

**FOREST CREEK  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 7, 2025**

**AGENDA PACKAGE**

**CONFERENCE CALL IN: 646-838-1601  
CONFERENCE ID: 875 131 292#**



11555 HERON BAY BOULEVARD, SUITE 201  
CORAL SPRINGS, FLORIDA 33076

# Forest Creek Community Development District

Page #2

## Board of Supervisors

Walter Wolf, Chairman  
Michael O'Hair, Vice Chairman  
Todd Kuehn, Assistant Secretary  
Shawn Mort, Supervisor  
Douglas Roper, Supervisor

## District Staff

Mark Vega, District Manager  
Michelle Reiss, District Counsel  
Phil Chang, District Engineer  
Brian Oatman, Operations Manager  
Clay Wright, Inframark Field Manager

## Meeting Agenda

**Thursday, August 7, 2025 at 6:00 p.m.**

**call in (audio only) +1 646-838-1601 Phone Conference ID: 875 131 292#**

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- 1. Call to Order/Roll Call**
  - 2. Opening Prayer**
  - 3. Audience Comments on Agenda Items**
  - 4. Approval of the Consent Agenda**
    - A. Consideration of the Minutes of the Board of Supervisor Meeting held July 3, 2025
    - B. Consideration of Financial Statements for June 2025
    - C. Ratification of LaPensee Plumbing Job 93932858 - \$3,200.00
    - D. Ratification of LaPensee Plumbing - \$241.50
  - 5. Public Hearings**
    - A. **Adoption of the Fiscal Year 2026 Budget**
      - i. Consideration of Resolution 2025-06, Adopting of the Fiscal Year 2026 Budget
      - ii. Consideration of Resolution 2025-07, Levying and Non-Ad Valorem Maintenance Special Assessment
  - 6. Staff Reports**
    - A. Aquatic Services Report
    - B. Landscape Services Report
      - i. Field Inspection Reports
    - C. District Counsel
    - D. District Engineer
    - E. Operations Manager
      - i. Operations Report
      - ii. Proposals
        - a. Reverdecer – Quote #481 – Harvest Grove Place Ditch - \$2,675.00
        - b. Reverdecer – Quote #489 – Harvest Grove Place & Hidden Forest Loop - \$2,875.00
    - F. District Manager
      - i. Consideration of Resolution 2025-08 – Meeting FY 2026
  - 7. Review of Approved Proposals**
  - 8. Supervisor Requests**
  - 9. Adjournment**

Next regularly scheduled meeting is September 4, 2025 at 1:00 p.m.

## District Office:

Inframark – Tampa Region  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

## Meeting Room

Forest Creek Clubhouse  
11685 Old Florida Lane  
Parrish, FL. 34219

# MINUTES OF MEETING FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Forest Creek Community Development District was held on Thursday, July 3, 2025, at 1:00 p.m. at the Forest Creek Clubhouse, 11685 Old Florida Lane, Parrish, FL 34219.

Present and constituting a quorum were:

Walter Wolf	Chairperson
Michael O'Hair	Vice Chairperson
Todd Kuehn	Assistant Secretary
Shawn Mort	Assistant Secretary (via phone)
Doug Roper	Assistant Secretary (via phone)

Also present were:

Alba Sanchez	District Manager
Brian Oatman	Operations Manager
Clay Wright	Field Manager, Inframark
Residents	

*The following is a summary of the discussions and actions taken at the Forest Creek CDD Board of Supervisors meeting.*

## **FIRST ORDER OF BUSINESS**

### **Call to Order/Roll Call**

- Ms. Sanchez called the meeting to order, and a quorum was established.

## **SECOND ORDER OF BUSINESS**

### **Opening Prayer**

- Mr. Kuehn opened the meeting with a prayer.

## **THIRD ORDER OF BUSINESS**

### **Audience Comments on Agenda Items**

- Resident comments received regarding landscaping personnel and use of onsite restrooms, a tree in the conservation area and paving with Mr. Wolf noted is on the schedule to start in FY 2026.

## **FOURTH ORDER OF BUSINESS**

### **New Business**

#### **A. Stormwater System Review**

- Mr. Wolf reviewed the provided information on the stormwater system.

#### **B. Consideration of Sidewalk Grinds and Panel Replacement**

- i. Inframark Proposal for Sidewalk Grinds and Panel Replacement - #WOFC-1-2025 - \$3,566.00
- ii. Site Masters - \$8,475.00
- iii. LRE -\$1,800.00

- Discussion regarding deleting one grind (panel by clubhouse side of bridge 2) add two panel replacements (both ends of bridge 2) not to exceed \$4,000.00.

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, Inframark Work Order WOFC -1-2025 for sidewalk repairs at a cost not to exceed \$4,000.00 for 47 sidewalk grinds and 4 panel replacements from Road and Street Facilities – R&M Sidewalk was approved. 4-0

- Discussion ensued on a LRE Fountain Repair Proposal to lift pool deck panels for \$8,523.50 regarding panels on the pool deck.
- Onsite evaluation identified six areas where the pool deck is shifting due to settling, most likely from water getting under the deck. This means the pool deck perimeter project needs to focus on dealing with water getting below the deck as well as the water and debris getting on top of the deck. Landscaping alone is not a solution.

*The record will reflect Mr. Mort joined the meeting via phone at 1:20 p.m.*

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, BGE Engineering to evaluate, develop a plan and obtain quotes to prevent water getting under the pool/spa deck to include the raised palm island, and prevent water and debris flowing onto the pool/spa deck from Administrative – ProfServ-Engineering was approved. 5-0

- Recommend the District Engineer to develop a remediation plan which may include French drain taking water from the deck edge to beyond the fence and obtain quotes. The solution must include dealing with the raised palm island. Landscaping and mulch can be a separate project afterwards.

### **C. Discussion of Rules and Procedures**

- i. District Facilities and Common Area Rules**
- Mr. Mort will review the District Facilities and Common Area Rules.
- ii. Assign a Supervisor to Review Rules of Procedures to Address Updates and Compliance to Any Changed Statutes or Laws**
  - iii. Assign a Supervisor to Review Selected In-Effect Resolutions – Update, Reaffirm or Rescind**
- Mr. Wolf will review the Rules and Procedures and selected in-effect resolutions.

#### **D. Review and Approval for Reservation/Rental Form Update**

- Discussion followed on:
  - Changes in revision mode. Revision highlights:
    - Applicant to submit entire completed package to ensure acknowledgment of the rules.
    - Codifies no rental or reservation fees for HOA and ARC Committee meetings.
    - Establishes annual renewal of recurring reservations to keep points of contact current.
    - Emphasizes patron-to-guest ratio as defined in District Facilities and Common Area Rules.
    - Adds do not leave alcoholic beverages in the refrigerators.
    - Identifies which pages are returned to the requestor by the District when application is accepted.

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, revision of Forest Creek Clubhouse Reservation/Rental Application effective July 3, 2025 and to update the District website was approved. 5-0

#### **E. Review of Draft Policy for Resident Request for Hazard (Hazardous Trees)**

- Discussion ensued noting this policy establishes a process for residents to report concerns about trees on CDD property that may pose a risk to them or their property.
- The policy includes the District process to acknowledge, evaluate and respond to the request in a consistent and timely manner.

On MOTION by Mr. Wolf seconded by Mr. O'Hair, with all in favor, the Policy for Reporting and Evaluation of Hazardous Trees effective July 3, 2025 and to post on the District website was approved. 5-0

#### **F. Clarification of Tree Removal Permit**

- Mr. Wolf addressed the tree removal permit process noting Manatee County Land Development Code 700.2 waives the tree removal permit for trees destroyed or substantially damaged by a hurricane or other natural calamity, or Act of God.

#### **G. Review and Approval of CommTow Agreement Update to Codify Verbal Agreements**

- Mr. Wolf noted that the contact information listed Mr. Mendenhall and Mr. Johnson and was updated accordingly. Also, included are the verbal changes since the last agreement concerning overnight parking in the parking lots should be updated.

