

Forest Lake Community Development District

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

April 3, 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, April 17, 2025, at 6:30 PM at the Forest Lake Amenity Center, 1595 Aspen Avenue, Davenport, Florida 33837.

**Zoom Link: <https://us02web.zoom.us/j/82042384270>
Meeting ID: 820 4238 4270**

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 March 20, 2025, Board of Supervisors Meeting**
4. **Ratification of the approval for the Pressure washing of the Amenity Center Pool area.**
5. **Ratification of the approval for the Solar Lights project.**
6. **Board discussion: Topic- Retention Pond safety issue- no trespassing signs and a fence.**
7. **Board discussion: Topic- Name change of the CDD and monuments**
8. **Board discussion: Topic- the paver's in the closet at the pool to be re-purposed. (approval to commence)**
9. **Board discussion: Topic- Review of signage of pool rules**
10. **Board discussion: Topic- Review of landscaping proposals**
11. **Board discussion: Topic- Moving of meeting location for District meetings**
12. **Board discussion: Topic- Parking in front of mailboxes for Pick up and delivery only**
13. **Board discussion: Topic- Shade Cover still owed to District from GMS.**
14. **Board discussion: Topic- Use of facility for HOA meeting on May 1, 2025.**
15. **Staff Reports**
 - A. **Attorney**
 - B. **Engineer**
 - i. **Field Manager's Report**
 - C. **District Manager's Report**
 - i. **Check Register Review and approval**
16. **Audience Comments**
17. **Supervisors Requests**
18. **Adjournment**

¹ Comments will be limited to three (3) minutes

Minutes of
March 20 2025
B O D Meeting

**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, **March 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. All five Board members were in attendance constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

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

THIRD ORDER OF BUSINESS

**Approval of Minutes February 20, 2025
B O D Meeting**

Mr. Lopez stated that the minutes of February 20, 2025 are presented for approval.

On MOTION by Mr. Rivera, seconded by Ms. Ribarich with all in FAVOR, the minutes were approved.

FOURTH ORDER OF BUSINESS

Bolton Tow Service

The Board of Supervisors have requested Bolton Tow Service to appear for questions about operations and methods of service. After several questions concerning the amount of tows, the time of services and what a commercial vehicle is, the district thanked them for appearing.

FIFTH ORDER OF BUSINESS

Ratification of roof repair approval.

Mr. Lopez noted next is the ratification of the approval for the roof repair to commence. The board reviewed the three proposals and verified the approval of \$800.0 for the roof repair to commence.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich with all in Favor, the roof repair was approved.

SIXTH ORDER OF BUSINESS

**Ratification of approval to prohibit the use
of the amenity center for private use.**

Mr. Lopez stated this was a verification of the board approval from the supervisor request section during the February 2025 board meeting. The supervisors had motioned and approved to prohibit the private use of the amenity center. The Amenity center can only be used for CDD functions and approved HOA functions. Private rentals or requests will not be approved.

On MOTION by Mr. Rivera, seconded by Mr. Montalvo, with Mr. Cortez & Ms. Ribarich approving, the motion passed 4-1.

SEVENTH ORDER OF BUSINESS

Board Discussion – Retention Pond issue

Mr. Lopez stated that a board member would like to have the open tunnels in the retention pond covered due to safety concerns. Reports of children playing in the retention pond and in the tunnels have been reported. After a discussion on the matter and concerns about if it can be done.

The board motioned for the placing of no trespassing signs and a screen type of cover be placed on the tunnel entrances.

On Motion by Ms. Ribarich, second by Mr. Montalvo with all in favor, the motion was passed.

EIGHTH ORDER OF BUSINESS

Board Discussion – Tow Policy and Parking Issues

Mr. Lopez noted that the district policy was on the website and is clear concerning the commercial parking issue. The steps to change the policy were reviewed and the possible cost to have an extra meeting to change a small issue would not be advised. The board discussed and expressed that they wanted to change the wording to specifically stop commercial vehicles from parking. There is also concerns of some residents parking on the grass between the sidewalk and the street. This is a violation of parking on district property not purposed for parking and can be towed. The Supervisors were reminded that the district calls the tow company, not the Supervisors or individual residents. After several minutes of discussion, the supervisors were told that the tow policy will not be changed. The cost that it creates to change or alter the wording isn't warranted and is not for the benefit of the District which serves ALL of the residents.

The topic was closed and no further review will be conducted.

NINTH ORDER OF BUSINESS

Board Discussion –Extra pavers repurposed

Mr. Lopez noted that the extra pavers in the closet are District property. It takes a motion and approval to repurpose the pavers on another project. After a discussion of the use and location for the extra pavers, the board decided that the avers should be used at the front area of grass where the pool pump and closet door is. The District will take proposals for the completion of this project.

On MOTION by Mr. Cortez, seconded by Ms. Ribarich with all in Favor, the request was APPROVED.

TENTH ORDER OF BUSINESS

Board Discussion – Clarification of approved bulletin board

Mr. Lopez asked for clarification of the area in which the approved HOA bulletin board Can be placed. After several minutes of discussion in which the residents were polled and the

location was viewed, a placement was clarified. The bulletin board can be placed on the front east side of the mailbox area, facing Aspen Ave.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the issue was cleared and placement Approved.

ELEVENTH ORDER OF BUSINESS

Board discussion- Review of landscaping proposals

Mr. Lopez asked if there were at least three proposals to review. Four proposals were presented and reviewed. After several minutes of discussion, it was decided that an invitation will be sent to the prospective vendors to appear at the next board meeting.

TWELTH ORDER OF BUSINESS

Board discussion- Solar lights and possible placements

Mr. Lopez asked for the approval to place solar lights in the Amenity center area. The area includes the perimeter of the pool area and the playground and mailbox area. It is estimated that eighteen solar lights are needed, this includes replacing the damaged solar lights in the mailbox area. The playground rea is completely dark and is beginning to attract people during the late-night hours. The perimeter of the pool is also very dark and the hill on the west side and the east side retention pond slope can't be seen. The cost estimate for the project is approximately \$6,200.00 for the Solar lights, hardware (poles have to be placed) and installation. A 90W solar light will be used that has a remote control. The cost of a solar light is \$245.00, and the hardware and installation costs can run up to \$3,000.00 bringing the total estimated cost to \$7,410.00 upon completion. NPG CAM Services will cover the difference over the \$6,200.00 approved project budget.

On MOTION by Ms. Ribarich, second by Mr. Rivera with all in favor, the Solar Project was approved.

THIRTEENTH ORDER OF BUSINESS

Board discussion- Schedule of Emergency contact list

Mr. Lopez presented a planned schedule for the supervisors. The Schule is not available to the public due to it being a security issue. The Supervisors approved the schedule.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the Supervisors schedule was Approved.

FOURTEENTH ORDER OF BUSINESS Board discussion- District Logo

Mr. Lopez presented several logos for review. Residents in attendance were also shown and asked which logo they liked. After several minutes of discussions and the color of the CDD shirts were also discussed. The board, not able to decide, deferred to the residents. The Logo was selected, and a Dark Blue shirt will be used as the district color of shirt.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue was Approved.

FIFTEENTH ORDER OF BUSINESS Board discussion- Amenity center pressure washing plan

Mr. Lopez recommended that the Amenity Center is scheduled for a cleaning and pressure washing before the Memorial Day holiday and the start of summer. The Amenity center will be closed for five days and the average cost from proposals received is \$9,200.00, Upon several minutes of debate and discussions, the board allowed for this project to commence with limitations. The project budget will not go over \$9,000.00 and must be done BEFORE Memorial Day weekend.

On MOTION by Mr. Rivera, second by Mr. Cortez with a 4-1 vote in favor, the Pressure washing project was Approved.

SIXTEENTH ORDER OF BUSINESS Board discussion- Installation of gates

Mr. Lopez states that proposals and the groundwork concerning the gate project have commenced. There are many issues to address, and an update will be presented as it occurs.

