10, 2025		TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT	\$12,786.72		-
Totals and Ending Balance			\$14,601.21	\$1,401,068.99	\$1,386,467.78

Balance Change

Difference between starting and ending balances

-
\$1,386,467.78**Truist - Checking 9993**

Under: Assets > Bank Account

Starting Balance**\$0.00**

Jan 22, 2025		DEPOSIT	\$1,400,000.00	\$1,400,000.00
Jan 23, 2025	NPG Cam Services Inc	CHECK #98 January 2025 mgmt. fees	\$5,816.66	\$1,394,183.34
Jan 29, 2025		BUS PRODS DELUXE BUS SYS. CHRISTOPHER LOPEZ CHECK CHARGE	\$93.35	\$1,394,089.99
Feb 03, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975007	\$200.00	\$1,393,889.99
Feb 03, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975006	\$200.00	\$1,393,689.99
Feb 04, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975008	\$200.00	\$1,393,489.99
Feb 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975005	\$200.00	\$1,393,289.99
Feb 06, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975009	\$200.00	\$1,393,089.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975004	\$1,400.00	\$1,391,689.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975003	\$750.00	\$1,390,939.99
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975002	\$3,500.00	\$1,387,439.99

Feb 10, 2025	BUS ONLINE BILL PAYMENT CHECK #975001		\$660.00	\$1,386,779.99
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Totals and Ending Balance		\$1,400,000.00	\$13,220.01	\$1,386,779.99
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Balance Change Difference between starting and ending balances				\$1,386,779.99
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Assessment Tax Roll
Under: Income > Operating Income

Starting Balance				\$0.00
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Feb 03, 2025	TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT		\$1,814.49	\$1,814.49
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Feb 10, 2025	TAX DISTR Joe G Tedder9631 2675FOREST LAKE CDD ACH CREDIT		\$12,786.72	\$14,601.21
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Totals and Ending Balance		\$0.00	\$14,601.21	\$14,601.21
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Balance Change Difference between starting and ending balances				\$14,601.21
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Amenity Electric
Under: Expenses > Amenity Expenses

Starting Balance				\$0.00
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Jan 23, 2025	BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT		\$26.70	\$26.70
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Feb 03, 2025	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$32.46	\$59.16
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Feb 03, 2025	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$32.46	\$91.62
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Totals and Ending Balance		\$91.62	\$0.00	\$91.62
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Balance Change

Difference between starting and ending balances

\$91.62**Amenity Management**

Under: Expenses > Amenity Expenses

Starting Balance**\$0.00**

Jan 23, 2025	NPG Cam Services Inc	CHECK #98 January 2025 mgmt. fees	\$750.00	\$750.00
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975003	\$750.00	\$1,500.00

Totals and Ending Balance**\$1,500.00****\$0.00****\$1,500.00****Balance Change**

Difference between starting and ending balances

\$1,500.00**Electric**

Under: Expenses > O & M Field expenditures

Starting Balance**\$0.00**

Jan 23, 2025		BILL PAY DUKEENERGY 910138406191RECURRING INTERNET PAYMENT	\$734.14	\$734.14
Feb 03, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$133.24	\$867.38

Totals and Ending Balance**\$867.38****\$0.00****\$867.38****Balance Change**

Difference between starting and ending balances

\$867.38**Field Management**

Under: Expenses > O & M Field expenditures

Starting Balance**\$0.00**

Jan 23, 2025	NPG Cam Services Inc	CHECK #98 January 2025 mgmt. fees	\$1,400.00		\$1,400.00
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975004	\$1,400.00		\$2,800.00
Totals and Ending Balance			\$2,800.00	\$0.00	\$2,800.00
Balance Change Difference between starting and ending balances					\$2,800.00

Information Technology Under: Expenses > Administrative					
Starting Balance					\$0.00
Feb 10, 2025		BUS ONLINE BILL PAYMENT CHECK #975001	\$660.00		\$660.00
Totals and Ending Balance			\$660.00	\$0.00	\$660.00
Balance Change Difference between starting and ending balances					\$660.00

Internet Under: Expenses > Amenity Expenses					
Starting Balance					\$0.00
Feb 05, 2025		SPECTRUM SPECTRUM 3035 FOREST LAKE CDD ACH DEBIT	\$109.99		\$109.99
Totals and Ending Balance			\$109.99	\$0.00	\$109.99
Balance Change Difference between starting and ending balances					\$109.99

Management Fees Under: Expenses > Administrative					
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Starting Balance					\$0.00
Jan 23, 2025	NPG Cam Services Inc	CHECK #98 January 2025 mgmt. fees	\$3,600.00		\$3,600.00
Feb 10, 2025	NPG Cam Services Inc	BUS ONLINE BILL PAYMENT CHECK #975002	\$3,500.00		\$7,100.00
Totals and Ending Balance			\$7,100.00	\$0.00	\$7,100.00
Balance Change					\$7,100.00
Difference between starting and ending balances					

Office Supplies					
Under: Expenses > Administrative					
Starting Balance					\$0.00
Jan 23, 2025	NPG Cam Services Inc	CHECK #98 January 2025 mgmt. fees	\$66.66		\$66.66
Jan 29, 2025		BUS PRODS DELUXE BUS SYS. CHRISTOPHER LOPEZ CHECK CHARGE	\$93.35		\$160.01
Totals and Ending Balance			\$160.01	\$0.00	\$160.01
Balance Change					\$160.01
Difference between starting and ending balances					

Supervisor Fees					
Under: Expenses > Administrative					
Starting Balance					\$0.00
Feb 03, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975007	\$200.00		\$200.00
Feb 03, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975006	\$200.00		\$400.00

Feb 04, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975008	\$200.00		\$600.00
Feb 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975005	\$200.00		\$800.00
Feb 06, 2025	Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975009	\$200.00		\$1,000.00

Totals and Ending Balance			\$1,000.00	\$0.00	\$1,000.00
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Balance Change					\$1,000.00
Difference between starting and ending balances					