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, the CommTow agreement update and send to CommTow was approved. 5-0

#### **H. Update of Egis Insurance Visit Recommendations**

- Mr. Wolf reported Egis found some items during the visit noting some are being dealt with and other need plans.

On MOTION by Mr. Wolf seconded by Mr. O'Hair, with all in favor, to adopt the Revised Extreme Weather Response Plan was approved. 5-0

### **FIFTH ORDER OF BUSINESS**

#### **Old Business**

#### **A. Discussion of FY 2026 Budget**

- Mr. Wolf addressed changes to the budget noting due to the increase there is a requirement for a mailed notice 20 days prior to the public hearing.

### **SIXTH ORDER OF BUSINESS**

#### **Approval of Consent Agenda**

#### **A. Consideration of the Minutes of the Board of Supervisor Meeting held June 5, 2025**

#### **B. Consideration of Financial Statements for May 2025**

#### **C. Ratification of Yellowstone Proposal #569940 – Repair Mainline – \$822.89**

#### **D. Ratification of Empire Electric Invoice #100 for Panel Labeling and AC Blower Switches - \$1,30.00**

#### **E. Ratification of Empire Electric Invoice #101 for Clubhouse, Outdoor Panel and Pool Pump L-2 - \$329.77**

#### **\*\*F. Ratification of American Pride – Quote 4058 – Annual Check-up & Repair - \$677.00**

#### **\*\*G. Ratification of Hoover Service Proposal 103585.0 Site #5237 - \$1,020.24**

- Add American Pride for Golf Cart - \$677.00 from Parks and Recreation – R&M-Golf Cart.
- Add Hoover #103855.0 Site #5237 - \$1,020.24 from Reserve Fund
- Yellowstone proposal #569940 - \$822.89 from Other Physical Environment – R&M-Other Irrigation
- Empire Electrical #100 - \$130.00 from Parks and Recreation – R&M-Clubhouse
- Empire Electrical #101 - \$329.77 from Parks and Recreation – Pool & Spa Maintenance

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, the Consent Agenda was approved as amended to add two ratifications and with funding accounts identified for all ratifications. 5-0

## **SEVENTH ORDER OF BUSINESS**

## **Staff Report**

### **A. Aquatic Services Report**

- Mr. Wolf reviewed the aquatic services report.

### **B. Landscape Services Report**

#### **i. Field Inspection Reports**

#### **ii. Yellowstone Irrigation Reports**

- Mr. Wright addressed an upcoming arborist report and proposal to remove limbs that have fallen outside the conservation area.
- Mr. Wright reviewed the Field Inspection report.
- Mr. O’Hair requested the broken water line behind the Summerlake fence be fixed.

### **C. District Counsel**

- None.

### **D. District Engineer**

- None.

### **E. Operations Manager**

#### **i. Operations Report**

- Mr. Oatman reviewed the Operations Report.

#### **ii. Proposals**

##### **a. Hoover Service Proposal 103585.0 Site #5237 - \$1,020.24**

- Previously addressed under the Consent Agenda.

##### **b. Yellowstone - Proposal #541082 – Decoders & Solenoids - \$3,111.70**

- No action needed, approved at June meeting.

##### **c. Yellowstone – Proposal #564299 – Jasmine by Pool Deck - \$3,065.00**

- This item was deferred at June meeting. No action at this time.

##### **d. Empire Electrical Proposal for 6 Pool Overhead Fans and Automatic Controllers**

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, Empire Electrical proposal to install pool overhead fan timers and install CDD provided fans (6) for \$1,681.50 plus a not to exceed of \$750.00 for fans from Reserve Fund was approved. 5-0

**e. Gate Pros - Pool Gate Spring Replacement (2 options)**

- Option 1: Kant Slam gate closer - \$465.00
- Option 2: Locinox Tiger soft/self-closing hinges - \$900.00

On MOTION by Mr. Wolf seconded Mr. Kuehn, with all in favor, the Gate Pros proposal, option 2 for \$900.00 from Parks and Recreation – Pool & Spa Maintenance was approved. 5-0

**f. Replacement of Three Streetlight In-Ground Boxes**

- 1. Owens Electrical Proposal**
- 2. Empire Electrical Proposal**

On MOTION by Mr. Wolf seconded by Mr. Roper, with all in favor, the Empire Electrical Proposal to replace (3) street lamp electrical boxes on Forest Creek Trail for \$975.00 from Road and Street Facilities – R&M- Street Light was approved. 5-0

**\*\*g. Gutters**

- 1. Rain to Shine Seamless Gutters and Irrigation Estimate - \$2210.00**

- \*\*2. Skyway Gutters – Estimate #2243 - \$3,251.00**

On MOTION by Mr. Wolf seconded by Mr. Mort, with all in favor, Rain to Shine Estimate #65952 for Clubhouse Pool/Spa deck and cabanas gutter with leaf guards for \$2,210 from the Reserve Fund was approved. 5-0

**\*\*h. Yellowstone – Proposal #557244 - Summerlake Pepper Tree Flush Cut for Fence Repair - \$10,000**

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, Yellowstone proposal #557244 to clear Summerlake fence line for \$10,000.00 from Reserve Fund was approved. 5-0

**\*\*i. Fence Repair – 4231 Kingsfield Drive**

- \*\*1. Big Sun Fence - \$34,875.00**
- \*\*2. Python – Quote \$18,987.00**
- \*\*3. Sustainable Services LLC. - Estimate #2085 - \$19,500.00**

On MOTION by Mr. O’Hair seconded by Mr. Kuehn, with all in favor, to proceed with Sustainable Service estimate #2085 for \$19,500.00 from the Reserve Fund was approved. 5-0

**\*\* Dead Tree Removal behind 11815 Fennamore Way**



**F. District Manager**

**i. Discussion of Form 1 email from**

[EthicsFDMSinfo@mail.disclosure.floridaethics.gov](mailto:EthicsFDMSinfo@mail.disclosure.floridaethics.gov)

- The Form 1 Florida Statutory obligation - July 1, 2025 deadline.

**ii. Discussion of Monument Claim – July 29, 2020**

On MOTION by Mr. Wolf seconded by Mr. O’Hair, with all in favor, to accept GEICO sum offered as a full and final settlement of all property damage claims from the damage to the entry monument of July 29, 2020, with the Property Damage Release in the amount of \$10,000.00 to be applied to the Reserve Fund revenues was approved. 5-0

- Mr. Wolf noted this quote came in this morning. The tree died because of the 2024 hurricanes and is a hazard.

On MOTION by Mr. Wolf seconded by Mr. Kuehn, with all in favor, the Reverdecer Tree Service LLC quote #462 to flush cut and remove a dead large hardwood tree behind 11815 Fennemore Way for \$2,895.00 from the Reserve Fund was approved. 5-0

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

- Mr. Kuehn noted he is happy with the results from the carp in Pond 3.
- Mr. Wolf reported the gazebo and pier light project was completed and tested. There is an issue with three of the lights.
- Mr. Roper reiterated his concern with adding \$150,000.00 to the budget.