On MOTION by Mr. Rivera, second by Mr. Cortez with all in favor, the issue was moved forward, and the district will continue to get proposals for the project.

TWENTYTH ORDER OF BUSINESS STAFF REPORTS

- A. Attorney- no report to be given
- B. Engineer- No Engineer currently
Field Manager- Mr. Toth reviewed the Pressure washing plan and the status of the completed fence repairs.
- C. District Managers report- Mr. Lopez updated the board about the status of communication process and operations. All District Supervisors have been assigned the State of Florida Ethics class at NO COST to the District. Three Supervisors have completed and turned in the certificate. The other two were still in class and will be completed soon. The playground has been completely paid for and is owned by the district. The Security, security cameras and the internet have all been updated and is completely working. The Amenity center cards have been received and can now start being issued. The website updates have occurred and all of the utilities are now up to date.
- D. The check register was reviewed and unanimously approved.

TWENTY FIRST ORDER OF BUSINESS

ADJOURNMENT COMMENTS

Mr. Lopez asked if there were in comments from the residents at this time. No one in attendance or Online had any comments.

TWENTY SECOND ORDER OF BUSINESS

ADJOURNMENT

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SEPERATE COVER

Pressure Wash

Proposals Reviwed



Building Your Dream

PHONE: (863) 662 - 9988

elegantpavers@gmail.com

WWW.ELEGANTPAVERS.NET

License #: G15000113091

Corporate Office Address:

5416 Sunset Way N; Lakeland, FL 33805

Estimate

Date	Estimate #	Expiration Date
3/25/2025	3542	5/25/2025

Client Info: Name/Address/Phone/E-Mail

Forest Lake Amenity Center
1595 Aspen Avenue,
Davenport, FL 33837
(407) 256 - 2778
jpt@npgcam.com

Description	Total
PAVERS CLEANING TREATMENT COMMERCIAL POOL DECK AND WALKWAY Dimensions: Total Area: 10,450 Square Feet. - Thoroughly spray down the area. Weed & Mold inhibitor application (kills what is there at time of cleaning) - Prepare and Pour the Cleaning Solution. Start cleaning the paver surface with Professional Pavers Shampoo (Slurry Remover, Efflorescence Cleaner, Rust Remover and Oil & Grease Remover) - Leave the Cleaning Solution on the Paver Surface and allow it to penetrate. - Scrub of the pavers to penetrate the solution thoroughly the area - Rinse off the Cleaning Solution with Pressure Washing, Hot Water and Surface Cleaner to eliminate any weeds, Moss and top Soil. - Fill the Joints between Pavers with Specially blended, paver-specific 20/30 silica sand hydro compacted in joints. - Sweep remaining sand and Mist the surface down with water allowing the sand to set up. - Let it Dry.	3,650.00T

Add-on Services not Included on the Estimate will be Subject to Additional Charges

If you wish to pay with Credit or debit card payments are accepted through the new Square App (Each credit/debit card transaction will be charged a 3% convenience fee by card servicer)

Thank You For Considering Elegant Pavers For Your Project. We Look Forward to Working with You Soon.

Subtotal:
Tax: (0.0%)
TOTAL:

Customer Signature



Estimate

Date	Estimate #	Expiration Date
3/25/2025	3542	5/25/2025

Building Your Dream

PHONE: (863) 662 - 9988

elegantpavers@gmail.com

WWW.ELEGANTPAVERS.NET

License #: G15000113091

Corporate Office Address:

5416 Sunset Way N; Lakeland, FL 33805

Client Info: Name/Address/Phone/E-Mail

Forest Lake Amenity Center
1595 Aspen Avenue,
Davenport, FL 33837
(407) 256 - 2778
jpt@npgcam.com

Description	Total
PAVERS SEALER TREATMENT COMMERCIAL POOL DECK AND WALKWAY Dimensions: Total Area: 10,450 Square Feet. Sealer Finish: (Waiting for a Customer decision) Sealer Formulation: Solvent-Based Brand of the Product: Alliance Gator Hybrid Seal. - Blow the entire Area where the work has been done. - Application of Acrylic-Based Waterproof Sealer. - Application of 3 HEAVY coats of Paver Sealer * Heavy Spray and Roller First layer to set Sand * Spray and Roller on the next 2 layer for a Better Finish look. - Non-slip polymer additive on 3rd coat - Dry time Between 2 to 4 Hours. - Off-site Debris Disposal - The sealer helps resist the Ultraviolet Rays effects, will not discolor, Motor oil and grease stains. NOTE: The sealer treatment is not ever lasting. The sealer application will last approx. 3 to 4 years depending on traffic, climate conditions, and general care. We warranty a fresh look for 6 months.	6,200.00T
Add-on Services not Included on the Estimate will be Subject to Additional Charges If you wish to pay with Credit or debit card payments are accepted through the new Square App (Each credit/debit card transaction will be charged a 3% convenience fee by card servicer)	Subtotal: \$9,850.00 Tax: (0.0%) \$0.00 TOTAL: \$9,850.00

Thank You For Considering Elegant Pavers For Your Project. We Look Forward to Working with You Soon.

Customer Signature

**BILL TO:**

Forest Lake Community
1595 Aspen Ave
Davenport FL, 33837

NATIONAL TIGER COMPANY LLC
407-335-6574
3125 NEEDLES DRIVE
ORLANDO, FL 32810
FGFL0029162601

No.	DESCRIPTION	QUANTITY	UNIT COST	TOTAL
	1 pressure cleaning. 2 clean the area pool.			
	3 sand and grout. 4 seal solution for the brick in the pool.			
			Total Material costs	
			\$3,000	
			TOTAL Labor Cost	
			\$3,000	
			TOTAL Cost	
			\$6,000	

Materials

- sand : premium joint sand (color) platino.
 - Sealer: Ureseal H20 wet look
- If you agree half the cost up front to start the job and the other half went I finished the jobs.
Estimate of materials \$3000 and i need the full amount of materials for start.

My guarantee is for one month include second visit to final inspection for any detail.

03/21/2025

CAM Company

Carlos Gonzalez

Phone:407-335-6574

5541 Bellawood Ave

Orlando Fl,32812

Estimated

Labor: materials are NOT included for this work.

To begin: when they accept the proposal as soon as possible to do the work.

To: AMENITY CENTER

Forest Lake

1595 Aspen Ave

1 pressure cleaning.

2 clean the area pool.

3 sand and grout.

4 seal solution for the brick in the pool.

TOTAL Labor Cost

\$3,000

Received: Signature - Carlos Gonzalez:

Received: Signature - AMENITY CENTER

Notes:

Materials

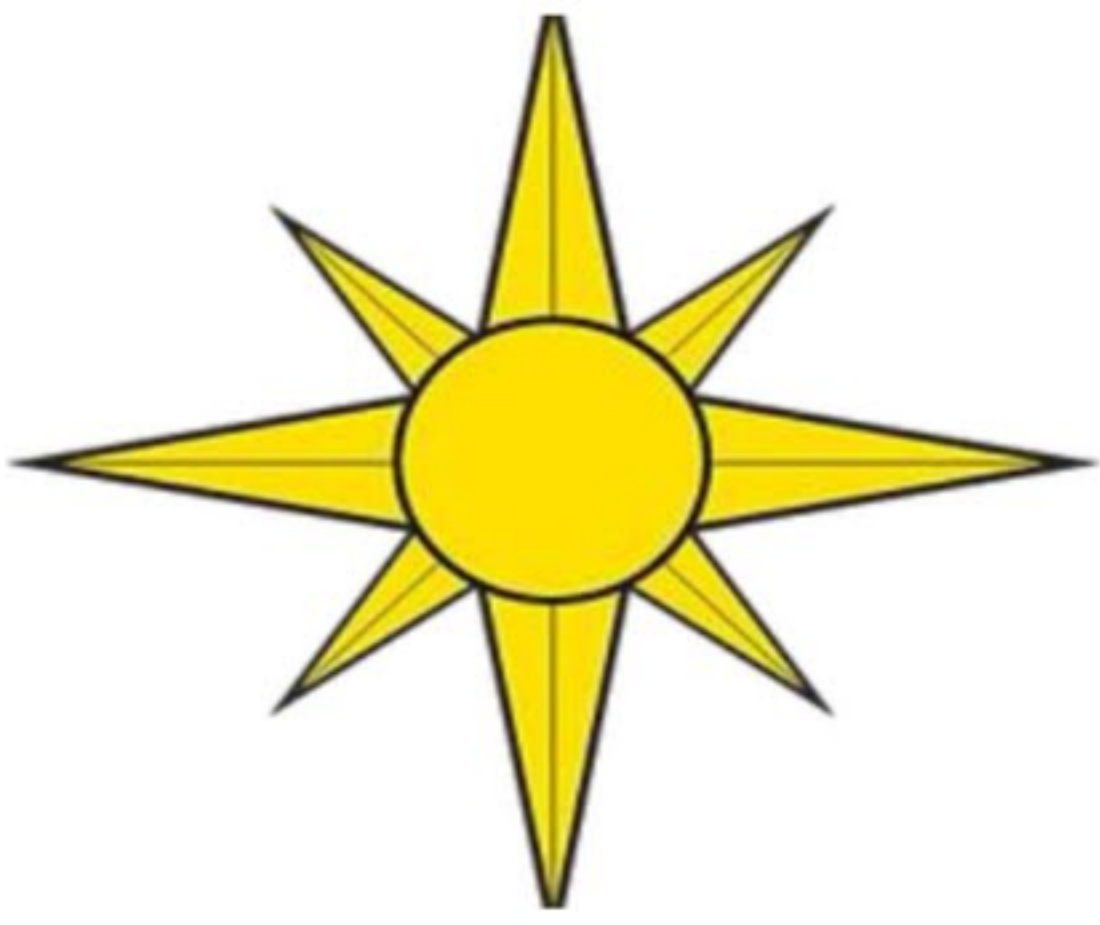
- **sand : premium joint sand (color) platino.**
- **Sealer : Ureseal H2O wet look**

If you agree half the cost up front to start the job and the other half went

I finished the jobs.

Estimate of materials around 2000\$ maybe 3000\$ and | need the full amount of materials for start.

My guarantee is for one month include second visit to final inspection for any detail.



VENTURE Paver Sealing



(407) 900-9954



venturesealing@gmail.com

License # L19000056143

Client Contact Information

Estimate Date	3/8/2025	Job Start Date	
Name	Forest Lake Community		
Address	1595 Aspen Ave		
	Davenport FL, 33837		
Phone			
Email			
Neighborhood			
Gate Code			
Furniture Move	No		

Benefits of Paver Sealing

Enhanced Color, Texture & Brightness
UV Ray & Salt Surface Protection
Inhibits Up to 90% of Weed & Grass Growth
Environmentally Safe & Pet Friendly
No Hazardous Fumes
Easier Routine Cleaning
May Aid in Repelling Oil, Grease & Grime
Assures Long Lasting Beauty & Value
Superior Joint Stabilization

Jobsite Details

Mold Presence:	Light	Sealer Selection:	Ure Seal H2O Wet Look
Weed Presence:	Light	Sand Color:	Platinum
Efflorescence Present:	Select One	Stripping Required:	No
Sand Product:	SEK Premium Joint Sand	Tint Color:	None
Previously Sealed:	No	Deposit Required:	No

Estimate

Location	Area (SF)	Cost/SF	Clean & Seal Cost	Stripping Cost	Subtotal
Driveway	0	\$0.00	\$ -	\$ -	\$ -
Walkway	250	\$1.00	\$ 250.00	\$ -	\$ 250.00
Patio/Lanai	0	\$0.00	\$ -	\$ -	\$ -
Pool Deck	10200	\$1.00	\$ 10,200.00	\$ -	\$ 10,200.00
Other	0	\$0.00	\$ -	\$ -	\$ -
Subtotals	10450	\$0.00	\$ 10,450.00	\$ -	\$ 10,450.00

Payment Information & Terms

Total Due payment is due in full at time of job completion.
 20% deposit required 2 weeks prior to job start if applicable.
 Payment Forms Accepted: Cash, Check, Credit*, Debit*, & Zelle.
 *Credit & Debit charges will incur a 2.9% processing fee.

Discounts Applied		(\$1,000.00)
Furniture Moving:	\$ -	
Total Estimate:	\$ 9,450.00	
Deposit Required:	\$ -	
TOTAL DUE:	\$ 9,450.00	



QUOTE

Cicmanec Contractors

J&J Brick Pavers
 832 Horsetail Dr, Davenport 33837
 (407) 914-4730
 Email: jjpavers22@gmail.com

INVOICE # 200
 DATE: 03/25/2025

To **Forest Lake Community**
1595 Aspen Ave
Davenport 33837

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Edgar Cicmanec		50% down payment	
		50% when job is done	

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
10450 sf	Pavers Sealing		\$8400.00

SUBTOTAL

TAX

PAID

TOTAL
REMAINING

\$8400.00

All materials included at the price.

- *Pressure Washer;
- *re-sand;
- *sealer.

Quotation prepared by: Edgar Cicmanec business owner

This is a quotation on the goods named, subject to the conditions noted below: Describe any conditions pertaining to these prices and any additional terms of the agreement. You may want to include contingencies that will affect the quotation.

To accept this quotation, sign here and return: _____

THANK YOU FOR YOUR BUSINESS!

SEPERATE COVER
Landscape Proposals

Robert and Son landscaping LLC
 701 Lyman Street
 Ocoee, FL 34761
 4073472432



Forest Lake Community
 1595 Aspen Ave
 Davenport, FL 33837

Proposal Number 0000039
 Proposal Date 12/02/2024

Pricing

Description	Rate	Qty	Line Total
Full Service/ Monthly Mowing, Edging, String Trimming, Shrub Trimming, Weeding and Blowing 12.75 acers at 44 cuts per year Edging 36 times per year String Trimming 44 times per year Shrub Trimming 10 Times per year Weeding 44 times per year Blowing 44 times per year	\$4,675.00	12	\$56,100.00
Oak Trees/Palm Trees Trimming Will be maintained above 8ft to ensure pedestrian sidewalks area clear. 19 Palms Twice per year (Feb and September)	\$237.50	12	\$2,850.00
Crepe Myrtles 106 Crepe Myrtles Once per year	\$397.50	12	\$4,770.00
ReMulch 11694sqft ReMulch Beds Every Spring	\$281.66	12	\$3,379.92
Irrigation Inspections Irrigation inspections are done on a monthly basis. A quarterly report with be given. All repairs will be T & M (time and Material)	\$135.00	12	\$1,620.00
Pressure Washing Pool Deck once per year	\$68.25	12	\$819.00
	Subtotal		69,538.92
	Tax		0.00
	Proposal Total (USD)		\$69,538.92

Forest Lake Community

Mele Environmental Services LLC

Phone: (863)327-5693 ,8911 Pine Grove Dr. Lakeland FL 33809 “No Hassles, Just Results.”

Specifications for Proposal and Contract for Grounds Maintenance for: Forest Lake CDD,Davenport FL

MOWING:

- All turf will be mowed once each week while in the growing season (May 1st through September 30th), Retention ponds shall be mowed 35 times annually as not to create erosion.
- All turf will be mowed every other week during other weeks or as conditions warrant, during the dormant season (October 1st through April 30th).
- All embankments and retention ponds will be mowed to waters edge.
- Excessive accumulations of clippings will be removed after every visit.
- Mowing height will depend on the season. Typically, the height will range from 2” to 4” depending on the variety of turf.
- Any area found to be too wet for proper mowing will be mowed when the grass is dry enough for proper mowing.

EDGING:

- All surrounding turf areas adjacent to paved surfaces or structural edges such as sidewalks, walkways, driveways, parking areas, curbs, headers and retaining walls, will be edged with a “blade edger” in order to maintain a clean, crisp and consistent edge line within common areas.
- Bed edges will be kept clean and well defined around color beds, shrub beds, open beds and tree rings, so as to prevent encroachment from lawn but not so frequently that the bed line expands into the turf.
- Edging of walkways and curbs will be edged every time the turf is mowed.

WEEDING:

- Weeding by hand or by chemical means of all plant bed areas as often as necessary to maintain a reasonably weed-free condition commensurate with the season. Spraying fence lines to create a perimeter of unwanted vegetation can be an alternate option instead of line trimming in retention pond areas.

PRUNING AND TRIMMING:

- Shrubs and hedges will be sheared and pruned in a consistent manner to maintain optimum shape and size as growth habit dictates according to the individual potential for each species of plant.
- Plant pruning, trimming and shearing will be accomplished under the supervision of an experienced specialist to assure the function is being performed in accordance with recommended horticultural practices.
- Palm tree trimming will be charged separately at a rate of **\$55.50** per palm (not exceeding 12ft) BILLABLE

IRRIGATION

- Irrigation inspections shall be done (6) times per fiscal year, to ensure system is fully functional and operational. Any damages sustained to sprinklers by our equipment while servicing property will be repaired with no charge to the association. Old wore out sprinklers, controllers or broke pipes shall be charged to the association at a time and material cost.

FERTILIZATION & WEED CONTROL

- Shrubs and ornamentals shall be fertilized (2) times per fiscal year.
- Turf shall be fertilized (4) times per fiscal year, Treatment to kill off unwanted weeds as well.

CLEAN UP:

- All excessive trimmings and clippings will be collected and removed from the property and/or mulched by rotary mowers to created a neat and clean appearance after.
- All sidewalks will be blown off in order to remove all debris generated during the performances of this contract.
- All lawn areas will be cleared of litter and debris before mowing, so as to not shred or scatter foreign matter.

EXTRAS not Included in Contract Price:

- Work performed under this section will be completed on a time and material basis and is not included in this contract maintenance price. Estimates for proposed work will be submitted to the proper authorizing person before any extra worked is commenced.

Examples of extra work available are as follows:

- Annuals installment 4 times per year at a rate of \$3.50 per 4" bulb. BILLABLE •
- Mulching will be charged at a rate of \$115.00 per cubic yard of Pine bark mulch. BILLABLE
- Removal of plant material that has died due to winter freeze, floods, fire or other Actsof-God.
- Major clean up due to storms, hurricanes, tornadoes, or other Act-of-God.

Palm tree trimming will be charged separately at a rate of **\$55.50** per palm (not exceeding 12ft) BILLABLE

**** CONTRACT FOR GROUNDS MAINTENANCE SERVICES****

This agreement is made by and between hereinafter referred to as the "Forest Lake CDD" and Mele Environmental Services LLC. This Grounds Maintenance Agreement is for services to be provided by Mele Environmental Services LLC. for the client at the following described property, Forest Lake CDD of Davenport FL.

NOW THEREFORE, the parties referenced above herein desire to enter into this agreement to be governed by the following terms, conditions and stipulations.

1. **Terms.** The term of the agreement shall be for twelve (12) months, commencing on the _____ and terminating on the _____. Mele Environmental Services LLC. agrees to provide the work in the manner prescribed in the "Specifications" attached hereto and incorporated herein for the total sum of: **Seventy Five Thousand Three hundred Sixty dollars (\$75,360.00)** annually, payable in monthly installments of: **Six Thousand Two Hundred Eighty dollars (\$6,280.00)** at the end of each service month.
Initials: _____

2. **Liabilities.** Mele Environmental Services LLC. shall not be held liable for any loss, damage or delay caused by fire, civil or military authority, inclement weather, animals, vandalism or any other causes beyond their control.
3. **Payments:** Mele Environmental Services LLC. shall provide the Client with a monthly invoice on the first day of each contractual service month representing the monthly installment due for that month. The Client's failure to receive the invoice shall not constitute just cause for late or non-payment. All invoices are due and payable upon receipt.
4. **Renewal of Contract:** This contract shall renew automatically renew from the termination date stated in paragraph I herein for a term equal to the term referred to herein. Either party may cause this contract NOT TO RENEW by mailing a "Letter of Intent" to the other party at least thirty (60) days prior to the ordinary termination date of this contract, by certified mail, stating that they do not wish to renew the contract. All renewals will be governed by a negotiated fee.
5. **Liquidated Damages:** The monthly installments due under this contact are intended to reflect an equal payment for the service provided for the full term of this contract. The monthly installments do not necessarily reflect the actual costs of work performed for a given month, Upon the cancellation or termination of this contract by either party for any reason, Mele Environmental Services LLC. shall have the right to audit the contract and produce a final adjusted bill representing payment for services and materials actually delivered during the duration of the contract, less any previous payments. Payment of this invoice shall be made by the client upon receipt.
6. **Cancellation:** During any active term, this contract may be canceled by either party by providing to the other a "60 Day Written Notice of Cancellation"; delivered by certified mail.
7. **Insurance:** Mele Environmental Services LLC. will carry complete and adequate general liability and property damage insurance at all times.
8. **Invalid Provision:** The invalidity or the unenforceability of a particular provision of this Contract shall not effect the other provisions hereof; and the Contract shall be construed in all respects as if such invalid or unenforceable provision was omitted.
9. **Time:** Time is of the essence to the performance of all obligations under this Contract.

10. **Modification:** No change or modification of this contract shall be valid unless the same is in writing and signed by the parties hereto.

11. **Applicable Law and Binding Effect:** This contract shall be construed and enforced under the Laws of the State of Florida and shall insure to the benefit of and are binding upon the parties hereto and their heirs, personal representatives, successors and assigns.

12. **Venue:** All actions and disputes shall be brought in the proper court of venue, which shall be Polk County, Florida

13. **Attorneys Fees and Costs:** If a dispute arises between the parties wider this Contract and a lawsuit is instituted, the prevailing party shall be entitled to recover its costs and attorney's fees from the non-prevailing party. As used herein, cost and attorney's fees including any costs attorney's fees relating to trial, appellate proceeding meditation, arbitration, collection agency fees and all other actions taken to enforce the Contract.

14. **Complete Agreement:** This Contract constitutes the complete agreement between the parties hereto in regards to the matters set forth herein and incorporates all prior discussions agreements, arrangements, representations and understandings.

15. **Non-Compete Agreement:** The parties agree that neither party will employ the personnel of the other party.

Sign: _____ Date: March 1st,2025
Forest Lake CDD, Board of Directors,Chairman

Sign: _____ Date: March 1st,2025
Mele Environmental Services LLC ,MGRM

By signing this 1 year contract you are agreeing to all terms and conditions above.