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to come before the Board,

On MOTION by Mr. Kuehn seconded by Mr. O’Hair, with all in favor, the meeting was adjourned at 2:44 p.m. 5-0

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Chair/Vice Chair

**Forest Creek  
Community Development District**

**Financial Report**

**June 30, 2025**

**Prepared by**



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**Forest Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**June 30, 2025**

**Balance Sheet**  
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
<b><u>ASSETS</u></b>					
Cash - Checking Account	\$ 2,079,410	\$ -	\$ -	\$ -	\$ 2,079,410
Due From Other Funds	-	1,391,407	75,626	72,147	1,539,180
Investments:					
Prepayment Account	-	-	1,251	311	1,562
Reserve Fund	-	-	68,353	79,535	147,888
Revenue Fund	-	-	67,074	47,053	114,127
Prepaid Items	5,415	-	-	-	5,415
Deposits	3,911	-	-	-	3,911
<b>TOTAL ASSETS</b>	<b>\$ 2,088,736</b>	<b>\$ 1,391,407</b>	<b>\$ 212,304</b>	<b>\$ 199,046</b>	<b>\$ 3,891,493</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 44,237	\$ -	\$ -	\$ -	\$ 44,237
Accrued Expenses	1,180	-	-	-	1,180
Sales Tax Payable	38	-	-	-	38
Due To Other Funds	1,539,180	-	-	-	1,539,180
<b>TOTAL LIABILITIES</b>	<b>1,584,635</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,584,635</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Prepaid Items	5,415	-	-	-	5,415
Deposits	3,911	-	-	-	3,911
<b>Restricted for:</b>					
Debt Service	-	-	212,304	199,046	411,350
<b>Assigned to:</b>					
Operating Reserves	176,925	-	-	-	176,925
Reserves - Capital Projects	-	276,716	-	-	276,716
<b>Unassigned:</b>	<b>317,850</b>	<b>1,114,691</b>	<b>-</b>	<b>-</b>	<b>1,432,541</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 504,101</b>	<b>\$ 1,391,407</b>	<b>\$ 212,304</b>	<b>\$ 199,046</b>	<b>\$ 2,306,858</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,088,736</b>	<b>\$ 1,391,407</b>	<b>\$ 212,304</b>	<b>\$ 199,046</b>	<b>\$ 3,891,493</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 21,274	\$ 43,465	204.31%	\$ 3,365
Clubhouse Rentals	750	217	28.93%	-
Interest - Tax Collector	-	5,432	0.00%	2,532
Special Assmnts- Tax Collector	700,279	700,279	100.00%	8,523
Special Assmnts- Discounts	(28,011)	(27,259)	97.32%	(387)
Other Miscellaneous Revenues	100	4,750	4750.00%	-
Resident FOBs	3,000	387	12.90%	-
Resident Gate Tags	1,800	980	54.44%	-
<b>TOTAL REVENUES</b>	<b>699,192</b>	<b>728,251</b>	<b>104.16%</b>	<b>14,033</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
P/R-Board of Supervisors	12,000	6,800	56.67%	800
FICA Taxes	918	398	43.36%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	12,000	2,120	17.67%	210
ProfServ-Legal Services	10,000	2,838	28.38%	-
ProfServ-Mgmt Consulting	70,306	52,729	75.00%	5,859
ProfServ-Property Appraiser	10,637	10,117	95.11%	144
ProfServ-Trustee Fees	7,205	8,722	121.05%	-
Auditing Services	4,300	4,300	100.00%	-
Postage and Freight	784	112	14.29%	-
Rentals & Leases	400	-	0.00%	-
Insurance - Property	12,220	10,870	88.95%	-
Insurance - General Liability	3,802	3,698	97.26%	-
Public Officials Insurance	3,111	3,111	100.00%	-
Volunteer Insurance	992	797	80.34%	-
Legal Advertising	600	135	22.50%	-
Misc-Assessment Collection Cost	10,504	10,117	96.32%	144
Bank Fees	700	495	70.71%	-
Website Hosting	1,600	1,538	96.13%	-
Miscellaneous Expenses	1,500	622	41.47%	63
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>165,954</b>	<b>119,694</b>	<b>72.12%</b>	<b>7,220</b>
<b><u>Public Safety</u></b>				
Contracts-Gates	1,975	1,975	100.00%	-
Gate Internet Services	1,740	1,190	68.39%	155

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
Gate Call Box Cell Phones	1,368	821	60.01%	-
R&M-Signage	805	895	111.18%	-
R&M-Gates	8,225	5,605	68.15%	-
R&M-Gate Security	500	-	0.00%	-
Security System Monitoring	4,045	3,011	74.44%	336
Resident Gate Tags	3,000	-	0.00%	-
<b>Total Public Safety</b>	<b>21,658</b>	<b>13,497</b>	<b>62.32%</b>	<b>491</b>
<b><u>Law Enforcement</u></b>				
Deputy Services	500	-	0.00%	-
<b>Total Law Enforcement</b>	<b>500</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	187,612	140,706	75.00%	15,634
Contracts-Mulch	6,000	2,640	44.00%	-
Contracts-Pond Maintenance	28,035	20,959	74.76%	2,359
Contracts-Aerator Maintenance	1,367	1,365	99.85%	-
Contracts-Wetland Maintenance	17,526	13,088	74.68%	1,473
Contracts-Irrigation Pump	3,318	3,185	95.99%	-
Contracts-Palm Health	1,540	-	0.00%	-
Utility - Water & Sewer	4,673	4,519	96.70%	505
Utility - Electric	49,000	35,091	71.61%	5,890
R&M-Aeration	5,000	2,523	50.46%	-
R&M-Other Landscape	31,750	19,641	61.86%	13,097
R&M-Stormwater System	2,500	-	0.00%	-
R&M-Deep Well Pump & Float	100	-	0.00%	-
Invasive Plant Removal	10,000	5,240	52.40%	-
R&M-Irrigation Pump	6,000	1,080	18.00%	-
R&M-Other Irrigation	16,000	11,654	72.84%	6,580
<b>Total Other Physical Environment</b>	<b>370,421</b>	<b>261,691</b>	<b>70.65%</b>	<b>45,538</b>
<b><u>Contingency</u></b>				
Misc-Contingency	2,665	1,299	48.74%	549
<b>Total Contingency</b>	<b>2,665</b>	<b>1,299</b>	<b>48.74%</b>	<b>549</b>
<b><u>Road and Street Facilities</u></b>				
Pressure Cleaning	6,000	-	0.00%	-
R&M-Sidewalks	9,000	-	0.00%	-
R&M-Streetlights	1,200	-	0.00%	-
<b>Total Road and Street Facilities</b>	<b>16,200</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<b><u>Parks and Recreation</u></b>				
Contracts-On-Site Management	61,742	46,306	75.00%	5,145
Contracts-Fitness Equipment	500	250	50.00%	-
Contracts-HVAC	452	-	0.00%	-
Contracts-Fire Exting. Insp.	700	285	40.71%	-
Contracts-Pest Control	250	-	0.00%	-
Contracts-Pool/Spa Geothermal	1,100	1,180	107.27%	-
Contracts-Pool & Spa	14,400	10,800	75.00%	1,200
Contracts-Golf Cart	225	-	0.00%	-
Clubhouse Internet, TV, Phone	3,910	2,993	76.55%	341
R&M-Air Conditioning	150	651	434.00%	-
R&M-Bridge	500	3,200	640.00%	-
R&M-Clubhouse	1,500	945	63.00%	-
R&M-Fence	100	-	0.00%	-
R&M-Fitness Equipment	100	1,209	1209.00%	-
R&M-Golf Cart	2,000	-	0.00%	-
Repairs & Maintenance	1,700	260	15.29%	-
R&M-Pool/Spa Geothermal	8,000	2,311	28.89%	316
R&M-Dog Park	1,100	91	8.27%	-
Pool & Spa Maintenance	7,950	8,901	111.96%	-
Misc-Alarm Fee	115	-	0.00%	-
Pool and Spa Permits	375	376	100.27%	-
Clubhouse Fobs	2,400	-	0.00%	-
Main Gate Holiday Decorations	7,925	20,043	252.91%	12,118
Op Supplies - General	4,600	2,036	44.26%	516
<b>Total Parks and Recreation</b>	<b>121,794</b>	<b>101,837</b>	<b>83.61%</b>	<b>19,636</b>
<b>TOTAL EXPENDITURES</b>	<b>699,192</b>	<b>498,018</b>	<b>71.23%</b>	<b>73,434</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,233	0.00%	(59,401)
Net change in fund balance	\$ -	\$ 230,233	0.00%	\$ (59,401)
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>273,868</b>	<b>273,868</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 273,868</b>	<b>\$ 504,101</b>		



## Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<b>REVENUES</b>				
Special Assmnts- Tax Collector	262,010	262,011	100.00%	3,189
Special Assmnts- Discounts	(10,480)	(10,199)	97.32%	(145)
<b>TOTAL REVENUES</b>	<b>251,530</b>	<b>251,812</b>	<b>100.11%</b>	<b>3,044</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Property Appraiser	3,930	3,785	96.31%	54
Misc-Assessment Collection Cost	3,930	3,785	96.31%	54
<b>Total Administration</b>	<b>7,860</b>	<b>7,570</b>	<b>96.31%</b>	<b>108</b>
<b>Contingency</b>				
Reserve - Capital Projects	243,670	141,586	58.11%	-
<b>Total Contingency</b>	<b>243,670</b>	<b>141,586</b>	<b>58.11%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>251,530</b>	<b>149,156</b>	<b>59.30%</b>	<b>108</b>
Excess (deficiency) of revenues Over (under) expenditures	-	102,656	0.00%	2,936
Net change in fund balance	\$ -	\$ 102,656	0.00%	\$ 2,936
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>1,288,751</b>	<b>1,288,751</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,288,751</b>	<b>\$ 1,391,407</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 3,592	102.63%	\$ 453
Special Assmnts- Tax Collector	97,966	97,966	100.00%	1,192
Special Assmnts- Discounts	(3,918)	(3,813)	97.32%	(54)
<b>TOTAL REVENUES</b>	<b>97,548</b>	<b>97,745</b>	<b>100.20%</b>	<b>1,591</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	1,470	1,415	96.26%	20
Misc-Assessment Collection Cost	1,470	1,415	96.26%	20
<b>Total Administration</b>	<b>2,940</b>	<b>2,830</b>	<b>96.26%</b>	<b>40</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	20,000	20,000	100.00%	-
Interest Expense	48,156	48,156	100.00%	-
<b>Total Debt Service</b>	<b>68,156</b>	<b>68,156</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>71,096</b>	<b>70,986</b>	<b>99.85%</b>	<b>40</b>
Excess (deficiency) of revenues Over (under) expenditures	26,452	26,759	101.16%	1,551
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	26,452	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>26,452</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 26,452	\$ 26,759	101.16%	\$ 1,551
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>185,545</b>	<b>185,545</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 211,997</b>	<b>\$ 212,304</b>		

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 4,013	114.66%	\$ 421
Special Assmnts- Tax Collector	185,612	185,612	100.00%	2,259
Special Assmnts- Discounts	(7,425)	(7,225)	97.31%	(103)
<b>TOTAL REVENUES</b>	<b>181,687</b>	<b>182,400</b>	<b>100.39%</b>	<b>2,577</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	2,784	2,682	96.34%	38
Misc-Assessment Collection Cost	2,784	2,682	96.34%	38
<b>Total Administration</b>	<b>5,568</b>	<b>5,364</b>	<b>96.34%</b>	<b>76</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	100,000	100,000	100.00%	-
Interest Expense	59,115	59,115	100.00%	-
<b>Total Debt Service</b>	<b>159,115</b>	<b>159,115</b>	<b>100.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>164,683</b>	<b>164,479</b>	<b>99.88%</b>	<b>76</b>
Excess (deficiency) of revenues Over (under) expenditures	17,004	17,921	105.39%	2,501
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	17,004	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>17,004</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 17,004	\$ 17,921	105.39%	\$ 2,501
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>	<b>181,125</b>	<b>181,125</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 198,129</b>	<b>\$ 199,046</b>		

**Forest Creek  
Community Development District**

**Supporting Schedules**

**June 30, 2025**

**Forest Creek**

Community Development District

**Monthly Collection Report  
For the Fiscal Year Ending September 30, 2025**

						ALLOCATION BY FUND			
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Cost Tax Collector	Collection Cost Property Appraiser	Gross Amount Received	General Fund	Reserve Fund	2013 Debt Service Fund	2016 Debt Service Fund
Assessments Levied FY2025					\$ 1,245,868	\$ 700,279	\$ 262,011	\$ 97,966	\$ 185,612
Allocation %					100%	56.21%	21.03%	7.86%	14.90%
11/18/2024	\$ 21,639	\$ 902	\$ 335	\$ 335	\$ 23,209	\$ 13,046	\$ 4,881	\$ 1,825	\$ 3,458
12/7/2024	\$ 136,920	\$ 5,705	\$ 2,117	\$ 2,117	\$ 146,859	\$ 82,547	\$ 30,885	\$ 11,548	\$ 21,879
12/13/2024	\$ 199,028	\$ 8,293	\$ 3,078	\$ 3,078	\$ 213,477	\$ 119,991	\$ 44,895	\$ 16,786	\$ 31,804
1/21/2024	\$ 714,147	\$ 29,756	\$ 11,044	\$ 11,044	\$ 765,990	\$ 430,549	\$ 161,091	\$ 60,232	\$ 114,119
2/21/2025	\$ 28,792	\$ 1,200	\$ 445	\$ 445	\$ 30,882	\$ 17,358	\$ 6,495	\$ 2,428	\$ 4,601
3/21/2025	\$ 10,053	\$ 419	\$ 155	\$ 155	\$ 10,783	\$ 6,061	\$ 2,268	\$ 848	\$ 1,606
4/21/2025	\$ 30,460	\$ 1,269	\$ 471	\$ 471	\$ 32,671	\$ 18,364	\$ 6,871	\$ 2,569	\$ 4,867
5/23/2025	\$ 6,371	\$ 265	\$ 99	\$ 99	\$ 6,833	\$ 3,841	\$ 1,437	\$ 537	\$ 1,018
6/16/2025	\$ 3,019	\$ 126	\$ 47	\$ 47	\$ 3,238	\$ 1,820	\$ 681	\$ 255	\$ 482
6/18/2025	\$ 13,496	\$ 562	\$ 209	\$ 209	\$ 14,476	\$ 8,137	\$ 3,044	\$ 1,138	\$ 2,157
TOTAL	\$ 1,163,924	\$ 48,497	\$ 17,999	\$ 17,999	\$ 1,245,868	\$ 700,279	\$ 262,011	\$ 97,966	\$ 185,612
% COLLECTED					100%	100%	100%	100%	100%
TOTAL OUTSTANDING					\$ -	\$ -	\$ -	\$ -	\$ -

**Cash and Investment Report**

June 30, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
<b>GENERAL FUND</b>			
Checking Account - Operating	Hancock Whitney	0.00%	\$ 1,144,523
Checking Account - Operating	Valley National	4.33%	\$ 934,887
	Subtotal GF		<u>\$ 2,079,410</u>
<b>DEBT SERVICE FUNDS</b>			
Series 2013 Prepayment Fund	US Bank	3.96%	\$ 1,251
Series 2013 Reserve Fund	US Bank	3.96%	\$ 68,353
Series 2013 Revenue Fund	US Bank	3.96%	\$ 67,074
Series 2016 Prepayment Fund	US Bank	3.96%	\$ 311
Series 2016 Reserve Fund	US Bank	3.96%	\$ 79,535
Series 2016 Revenue Fund	US Bank	3.96%	\$ 47,053
	Subtotal DS		<u>\$ 263,577 <sup>(1)</sup></u>
	Total		<u><u>\$ 2,342,987</u></u>

1) Invested in First American Government

Bank Account Statement

Forest Creek CDD

Bank Account No. 1228  
Statement No. 06-25

Statement Date 06/30/2025

G/L Account No. 101002 Balance	934,886.80	Statement Balance	936,159.96
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	934,886.80	Subtotal	936,159.96
Negative Adjustments	0.00	Outstanding Checks	-1,273.16
Ending G/L Balance	934,886.80	Ending Balance	934,886.80

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
12/30/2024	Payment	300000	MANATEE COUNTY UTILITIES DEPT	Inv: 130679-SEP24			-13.76
04/21/2025	Payment	DD139	CHARTER COMMUNICATION	Payment of Invoice 002495			-325.70
05/01/2025	Payment	300014	DOORKING INC	Inv: 2492865			-373.70
06/25/2025	Payment	100059	YELLOWSTONE LANDSCAPE	Inv: 934959			-560.00
Total Outstanding Checks							-1,273.16

**Forest Creek  
Community Development District**

**Check Register**

**6/1/2025 - 6/30/2025**

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## FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100050	06/04/25	INFRAMARK LLC	150082	Laptop for Office & Postage	Clubhouse Laptop	549900-53985	\$749.99
001	100050	06/04/25	INFRAMARK LLC	150082	Laptop for Office & Postage	Postage	541006-51301	\$4.83
001	100051	06/04/25	GATE PROS, INC	10210	Add DKS Program Management to New Laptop	R&M-Gates	546183-52000	\$400.00
001	100052	06/04/25	HOOVER PUMPING SYSTEMS	189490	Breaker Tripped Reset	R&M-Irrigation Pump	546708-53908	\$213.00
001	100053	06/04/25	REVERDECER TREE SERVICE LLC	332	Tree Injections	R&M-Other Landscape	546036-53908	\$1,100.00
001	100054	06/12/25	LAPENSEE PLUMBING, INC.	92448295	POOL MAINTENANCE JUNE 25	POOL MAINTENANCE AGREEMENTS	534149-57201	\$1,200.00
001	100055	06/12/25	BGE, INC	22558	District Engineering Services	ProfServ-Engineering	531013-51501	\$210.00
001	100056	06/12/25	SOLITUDE LAKE MANAGEMENT, LLC	PSI174416	June Pond Maintenance	Contracts-Pond Maintenance	534114-53908	\$2,358.97
001	100056	06/12/25	SOLITUDE LAKE MANAGEMENT, LLC	PSI175105	June 25 Wetland Maintenance	MAINT:	534133-53908	\$1,473.14
001	100057	06/12/25	INFRAMARK LLC	150835	June Management Agreement	ADMIN FEES	531027-51201	\$5,858.83
001	100057	06/12/25	INFRAMARK LLC	150835	June Management Agreement	REC FUND	534029-57201	\$5,145.16
001	100058	06/12/25	YELLOWSTONE LANDSCAPE	926509	June 25 Irrigation Repairs	IRR REPAIRS	546709-53908	\$137.23
001	100058	06/12/25	YELLOWSTONE LANDSCAPE	923080	June Landscape Maintenance	Contracts-Landscape	534050-53908	\$15,634.00
001	100059	06/25/25	YELLOWSTONE LANDSCAPE	934959	IRRIGATION REPAIRS - Wire Faults	IRR REPAIRS	546709-53908	\$560.00
001	134	06/06/25	FLORIDA DEPT OF HEALTH	41-BID-7909613	POOL REPAIR	POOL MAINTENANCE	549900-51301	\$250.00
001	135	06/06/25	MANATEE COUNTY UTILITIES DEPT	053025-130679	4/21-5/19/25	SERVICE PAID 4/21-05/29/25	543021-53908	\$37.25
001	136	06/06/25	FLORIDA DEPT OF HEALTH	41-BID-7909992	POOL MAINTENANCE	pool	549900-51301	\$125.00
001	137	06/06/25	MANATEE COUNTY UTILITIES DEPT	052825-130621	4/16-5/17/25	SERVICE PAID 4/16-5/17/25	543021-53908	\$461.66
001	300016	06/18/25	CHARTER COMMUNICATIONS -ACH	0123764060125	SERVICE DATE June 2025	SERVICE DATES OF 6/1-30/25	541036-57201	\$341.00
001	300017	06/20/25	CHARTER COMMUNICATIONS -ACH	0125389060425	Service from 06/04/25 through 07/03/25	Gate Internet Services	541039-52000	\$155.00
<b>Fund Total</b>								<b>\$36,415.06</b>

**RESERVE FUND - 003**

003	138	06/12/25	CUSTOM RESERVES LLC	F1116.25	Reserve Report Final Payment	Reserve - Capital Projects	568040-53985	\$1,850.00
<b>Fund Total</b>								<b>\$1,850.00</b>

<b>Total Checks Paid</b>	<b>\$38,265.06</b>
--------------------------	--------------------

Hello, this is your estimate

Location: 11685 Old Florida Lane, Parrish, FL, 34219

JOB ID

93932858

#### POOL PUMP ESTIMATE

Your Price

**\$3,200.00**

Accepted

#### Summary

ESTIMATE TO REPLACE POOL THAT WAS DETERMINED TO BE OUT OF WARRANTY BY PENTAIR.



**LABOR-022(Qty: 2)**

Pool Labor



**MS**  
PENTAIR INTELLIFLO VS+SVRS 3HP PUMP COMPLETE  
011057

---

Subtotal	\$3,200.00
Tax	\$0.00
<b>Total</b>	<b>\$3,200.00</b>



---

**Fw: ROBERTS VALVE**

---

**From** Slaughter, Mona <mona.slaughter@inframark.com>

**Date** Thu 7/31/2025 9:21 AM

**To** Slaughter, Mona <mona.slaughter@inframark.com>

---

**From:** Pools2 <pools2@Lapenseeplumbing.com>

**Sent:** Friday, July 25, 2025 4:12 PM

**To:** Forest Creek CDD <forestcreekom@gmail.com>

**Subject:** ROBERTS VALVE

Good afternoon,

It was reported that the Roberts valve needs to be replaced because its sticking and rusted. The cost for replacement is \$241.50 – may we proceed?

Holly W.



941-778-5622

[Pools2@lapenseeplumbing.com](mailto:Pools2@lapenseeplumbing.com)

**FOREST CREEK**  
Community Development District

***Annual Operating and Debt Service Budget***

Fiscal Year 2026

Preliminary Budget

Prepared by:



**Forest Creek**  
**Community Development District**

**Operating Budget**  
Fiscal Year 2026

**FOREST CREEK****Community Development District**

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**FOREST CREEK**

## Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2026 Preliminary Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>					
Interest - Investments	\$ 21,274	\$ 32,625	\$ -	\$ 32,625	\$ 21,274
Room Rentals	-	-	-	-	-
Clubhouse Rentals	750	47	703	750	750
Special Assmnts- Tax Collector	700,279	669,551	30,728	700,279	745,761
Special Assmnts- Discounts	(28,011)	(26,010)	(2,001)	(28,011)	(29,830)
Other Miscellaneous Revenues	100	4,750	-	4,750	100
Resident FOBs	3,000	274	279	553	835
Resident Gate Tags	1,800	643	654	1,297	2,250
Interest - Tax Collector	-	1,959	-	1,959	-
<b>TOTAL REVENUES</b>	<b>699,192</b>	<b>683,839</b>	<b>30,362</b>	<b>714,201</b>	<b>741,140</b>

**EXPENDITURES****Administrative**

P/R-Board of Supervisors	12,000	4,400	7,600	12,000	12,000
FICA Taxes	918	337	581	918	918
ProfServ-Arbitrage Rebate	1,200	-	1,200	1,200	1,200
ProfServ-Dissemination Agent	1,000	-	1,000	1,000	1,000
ProfServ-Engineering	12,000	1,700	10,300	12,000	12,000
ProfServ-Legal Services	10,000	1,933	8,067	10,000	10,000
ProfServ-Mgmt Consulting	70,306	35,153	35,736	70,889	70,306
ProfServ-Property Appraiser	10,637	9,653	984	10,637	11,186
ProfServ-Trustee Fees	7,205	8,775	-	8,775	8,775
Auditing Services	4,300	500	3,800	4,300	4,400
Postage and Freight	784	108	676	784	671
Rentals & Leases	400	-	400	400	-
Insurance - Property	12,220	13,877	-	13,877	11,831
Insurance - General Liability	3,802	3,802	-	3,802	4,660
Public Officials Insurance	3,111	-	3,111	3,111	3,404
Volunteer Insurance	992	797	-	797	797
Legal Advertising	600	135	465	600	600
Misc-Assessment Collection Cost	10,504	9,653	851	10,504	11,186
Bank Fees	700	411	289	700	1,700
Website Hosting	1,600	1,538	-	1,538	1,538
Miscellaneous Expenses	1,500	498	506	1,004	1,500
Annual District Filing Fee	175	175	-	175	175
<b>Total Administrative</b>	<b>165,954</b>	<b>93,445</b>	<b>75,566</b>	<b>169,011</b>	<b>169,848</b>