CONTINUUM
SERVICES

OPERATION

Forest Lake CDD

LANDSCAPE MANAGEMENT SERVICES

	SCOPE OF WORK												CYCLES	COST		
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC				
<u>MOWING SERVICES</u>																
Mowing Operation	2	2	3	4	4	5	4	4	5	3	2	2	40	\$43,477.00		
<u>WEED CONTROL SERVICES</u>																
Bed & Crack Weed Control	2	2	3	4	4	5	4	4	5	3	2	2	40	\$4,257.00		
<u>PRUNNING SERVICES</u>																
Shrub Pruning	1	1	1	1	1	1	1	1	1	1	1	1	12	\$11,908.00		
<u>IRRIGATION SERVICES</u>																
Irrigation Maintenance Checks	1	1	1	1	1	1	1	1	1	1	1	1	12	\$2,988.00		
													MAINTENANCE CONTRACT TOTAL:	\$62,630.00		
													Monthly Payment:	\$5,219.17		
ADDITIONAL SERVICES																
<u>PALM SERVICES</u>																
Prune Palms (19 above 12 feet height)									1				1	\$912.00		
<u>LAWN & ORNAMENTAL SERVICES</u>																
Turf Fertilization			1							1				2	\$4,024.00	
Shrub Fertilization	1													1	2	\$781.00
Shrub (Integrated Pest Management)			1							1				2	\$214.00	
<u>MULCH INSTALLATION</u>																
Install Cocoa Brown (52 Cubic Yards)									1				1	\$2,808.00		
													ADDITIONAL SERVICES:	\$8,739.00		



K & K LAWN CARE
AND LAND
MANAGEMENT, LLC

LAWN MAINTENANCE PROPOSAL

Prepared for

Pedro N Vargas

K_Klawncare21@yahoo.com



About Us

K & K Lawncare and Land Management, LLC is a reliable and highly trusted family lawn maintenance company that uses state of the art technology in providing the best lawn care services in Polk County, Florida. Our company has been around since **2021** and we're proud to provide quality lawn maintenance services to our customers.

Services in proposal:

- **Premium Package**

Includes mowing, trimming, edging, and blowing off as shown in the Forest Lake Community map. (Trimming includes bushes and palm trees.) Also pruning the palm trees is as needed, and turning over mulch once a year as requested. It also includes the inspection for the irrigation system once a month and recover the garbage in the pool areas. Pest control certified services and fertilizing for Palm trees is included as needed. (The fertilization for palm trees is highly recommended especially under 4 years since planted.)

Pricing

				Sub Total \$89,500.00
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Product Name	Quantity	Price	Unit	Total
Premium Package (1 year)(12 months)	12.00	\$ 7,498.33	sq.ft.	\$ 89,500.00

TOTAL USD \$89,500.00

Terms & Conditions

1. The Parties

This proposal K & K Lawncare and Land Management, LLC shall legally bind **Sharon Gastelbondo , District Manager of** Npg Cam Services Inc.

2. Payment

All invoices will be delivered when services are performed, and are due for payment via cash or check immediately.

3. Additional Services

Amounts for additional services not listed will be added to the invoice for the date they are performed in a separate invoice.

4. Confidentiality

All of the terms and conditions in The Proposal will be kept confidential from third party entities.

5. Term & Termination

The terms and conditions of The Proposal are valid once signed by both parties until March (**month**), 31st. (**day**), 2025. (**year**).

Supervisor Certifications

LEADERSHIP ADVOCACY SERVICE

FADSS

FLORIDA ASSOCIATION OF DISTRICT SCHOOL SUPERINTENDENTS



Certificate of Completion

THIS IS TO CERTIFY THAT

Efren "Frank" Rivera

has completed the 2024 four (4) hours of required ethics training pursuant to Section 112.3142, Florida Statutes, on March 26, 2025, which was provided electronically from the Florida Association of District School Superintendents.*

Handwritten signature of Brian Moore in black ink.

Brian Moore, General Counsel
Florida Association of District School
Superintendents

Handwritten signature of Ellen Odom in blue ink.

Ellen Odom, General Counsel
Escambia County School Board

Handwritten signature of David Koperski in black ink.

David Koperski, School Board Attorney
Pinellas County School Board

Handwritten signature of Amy Envall in blue ink.

Amy Envall, Senior Counsel
Sniffen & Spellman, P.A.

Handwritten signature of John C. Palmerini in blue ink.

John C. Palmerini, General Counsel
Orange County School Board



*This certificate does not have to be filed with the Florida Commission on Ethics, but should be maintained in your records and used to "check the box" on you Form 6 or Form 1 for 2024.

LEADERSHIP ADVOCACY SERVICE

FADSS

FLORIDA ASSOCIATION OF DISTRICT SCHOOL SUPERINTENDENTS



Certificate of Completion

THIS IS TO CERTIFY THAT

Jose David Cortez

has completed the 2024 four (4) hours of required ethics training pursuant to Section 112.3142, Florida Statutes, on March 21, 2025, which was provided electronically from the Florida Association of District School Superintendents.*



Brian Moore, General Counsel
Florida Association of District School
Superintendents



Ellen Odom, General Counsel
Escambia County School Board



David Koperski, School Board Attorney
Pinellas County School Board



Amy Envall, Senior Counsel
Sniffen & Spellman, P.A.



John C. Palmerini, General Counsel
Orange County School Board



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LEADERSHIP ADVOCACY SERVICE

FADSS

FLORIDA ASSOCIATION OF DISTRICT SCHOOL SUPERINTENDENTS


Certificate of Completion
THIS IS TO CERTIFY THAT

Randi Ribarich

has completed the 2024 four (4) hours of required ethics training pursuant to Section 112.3142, Florida Statutes, on 03/19/2025, which was provided electronically from the Florida Association of District School Superintendents.*



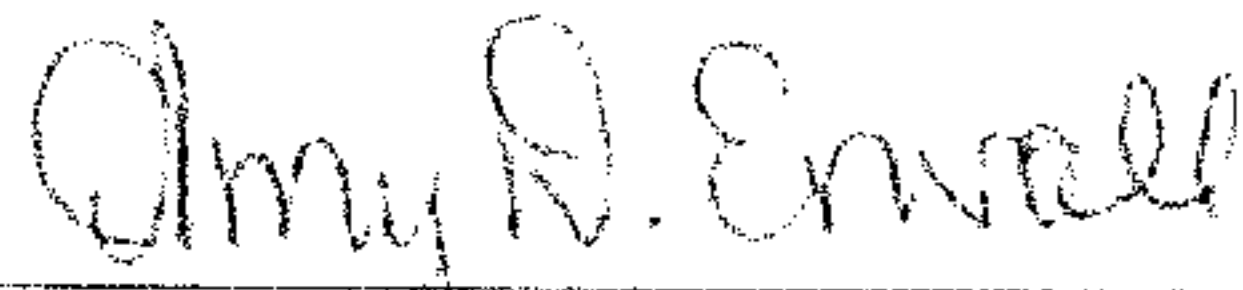
Brian Moore, General Counsel
Florida Association of District School
Superintendents



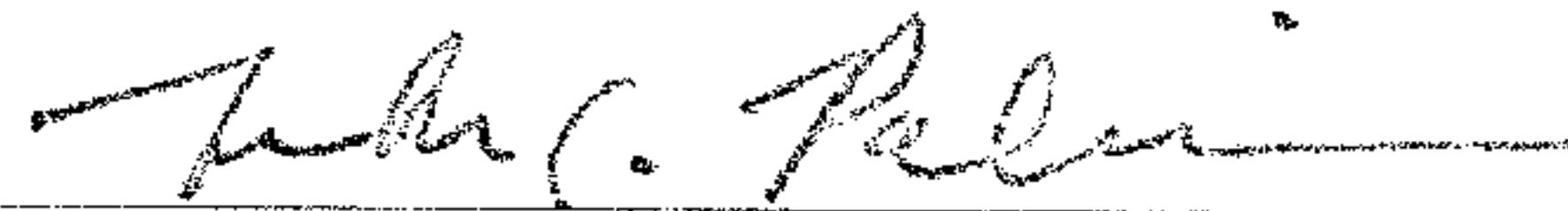
Ellen Odom, General Counsel
Escambia County School Board