**FOREST CREEK**

## Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2026 Preliminary Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>Public Safety</b>					
Contracts-Gates	1,975	1,975	-	1,975	1,975
Gate Internet Services	1,740	725	1,015	1,740	1,740
Gate Call Box Cell Phones	1,368	448	920	1,368	1,368
R&M-Signage	805	1,395	-	1,395	900
R&M-Gates	8,225	1,375	6,850	8,225	8,225
R&M-Gate Security	500	-	500	500	1,200
Security System Monitoring	4,045	2,003	2,042	4,045	4,045
Resident Gate Tags	3,000	-	3,000	3,000	3,600
<b>Total Public Safety</b>	<b>21,658</b>	<b>7,921</b>	<b>14,327</b>	<b>22,248</b>	<b>23,053</b>
<b>Law Enforcement</b>					
Deputy Services	500	-	500	500	500
<b>Total Law Enforcement</b>	<b>500</b>	<b>-</b>	<b>500</b>	<b>500</b>	<b>500</b>
<b>Other Physical Environment</b>					
Contracts-Lake and Wetland	-	-	-	-	-
Contracts-Landscape	187,612	93,804	93,808	187,612	193,240
Contracts-Mulch	6,000	-	6,000	6,000	6,000
Contracts-Preserve Maintenance	-	-	-	-	-
Contracts-Pond Maintenance	28,035	13,882	14,153	28,035	29,160
Contracts-Aerator Maintenance	1,367	683	684	1,367	1,410
Contracts-Wetland Maintenance	17,526	8,669	8,857	17,526	18,035
Contracts-Irrigation Pump	3,318	1,858	1,460	3,318	3,185
Contracts - Landscape	-	-	-	-	-
Contracts-Tree Health	-	-	-	-	-
Contracts-Palm Health	1,540	-	1,540	1,540	1,540
Waterway Fish Stocking	-	-	-	-	-
Utility - Water & Sewer	4,673	1,601	1,628	3,229	4,813
Utility - Electric	49,000	27,045	27,493	54,538	58,316
R&M-Aeration	5,000	1,382	3,618	5,000	5,000
R&M-Other Landscape	31,750	5,444	26,306	31,750	31,750
-	-	-	-	-	-
R&M-Stormwater System	2,500	-	2,500	2,500	2,500
R&M-Other Landscape/Irrigation	-	-	-	-	-
R&M-Deep Well Pump & Float	100	-	100	100	100
Invasive Plant Removal	10,000	5,240	4,760	10,000	-

**FOREST CREEK**

## Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2026 Preliminary Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
R&M-Irrigation Pump	6,000	515	5,485	6,000	16,000
R&M-Other Irrigation	16,000	4,695	4,773	9,468	16,000
R&M-Removal of Hazards	-	-	-	-	-
	-	-	-	-	-
<b>Total Other Physical Environment</b>	<b>370,422</b>	<b>164,818</b>	<b>203,165</b>	<b>367,983</b>	<b>387,049</b>
<b>Contingency</b>					
Misc-Contingency	2,665	-	2,665	2,665	1,500
	-	-	-	-	-
<b>Total Contingency</b>	<b>2,665</b>	<b>-</b>	<b>2,665</b>	<b>2,665</b>	<b>1,500</b>
<b>Road and Street Facilities</b>					
R&M-Sidewalks	9,000	-	9,000	9,000	9,000
R&M-Street Signs	-	-	-	-	-
R&M-Streetlights	1,200	-	1,200	1,200	1,200
Pressure Cleaning	6,000	-	6,000	6,000	6,000
	-	-	-	-	-
	-	-	-	-	-
<b>Total Road and Street Facilities</b>	<b>16,200</b>	<b>-</b>	<b>16,200</b>	<b>16,200</b>	<b>16,200</b>
<b>Parks and Recreation</b>					
Contracts-On-Site Management	61,742	30,871	30,871	61,742	75,345
Contracts-Fitness Equipment	500	125	375	500	500
Contracts-HVAC	452	468	-	468	490
Contracts-Fire Exting. Insp.	700	285	415	700	300
Contracts-Pest Control	250	-	250	250	250
Contracts-Pool/Spa Geothermal	1,100	1,180	-	1,180	1,180
Contracts-Pool & Spa	14,400	2,400	12,000	14,400	15,600
Contracts-Golf Cart	225	-	-	-	-
Clubhouse Internet, TV, Phone	3,910	1,970	1,940	3,910	3,910
R&M-Air Conditioning	150	234	-	234	1,000
R&M-Bridge	500	3,200	-	3,200	
R&M-Clubhouse	1,500	880	620	1,500	1,500
R&M-Fence	100	-	100	100	100
R&M-Fitness Equipment	100	924	-	924	2,100
R&M-Golf Cart	2,000	-	2,000	2,000	2,000
Repairs & Maintenance	1,700	260	1,440	1,700	1,700
R&M-Pool/Spa Geothermal	8,000	722	7,278	8,000	8,000
R&M-Dog Park	1,100	91	1,009	1,100	500
Pool and Spa Maintenance	7,950	11,579	-	11,579	13,000

**FOREST CREEK**

Community Development District

*General Fund*

**Summary of Revenues, Expenditures and Changes in Fund Balances**  
**Fiscal Year 2026 Preliminary Budget**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Misc-Alarm Fee	115	-	115	115	115
Pool and Spa Permits	375	-	375	375	375
Clubhouse Fobs	2,400	-	2,400	2,400	2,500
Main Gate Holiday Decorations	7,925	7,925	-	7,925	7,925
Op Supplies - General	4,600	1,354	3,246	4,600	4,600
Pool Monitors	-	-	-	-	-
	-	-	-	-	-
<b>Total Parks and Recreation</b>	<b>121,794</b>	<b>64,468</b>	<b>64,434</b>	<b>128,902</b>	<b>142,990</b>
<b>TOTAL EXPENDITURES</b>	<b>699,193</b>	<b>330,652</b>	<b>376,857</b>	<b>707,509</b>	<b>741,140</b>
Excess (deficiency) of revenues					
Over (under) expenditures	(0)	353,187	(346,495)	6,692	-
Net change in fund balance	(1)	353,187	(346,495)	6,692	-
<b>FUND BALANCE, BEGINNING</b>	113,219	113,219	-	113,219	119,911
<b>FUND BALANCE, ENDING</b>	<b>\$ 113,218</b>	<b>\$ 466,406</b>	<b>\$ (346,495)</b>	<b>\$ 119,911</b>	<b>\$ 119,911</b>

**Exhibit "A"**  
Allocation of Fund Balances

<b>FISCAL YEAR 2025 RESERVE FUND ANALYSIS</b>		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	113,219
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		6,692
<b>Estimated Funds Available - 9/30/2025</b>		<b>119,911</b>

<b>FISCAL YEAR 2026 RESERVE FUND ANALYSIS</b>		
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	119,911
Less: First Quarter Operating Reserve		(185,285) <sup>(1)</sup>
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-
<b>Estimated Remaining Undesignated Cash as of 9/30/2026</b>		<b>(65,374)</b>

**Notes**

(1) Represents approximately 3 months of operating expenditures

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

**REVENUES****Interest – Investments**

The District may earn interest on its monies in various General Fund accounts.

**Clubhouse Rentals**

This is the revenue generated from clubhouse rentals.

**Special Assessments – Tax Collector**

The budgeted amount for the fiscal year is calculated at 3.0% of the anticipated non-Ad Valorem assessments, 1.5% for the Manatee County Tax Collector and 1.5% for the Manatee County Tax Appraiser.

**Special Assessments – Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**Other Miscellaneous Revenues**

This is the revenue generated from other sources applicable to the General Fund.

**Resident FOBs**

This is the revenue generated from the sale of clubhouse amenities access Fobs.

**Resident Gate Tags**

This is the revenue generated from the sale of vehicle entry gate credentials.

**EXPENDITURES *Administrative*****Payroll - Board of Supervisors**

Per Chapter 190.006, Florida Statutes, each supervisor shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting of the Board of Supervisors, not to exceed \$4,800 per year per supervisor. The budgeted amount is based on the scheduled number of Board of Supervisors meetings for the fiscal year.

**FICA Taxes**

The District expenses for the employer's portion of the Federal Insurance Contributions Act (FICA) tax for the Board of Supervisors compensation.