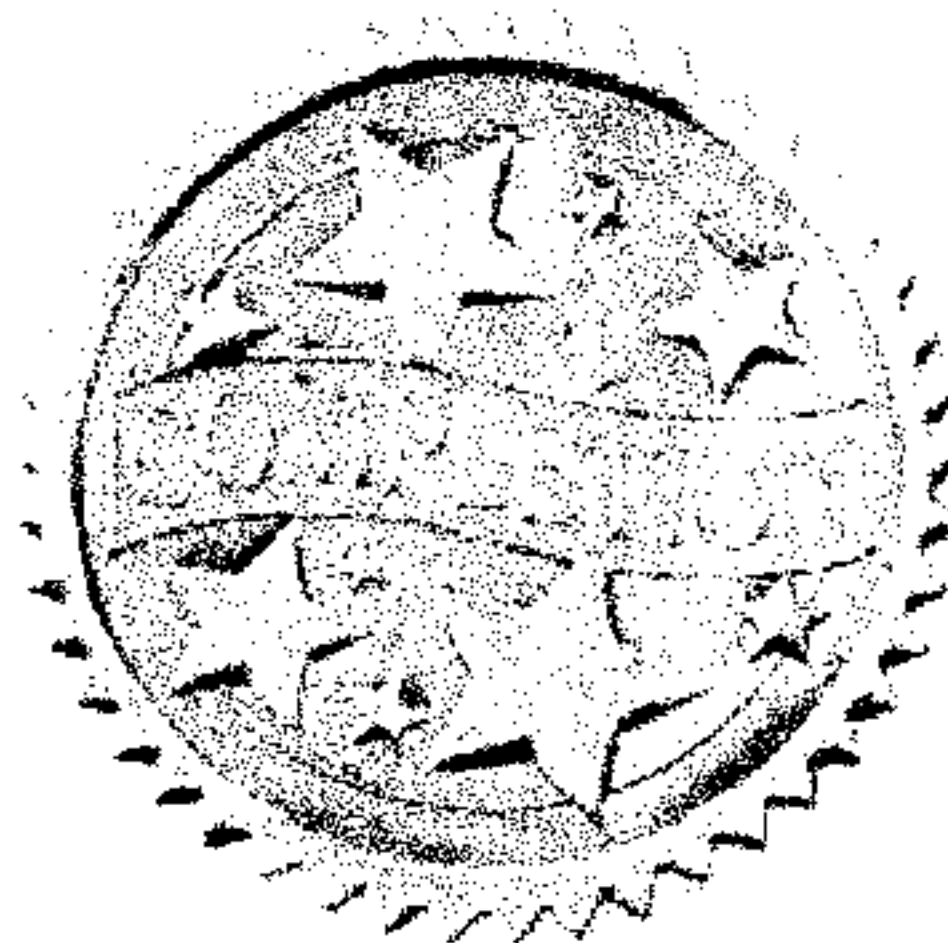
David Koperski, School Board Attorney
Pinellas County School Board



Amy Envall, Senior Counsel
Sniffen & Spellman, P.A.



John C. Palmerini, General Counsel
Orange County School Board



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LEADERSHIP ADVOCACY SERVICE

FADSS

FLORIDA ASSOCIATION OF DISTRICT SCHOOL SUPERINTENDENTS



Certificate of Completion

THIS IS TO CERTIFY THAT

Travis Lemeur

has completed the 2024 four (4) hours of required ethics training pursuant to Section 112.3142, Florida Statutes, on 3/26/2025, which was provided electronically from the Florida Association of District School Superintendents.*

Handwritten signature of Brian Moore in black ink.

Brian Moore, General Counsel
Florida Association of District School
Superintendents

Handwritten signature of Ellen Odom in blue ink.

Ellen Odom, General Counsel
Escambia County School Board

Handwritten signature of David Koperski in black ink.

David Koperski, School Board Attorney
Pinellas County School Board

Handwritten signature of Amy Envall in blue ink.

Amy Envall, Senior Counsel
Sniffen & Spellman, P.A.

Handwritten signature of John C. Palmerini in blue ink.

John C. Palmerini, General Counsel
Orange County School Board



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LEADERSHIP ADVOCACY SERVICE

FADSS

FLORIDA ASSOCIATION OF DISTRICT SCHOOL SUPERINTENDENTS



Certificate of Completion
THIS IS TO CERTIFY THAT

Jose Montalvo

has completed the 2024 four (4) hours of required ethics training pursuant to Section 112.3142, Florida Statutes, on _____, which was provided electronically from the Florida Association of District School Superintendents.*

Handwritten signature of Brian Moore in black ink.

Brian Moore, General Counsel
Florida Association of District School
Superintendents

Handwritten signature of Ellen Odom in black ink.

Ellen Odom, General Counsel
Escambia County School Board

Handwritten signature of David Koperski in black ink.

David Koperski, School Board Attorney
Pinellas County School Board

Handwritten signature of Amy Envall in blue ink.

Amy Envall, Senior Counsel
Sniffen & Spellman, P.A.

Handwritten signature of John C. Palmerini in blue ink.

John C. Palmerini, General Counsel
Orange County School Board



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SEPERATE COVER
Financial Ledger

Account Transactions

Forest Lake CCD

Date Range: Mar 01, 2025 to Sep 30, 2025

DATE	VENDOR NAME	DESCRIPTION	DEBIT	CREDIT	BALANCE
Truist - Checking 7548					
Under: Assets > Bank Account					
Starting Balance					-\$1,386,467.78
Totals and Ending Balance			\$0.00	\$0.00	-\$1,386,467.78
Balance Change					\$0.00
Difference between starting and ending balances					
Truist - Checking 9993					
Under: Assets > Bank Account					
Starting Balance					\$1,359,551.44
Mar 03, 2025	Securitas Security	CHECK #7009		\$2,524.89	\$1,357,026.55
Mar 03, 2025	Securitas Security	CHECK #7008		\$2,524.89	\$1,354,501.66
Mar 03, 2025	Law offices of Collins Delpercio	CHECK #7006		\$1,232.10	\$1,353,269.56
Mar 03, 2025	Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT		\$741.88	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910150190754 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910090849576 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794450 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794301 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088794111 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 03, 2025		BILL PAY Duke Energy 910088793566 ACH MISCELLANEOUS DEBIT		\$0.00	\$1,352,527.68
Mar 05, 2025	Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975013		\$200.00	\$1,352,327.68
Mar 05, 2025	Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975012		\$200.00	\$1,352,127.68
Mar 05, 2025	Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975011		\$200.00	\$1,351,927.68
Mar 05, 2025	Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975010		\$200.00	\$1,351,727.68
Mar 05, 2025	CSS	CHECK #7013 CSS Services INV # 14181 & INV#14408		\$1,600.00	\$1,350,127.68
Mar 05, 2025		CHECK #7012 to Payoff Playground Lease from WHFS LLC		\$55,571.52	\$1,294,556.16
Mar 05, 2025		DEPOSIT	\$26,597.84		\$1,321,154.00
Mar 06, 2025	Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT		\$80.00	\$1,321,074.00
Mar 07, 2025	Resort Pool Services	CHECK #7015Resort Pool Services INV#2652 & INV# 26585		\$2,950.00	\$1,318,124.00
Mar 07, 2025	Law offices of Collins Delpercio	CHECK #7011		\$10,000.00	\$1,308,124.00
Mar 07, 2025	Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT		\$285.60	\$1,307,838.40
Mar 07, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT		\$131.23	\$1,307,707.17
Mar 07, 2025		BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$38.24	\$1,307,668.93