**Professional Service - Arbitrage Rebate**

The District may incur expenses to ensure compliance with all tax regulations; annual computations are necessary to calculate the arbitrage rebate liability.

**Professional Service - Dissemination Agent**

The District is required by the Securities and Exchange Commission to comply with Rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service by Inframark – Infrastructure Management Services.

**Professional Service – Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specially requested assignments.

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

**Administrative (continued)****Professional Service - Legal Services**

The District's legal counsel provides general legal services to the District, i.e. attendance and preparation for monthly board meetings, review of operating and maintenance contracts, and other specifically requested assignments.

**Professional Service - Management Consulting Services**

The District contracts for Management, Accounting, Administrative and Assessment services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fee schedule outlined in Exhibit "A" of the Management Agreement.

**Professional Service - Property Appraiser**

The District compensates the Manatee County Property Appraiser for the cost of collecting assessments, 1.5% based on total assessments collected.

**Professional Service - Trustee**

The District issued Series 2013A and 2016 Special Assessment Bonds that are deposited with the Trustee, U.S Bank, which handles all trustee matters and invoices the District annually for Trustee fees.

**Auditing Services**

Per Chapter 218.39, Florida Statutes, the District is required to have an annual financial audit completed within 9 months after the end of the fiscal year. The audit includes compliance with the requirements of Local government investment policies, Section 218.415 Florida Statutes. The budgeted amount for the fiscal year is based on the auditor's letter of engagement.

**Postage and Freight**

Postage and/or freight used for District mailings, vendor checks and other correspondence.

**Rentals & Leases**

The District may incur expenses to rent or lease equipment or space for various District business.

**Insurance – Property**

The District incurs fees to insure the District's physical assets such as buildings, monuments, gates, irrigation system, other owned property, equipment, and to protect against forgery and alteration, theft, computer fraud, and employee dishonesty. Includes Inland Marine coverage.

**Insurance – General Liability**

The District incurs fees for insurance coverage to protect the District against liability claims for bodily injury and property damage from third parties.

**Public Officials Liability**

The District incurs fees for public officials Liability Insurance.

**Volunteer Insurance**

The District incurs fees for Volunteer Insurance.

**Legal Advertising**

In accord with Chapters 120 and 190, Florida Statutes, the District is required to give public notice for certain activities. The District incurs expenses to advertise various public notices in a newspaper of general circulation per Florida Statutes, i.e., for the monthly Board meetings and other public hearings.

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

**Administrative (continued)****Miscellaneous - Assessment Collection Cost**

The District reimburses the Manatee County Tax Collector for necessary administrative costs and 1.5% collection costs on the total annual assessments collected. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

**Bank Fees**

The District incurs bank fees for additional services such as currency conversion or stop payment services.

**Website Hosting**

Per Chapter 189.096, Florida Statutes, the District is required to maintain an official website containing information required by Chapter 189.096(2)(a), Florida Statutes. The District incurs expenses to contract webhosting maintenance, management and remediation to Web Content Accessibility Guidelines and ADA compliance.

**Miscellaneous Expenses**

The District incurs miscellaneous expenses that do not fall in any other Financial and Administrative categories.

**Annual District Filing Fee**

The District incurs an annual fee to the Department of Economic Opportunity (DEO). Special districts are held accountable through Chapter 189.03, Florida Statutes - the Uniform Special District Accountability Act (Act). The DEO established a fee schedule by rule (see Chapter 73C-24, Florida Administrative Code - Special District Accountability Program) for the purpose of collecting an annual state fee from each special district to cover the costs of administering the Act.

**Public Safety****Contract – Gates**

The District incurs an expense to contract for three preventive maintenance inspections per year on vehicle swing gates, barrier arms, loop detectors, access control devices, safety devices, and batteries.

**Gate Internet Services**

The District incurs a monthly expense for internet service for the US301 vehicle entry and exit gates security cameras.

**Gate Call Box Cell Phones**

The District incurs a monthly cellular phone expense related to the vehicle gate call box cell phones at the US301 and Major Turner gates.

**R&M - Signage**

The District may incur expenses for repair, maintenance, and replacement of traffic, street, visitor parking, and informational signs throughout the District.

**R&M - Gates**

The District may incur expenses related to the repair and non-contractual maintenance of the vehicle swing gates, barrier arms (to include reattachment), loop detectors, access control devices, safety devices, batteries, and surrounding area.

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

***Public Safety (continued)*****R&M – Gate Security**

The District may incur expenditures related to the repair and non-contractual maintenance of vehicle gate and security systems (call boxes, cameras, and barrier arm sensors).

**Security System Monitoring**

The District will incur a monthly fee for security monitoring US301 entry and exit gates to include barrier arm status, access of clubhouse, fitness center, pool/spa and of selected district properties.

**Resident Gate Tags**

The District incurs expenses to order gate entry credentials, aka “gate tags” for sale to residents.

***Law Enforcement*****Deputy Services**

Per Chapters 163.01 and 316.006, a 2020 Interlocal Agreement for traffic enforcement and off-duty employment with Manatee County Sheriff Office was agreed to between the District and Manatee Board of County Commissioners. The District may incur expenses to reimburse Manatee County Sheriff's Office for the costs of traffic control, enforcement activities and off-duty employment.

***Other Physical Environment*****Contracts – Landscape**

The District contracts for landscape maintenance services of District owned areas to mow, edge & trim, debris remove to include trash/doggie stations (on mowing visits), treatment of turf areas for damaging insect infestation, disease & weed control, shrubs pruning and thinning, fertilizing, maintenance (frond removal) & annual trimming, tree maintenance to include limb lifting to 12 feet about ground in common areas and 15 feet in roadways, monthly inspection and minor adjustment of irrigation zones, and quarterly hedge pruning in contracted areas.

**Contracts - Mulch**

The District may incur expenses related to replacing mulch as needed in District landscaped areas or playgrounds.

**Contracts – Pond Maintenance**

The District contracts a state licensed company for inspection and treatment (3) three times per month of the District's 19 ponds to include aquatic weed control, shoreline weed control, pond algae control, littoral shelf control, and dye as required.

**Contracts - Aerator Maintenance**

The District contracts for semi-annual preventive maintenance inspection of the pond #3 aeration system.

**Contracts- Wetlands Maintenance**

The District contracts a state licensed company for inspection of the District's 17 wetland/upland sites and stormwater ditches (2) two times a month and treatment (but not removal) of FLEPPC Category 1 & 2 species and nuisance vines.



**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

***Other Physical Environment (continued)*****Contracts - Irrigation Pump**

The District contracts for semi-annual preventive maintenance inspections of the District irrigation pump system located near pond #3 (disc-filter cleaning not included).

**Contracts – Palm Health**

The District contracts for treatment of 3-Medjool palms at the US301 entrance, 1 Medjool palm and 2 Bismarck palms at the clubhouse, and 1 Medjool palm at the Red Rooster Major Turner entrance. Service consists of 3 injection treatments within 12 months. Each treatment includes one antibiotic in addition to one treatment each of fungicide, insecticide, and micro-nutrients.

**Utility – Water & Sewer**

The District incurs monthly water/sewer expenses related to District operations.

**Utility – Electric**

The District incurs monthly electric utility expenses related to District operations.

**R&M Aeration System**

The District may incur expenses related to repairs, not included in annual contracts of the pond #3 aeration system.

**R&M - Other Landscape**

The District may incur expenses related to District landscape areas that are not included in the Landscape Services contract such as tree/plant/shrub removal and replanting, or other non-recurring landscape activities.

**Invasive Plant Removal**

The District may incur expenses related to the remediation and/or removal of Brazilian Pepper Trees and other invasive plant species, not included in other contracts.

**R&M - Stormwater System**

The District may incur expenses not included in other contracts related to the stormwater system which include ditches & banks, drainage storm pipes, weir/control structures, ponds, and wetlands/uplands. Note: Dredging is a Reserve Fund expense.

**R&M Deep Well Pump & Float**

The District may incur expenses related to the deep well pump system and floats to maintain the pond #3 level.

**R&M - Irrigation Pump**

The District may incur expenses related to repairs, not included in other contracts, and disc-filter cleaning of the District irrigation pump system located near pond #3.