Mar 07, 2025	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$38.19	\$1,307,630.74
Mar 07, 2025	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$17,068.88		\$1,324,699.62
Mar 11, 2025 Prince & Sons	CHECK #7014		\$7,308.50	\$1,317,391.12
Mar 12, 2025 Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT		\$40.00	\$1,317,351.12
Mar 14, 2025 POLK CO Appraiser	CHECK #7018		\$6,899.32	\$1,310,451.80
Mar 14, 2025 POLK CO Appraiser	CHECK #7017		\$6,642.56	\$1,303,809.24
Mar 17, 2025 Duke Energy	BILL PAY DUKEENERGY 910090849576RECURRING INTERNET PAYMENT		\$1,165.30	\$1,302,643.94
Mar 20, 2025 Haines City utilities	UTILITY PD CITY OF HAIN3379 4210FOREST LAKE CDD ACH DEBIT		\$476.17	\$1,302,167.77
Mar 20, 2025 Haines City utilities	UTILITY PD CITY OF HAIN3379 0216FOREST LAKE CDD ACH DEBIT		\$119.90	\$1,302,047.87
Mar 21, 2025 Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT		\$310.60	\$1,301,737.27
Mar 24, 2025 Spectrum internet	SPECTRUM SPECTRUM 6079 CHRISTOPHER LOPEZ ACH DEBIT		\$242.10	\$1,301,495.17
Mar 24, 2025 Duke Energy	BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT		\$51.22	\$1,301,443.95
Mar 24, 2025 Duke Energy	BILL PAY DUKEENERGY 910088793566RECURRING INTERNET PAYMENT		\$1,982.95	\$1,299,461.00
Mar 24, 2025	MOBILE DEPOSIT	\$30.00		\$1,299,491.00
Mar 24, 2025	MOBILE DEPOSIT	\$30.00		\$1,299,521.00
Mar 27, 2025 NPG Cam Services Inc	CHECK #7019		\$2,363.97	\$1,297,157.03
Mar 27, 2025 Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT		\$786.95	\$1,296,370.08
Mar 31, 2025 Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975019		\$200.00	\$1,296,170.08
Mar 31, 2025 Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975017		\$200.00	\$1,295,970.08
Mar 31, 2025 Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975016		\$200.00	\$1,295,770.08
Mar 31, 2025 Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975014		\$200.00	\$1,295,570.08
Apr 01, 2025 Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975018		\$200.00	\$1,295,370.08
Apr 01, 2025 Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975015		\$200.00	\$1,295,170.08
Apr 02, 2025 NPG Cam Services Inc	CHECK #7021		\$5,816.66	\$1,289,353.42
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT		\$116.06	\$1,289,237.36
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$38.24	\$1,289,199.12
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$38.21	\$1,289,160.91
Apr 07, 2025 NPG Cam Services Inc	CHECK #7022		\$6,000.00	\$1,283,160.91
Apr 07, 2025 Current Demands	SALE CURRENT DEMANDS FOREST LAKECOMMUNITY ACH CORP DEBIT		\$225.00	\$1,282,935.91
Apr 08, 2025 Prince & Sons	CHECK #7020		\$7,308.50	\$1,275,627.41
Apr 11, 2025	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$24,067.59		\$1,299,695.00

Totals and Ending Balance			\$67,794.31	\$127,650.75	\$1,299,695.00
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Balance Change					-\$59,856.44
Difference between starting and ending balances					

Assessment Tax Roll

Under: Income > Operating Income

Starting Balance					\$14,601.21
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Mar 05, 2025	DEPOSIT		\$26,597.84	\$41,199.05
Mar 07, 2025	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT	\$17,068.88		\$58,267.93

Apr 11, 2025	TAX DISTR Joe G Tedder9631 7B75FOREST LAKE CDD ACH CREDIT		\$24,067.59	\$82,335.52
Totals and Ending Balance			\$0.00	\$67,734.31
Balance Change				\$82,335.52
Difference between starting and ending balances				\$67,734.31

amenity center cards				
Under: Income > Other Income				
Starting Balance				\$0.00
Mar 24, 2025	MOBILE DEPOSIT		\$30.00	\$30.00
Mar 24, 2025	MOBILE DEPOSIT		\$30.00	\$60.00
Totals and Ending Balance			\$0.00	\$60.00
Balance Change				\$60.00
Difference between starting and ending balances				\$60.00

Amenity Electric				
Under: Expenses > Amenity Expenses				
Starting Balance				\$91.62
Mar 03, 2025	BILL PAY Duke Energy 910150190754 ACH MISCELLANEOUS DEBIT		\$0.00	\$91.62
Mar 03, 2025	BILL PAY Duke Energy 910090849576 ACH MISCELLANEOUS DEBIT		\$0.00	\$91.62
Mar 07, 2025	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT		\$38.24	\$129.86
Mar 07, 2025	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT		\$38.19	\$168.05
Totals and Ending Balance			\$76.43	\$0.00
Balance Change				\$168.05
Difference between starting and ending balances				\$76.43

Amenity Management				
Under: Expenses > Amenity Expenses				
Starting Balance				\$2,250.00
Apr 02, 2025	NPG Cam Services Inc	CHECK #7021	\$750.00	\$3,000.00
Totals and Ending Balance			\$750.00	\$0.00
Balance Change				\$3,000.00
Difference between starting and ending balances				\$750.00

Amenity Repairs & Maintenance				
Under: Expenses > Amenity Expenses				
Starting Balance				\$2,415.00
Mar 07, 2025	Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT	\$285.60	\$2,700.60
Mar 21, 2025	Current Demands	SALE CURRENT DEMANDS CHRISTOPHERLOPEZ ACH CORP DEBIT	\$310.60	\$3,011.20
Apr 07, 2025	Current Demands	SALE CURRENT DEMANDS FOREST LAKECOMMUNITY ACH CORP DEBIT	\$225.00	\$3,236.20
Totals and Ending Balance			\$821.20	\$0.00
Balance Change				\$3,236.20
Difference between starting and ending balances				\$821.20

Balance Change			
Difference between starting and ending balances			\$821.20
Attorney			
Under: Expenses > Administrative			
Starting Balance			\$0.00
Mar 03, 2025 Law offices of Collins Delpercio	CHECK #7006	\$1,232.10	\$1,232.10
Mar 07, 2025 Law offices of Collins Delpercio	CHECK #7011	\$10,000.00	\$11,232.10
Totals and Ending Balance			\$11,232.10
Balance Change			\$0.00
Difference between starting and ending balances			\$11,232.10
Contingency Field operations			
Under: Expenses > O & M Field expenditures			
Starting Balance			\$0.00
Mar 27, 2025 NPG Cam Services Inc	CHECK #7019	\$2,363.97	\$2,363.97
Totals and Ending Balance			\$2,363.97
Balance Change			\$0.00
Difference between starting and ending balances			\$2,363.97
County Tax services			
Under: Expenses > Operating Expense			
Starting Balance			\$0.00
Mar 14, 2025 POLK CO Appraiser	CHECK #7018	\$6,899.32	\$6,899.32
Mar 14, 2025 POLK CO Appraiser	CHECK #7017	\$6,642.56	\$13,541.88
Totals and Ending Balance			\$13,541.88
Balance Change			\$0.00
Difference between starting and ending balances			\$13,541.88
Dissemination			
Under: Expenses > Administrative			
Starting Balance			\$6,300.00
Totals and Ending Balance			\$0.00
Balance Change			\$0.00
Difference between starting and ending balances			\$6,300.00
Electric			
Under: Expenses > O & M Field expenditures			
Starting Balance			\$894.99
Mar 03, 2025 Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT	\$741.88	\$1,636.87
Mar 03, 2025	BILL PAY Duke Energy 910088794450 ACH MISCELLANEOUS DEBIT	\$0.00	\$1,636.87

Mar 03, 2025	BILL PAY Duke Energy 910088794301 ACH MISCELLANEOUS DEBIT	\$0.00		\$1,636.87
Mar 03, 2025	BILL PAY Duke Energy 910088794111 ACH MISCELLANEOUS DEBIT	\$0.00		\$1,636.87
Mar 03, 2025	BILL PAY Duke Energy 910088793566 ACH MISCELLANEOUS DEBIT	\$0.00		\$1,636.87
Mar 17, 2025 Duke Energy	BILL PAY DUKEENERGY 910090849576RECURRING INTERNET PAYMENT	\$1,165.30		\$2,802.17
Mar 24, 2025 Duke Energy	BILL PAY DUKEENERGY 910150190754RECURRING INTERNET PAYMENT	\$51.22		\$2,853.39
Mar 24, 2025 Duke Energy	BILL PAY DUKEENERGY 910088793566RECURRING INTERNET PAYMENT	\$1,982.95		\$4,836.34
Mar 27, 2025 Duke Energy	DUKE PYMNT Duke Energy 910138406191 INTERNET PAYMENT	\$786.95		\$5,623.29
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT	\$116.06		\$5,739.35
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794111RECURRING INTERNET PAYMENT	\$38.24		\$5,777.59
Apr 02, 2025 Duke Energy	BILL PAY DUKEENERGY 910088794301RECURRING INTERNET PAYMENT	\$38.21		\$5,815.80
Totals and Ending Balance		\$4,920.81	\$0.00	\$5,815.80
Balance Change				\$4,920.81
Difference between starting and ending balances				
Field Management				
Under: Expenses > O & M Field expenditures				
Starting Balance				\$4,200.00
Apr 02, 2025 NPG Cam Services Inc	CHECK #7021	\$1,400.00		\$5,600.00
Totals and Ending Balance		\$1,400.00	\$0.00	\$5,600.00
Balance Change				\$1,400.00
Difference between starting and ending balances				
General Repairs & Maintenance				
Under: Expenses > O & M Field expenditures				
Starting Balance				\$5,097.78
Totals and Ending Balance		\$0.00	\$0.00	\$5,097.78
Balance Change				\$0.00
Difference between starting and ending balances				
Information Technology				
Under: Expenses > Administrative				
Starting Balance				\$660.00
Totals and Ending Balance		\$0.00	\$0.00	\$660.00
Balance Change				\$0.00
Difference between starting and ending balances				
Internet				
Under: Expenses > Amenity Expenses				
Starting Balance				\$109.99
Mar 24, 2025 Spectrum internet	SPECTRUM SPECTRUM 6079 CHRISTOPHER LOPEZ ACH DEBIT	\$242.10		\$352.09
Totals and Ending Balance		\$242.10	\$0.00	\$352.09

Balance Change				\$242.10
Difference between starting and ending balances				
Janitorial Services				
Under: Expenses > Amenity Expenses				
Starting Balance				\$0.00
Mar 05, 2025 CSS	CHECK #7013 CSS Services INV # 14181 & INV#14408	\$1,600.00		\$1,600.00
Totals and Ending Balance				\$1,600.00
Balance Change				\$1,600.00
Difference between starting and ending balances				
Landscape Maintenance				
Under: Expenses > O & M Field expenditures				
Starting Balance				\$7,308.50
Mar 11, 2025 Prince & Sons	CHECK #7014	\$7,308.50		\$14,617.00
Apr 08, 2025 Prince & Sons	CHECK #7020	\$7,308.50		\$21,925.50
Totals and Ending Balance				\$14,617.00
Balance Change				\$14,617.00
Difference between starting and ending balances				
Management Fees				
Under: Expenses > Administrative				
Starting Balance				\$10,600.00
Apr 02, 2025 NPG Cam Services Inc	CHECK #7021	\$3,500.00		\$14,100.00
Totals and Ending Balance				\$3,500.00
Balance Change				\$3,500.00
Difference between starting and ending balances				
Office Supplies				
Under: Expenses > Administrative				
Starting Balance				\$326.67
Totals and Ending Balance				\$0.00
Balance Change				\$0.00
Difference between starting and ending balances				
Pest Control				
Under: Expenses > Amenity Expenses				
Starting Balance				\$0.00
Mar 06, 2025 Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT	\$80.00		\$80.00
Mar 12, 2025 Massey Services	Payment Massey Services 0011 Forest Lake CDD ACH DEBIT	\$40.00		\$120.00
Totals and Ending Balance				\$120.00
Balance Change				\$0.00
Difference between starting and ending balances				

Balance Change										\$120.00
Difference between starting and ending balances										
Playground Lease										
Under: Expenses > Amenity Expenses										
Starting Balance										\$0.00
Mar 05, 2025		CHECK #7012 to Payoff Playground Lease from WHFS LLC				\$55,571.52				\$55,571.52
Totals and Ending Balance							\$55,571.52	\$0.00		\$55,571.52
Balance Change										\$55,571.52
Difference between starting and ending balances										
Pool Maintenance										
Under: Expenses > Amenity Expenses										
Starting Balance										\$0.00
Mar 07, 2025	Resort Pool Services	CHECK #7015Resort Pool Services INV#2652 & INV# 26585				\$2,950.00				\$2,950.00
Apr 07, 2025	NPG Cam Services Inc	CHECK #7022				\$6,000.00				\$8,950.00
Totals and Ending Balance							\$8,950.00	\$0.00		\$8,950.00
Balance Change										\$8,950.00
Difference between starting and ending balances										
Postage & Delivery										
Under: Expenses > Administrative										
Starting Balance										\$0.00
Apr 02, 2025	NPG Cam Services Inc	CHECK #7021				\$166.66				\$166.66
Totals and Ending Balance							\$166.66	\$0.00		\$166.66
Balance Change										\$166.66
Difference between starting and ending balances										
Security Services										
Under: Expenses > Amenity Expenses										
Starting Balance										\$0.00
Mar 03, 2025	Securitas Security	CHECK #7009				\$2,524.89				\$2,524.89
Mar 03, 2025	Securitas Security	CHECK #7008				\$2,524.89				\$5,049.78
Totals and Ending Balance							\$5,049.78	\$0.00		\$5,049.78
Balance Change										\$5,049.78
Difference between starting and ending balances										
Streetlights										
Under: Expenses > O & M Field expenditures										
Starting Balance										\$0.00
Mar 07, 2025		BILL PAY DUKEENERGY 910088794450RECURRING INTERNET PAYMENT				\$131.23				\$131.23

Totals and Ending Balance			\$131.23	\$0.00	\$131.23
Balance Change					\$131.23
Difference between starting and ending balances					

Supervisor Fees					
Under: Expenses > Administrative					
Starting Balance					\$1,000.00
Mar 05, 2025 Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975013		\$200.00		\$1,200.00
Mar 05, 2025 Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975012		\$200.00		\$1,400.00
Mar 05, 2025 Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975011		\$200.00		\$1,600.00
Mar 05, 2025 Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975010		\$200.00		\$1,800.00
Mar 31, 2025 Randi Ribarich	BUS ONLINE BILL PAYMENT CHECK #975019		\$200.00		\$2,000.00
Mar 31, 2025 Jose Cortez	BUS ONLINE BILL PAYMENT CHECK #975017		\$200.00		\$2,200.00
Mar 31, 2025 Efren Rivera	BUS ONLINE BILL PAYMENT CHECK #975016		\$200.00		\$2,400.00
Mar 31, 2025 Jose Montalvo	BUS ONLINE BILL PAYMENT CHECK #975014		\$200.00		\$2,600.00
Apr 01, 2025 Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975018		\$200.00		\$2,800.00
Apr 01, 2025 Travis Lemeur	BUS ONLINE BILL PAYMENT CHECK #975015		\$200.00		\$3,000.00
Totals and Ending Balance			\$2,000.00	\$0.00	\$3,000.00
Balance Change					\$2,000.00
Difference between starting and ending balances					

Water & Sewer					
Under: Expenses > O & M Field expenditures					
Starting Balance					\$0.00
Mar 20, 2025 Haines City utilities	UTILITY PD CITY OF HAIN3379 4210FOREST LAKE CDD ACH DEBIT		\$476.17		\$476.17
Mar 20, 2025 Haines City utilities	UTILITY PD CITY OF HAIN3379 0216FOREST LAKE CDD ACH DEBIT		\$119.90		\$596.07
Totals and Ending Balance			\$596.07	\$0.00	\$596.07
Balance Change					\$596.07
Difference between starting and ending balances					

Website maintenance					
Under: Expenses > Administrative					
Starting Balance					\$263.00
Totals and Ending Balance			\$0.00	\$0.00	\$263.00
Balance Change					\$0.00
Difference between starting and ending balances					