**R&M - Other Irrigation**

The District may incur expenses related to repairs of the District irrigation distribution system to include pipes, controllers, wiring, valves, and irrigation heads.

***Contingency*****Misc-Contingency**

The District may incur additional expenses that are not provided for within another budgeted line item.

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

**Road and Street Facilities****R&M - Sidewalks**

The District may incur expenses related to repair of sidewalks located in the right of way of streets or other areas the District may own. Note: Sidewalk pressuring cleaning is under the "Pressure Cleaning" narrative.

**R&M-Streetlights**

The District may incur expenses related to maintenance, repair, and replacement of streetlights located within the District.

**Pressure Cleaning**

The District may incur expenses related to pressure washing of monuments, boardwalks, pier, sidewalks, gazebos, gutters, and other District property.

**Parks and Recreation - General****Contracts - On-Site Management**

The District contracts with the management company for one (1) on-site full-time person to perform tasks listed in the contract.

**Contracts - Fitness Equipment**

The District contracts for four (4) fitness equipment preventive maintenance services per year.

**Contracts – HVAC**

The District contracts for bi-annual preventive maintenance for the clubhouse, fitness center, and restrooms HVAC system.

**Contracts - Fire Extinguisher Inspection**

The District incurs expense for annual inspection of fire extinguishers.

**Contracts - Pest Control**

The District contracts for monthly pest and termite control in and around the clubhouse.

**Contracts – Pool/Spa Geothermal**

The District contracts for semi-annual preventive maintenance related to the pool/spa geo-thermal system.

**Contracts – Pool & Spa**

The District contracts for pool/spa maintenance three (3) times a week. This includes cleaning of tiles, chemical testing & treatment, signed Health Department reports on each service call, pertinent equipment inspections, drain and clean the SPA every other month, vacuum & scrub brush as required, filter cleaning as requires, and reporting of damaged or broken equipment. Does not include stain and algae removal, storm or fecal incident cleanup, pest/rodent removal, and repair/replacement of heater, equipment, or pumps.

**Contracts – Golf Cart**

The District may contract an annual service for the golf cart, tires, linen enclosure, and associated labor.

**Clubhouse Internet/TV/Phone**

The District incurs monthly expense for clubhouse internet, TV cable converters, and two phones.

**Forest Creek**

Community Development District

*General Fund***Budget Narrative**

Fiscal Year 2026

***Parks and Recreation - General (continued)*****R&M - Air Conditioning**

The District may incur expenses related to the repairs and maintenance not included in other contracts, of the clubhouse HVAC system.

**R&M - Clubhouse**

The District may incur expenses related to repairs and maintenance of the clubhouse, pool cabanas, fitness center, storage room, or restrooms.

**R&M - Fence**

The District may incur expenses related to maintaining the fences throughout and bordering the District.

**Pool & Spa Maintenance**

The District may incur expenses related to the non-contractual maintenance or repair of the pool/spa, water pumps, filters, and automated chemical system.

**R&M - Fitness Equipment**

The District may incur expenses related to the repair and maintenance of fitness equipment, not included in other contracts.

**R&M – Golf Cart**

The District may incur expenses related to the repair and maintenance of District owned cart and charging equipment.

**Repairs & Maintenance**

The District may incur expenses related to Parks and Recreation such as playground maintenance not covered in another General Fund account.

**R&M – Bridges and Structures**

The District may incur expenses related to the repair and maintenance of pedestrian bridges, gazebos, pier, and decorative landscape lighting.

**R&M - Pool/Spa Geothermal**

The District may incur expenses related to the repairs and maintenance of the pool/spa geothermal system.

**R&M - Dog Park**

The District may incur expenses related to the repairs and maintenance of the dog park facility.

**Misc- Alarm Fee**

The District may incur miscellaneous fees related to alarm permits and responses to clubhouse false alarms.

**Pool and Spa Permits**

The District incurs an annual expense to renew pool and spa permits issued by the Department of Health in Manatee County.

**Clubhouse FOBs**

The District may incur expenses to purchase FOBs for clubhouse, fitness center, pool/spa, and restrooms access.

**Forest Creek**

Community Development District

*General Fund*

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**Budget Narrative**  
Fiscal Year 2026

<i>Parks and Recreation - General (continued)</i>
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**Main Gate Holiday Decorations**

The District may incur expenses to contract for US301 entrance and clubhouse external holiday decorations and lighting.

**Ops Supplies - General**

The District may incur expenses for general supplies used in daily operations.

**Forest Creek**  
**Community Development District**

**Reserve Budget**  
Fiscal Year 2026

**FOREST CREEK**

Community Development District

*Reserve Fund***Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2026 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Special Assmnts- Tax Collector	\$ -	\$ 253,150	\$ -	\$ 253,150	\$ 253,150	\$ 237,634
Special Assmnts- Discounts	-	(10,126)	-	(906)	(906)	(9,505)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>243,024</b>	<b>-</b>	<b>252,244</b>	<b>252,244</b>	<b>228,129</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Property Appraiser	-	3,797	-	3,797	3,797	3,565
R&M-Emergency & Disaster Relief	-	-	-	-	-	-
Misc-Assessment Collection Cost	-	3,797	-	3,797	3,797	3,565
<b>Total Administrative</b>	<b>-</b>	<b>7,594</b>	<b>-</b>	<b>7,594</b>	<b>7,594</b>	<b>7,130</b>
<i>Public Safety</i>						
R&M-Emergency & Disaster Relief	-	-	-	-	-	-
<b>Total Public Safety</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Other Physical Environment</i>						
R&M-Emergency & Disaster Relief	-	-	-	-	-	-
<b>Total Other Physical Environment</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<i>Contingency</i>						
Gazebos	-	-	-	-	-	-
Irrigation Distribution & Pump System	-	-	-	-	-	-
Reserve Study Update with Site Visit	-	-	-	-	-	-
Reserve - Capital Projects	-	235,430	-	122,000	122,000	221,000
<b>Total Contingency</b>	<b>-</b>	<b>235,430</b>	<b>-</b>	<b>122,000</b>	<b>122,000</b>	<b>221,000</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>243,024</b>	<b>-</b>	<b>129,594</b>	<b>129,594</b>	<b>228,129</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	-	-	122,650	122,650	-
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	-	-	-	-	-
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	-	-	-	122,650	122,650	-
<b>FUND BALANCE, BEGINNING</b>	<b>925,231</b>	<b>1,076,120</b>	<b>1,076,120</b>	<b>-</b>	<b>1,076,120</b>	<b>1,198,770</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 925,231</b>	<b>\$ 1,076,120</b>	<b>\$ 1,076,120</b>	<b>\$ 122,650</b>	<b>\$ 1,198,770</b>	<b>\$ 1,198,770</b>

**FOREST CREEK**

## Community Development District

*Reserve Fund***Exhibit "B"**

## Allocation of Fund Balances

**FISCAL YEAR 2025 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2024	\$	925,231
Less: Forecasted Surplus/(Deficit) as of 9/30/2025		122,650

<b>Estimated Funds Available - 9/30/2025</b>	<b>1,047,881</b>
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**FISCAL YEAR 2026 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	\$	1,047,882
Less: First Quarter Operating Reserve		-
Less: Designated Reserves for Capital Projects		-
Less: Forecasted Surplus/(Deficit) as of 9/30/2026		-

<b>Estimated Remaining Undesignated Cash as of 9/30/2026</b>	<b>1,047,882</b>
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**Forest Creek**

Community Development District

*Reserve Fund***Budget Narrative**

Fiscal Year 2026

**REVENUES****Special Assessments – Tax Collector**

The budgeted amount for the fiscal year is calculated at 3.0% of the anticipated non-Ad Valorem assessments, 1.5% for the Manatee County Tax Collector and 1.5% for the Manatee County Tax Appraiser.

**Special Assessments – Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES *Administrative*****Professional Service - Property Appraiser**

The District compensates the Manatee County Property Appraiser for the cost of collecting assessments, 1.5% based on total assessments collected.

**Miscellaneous - Assessment Collection Cost**

The District reimburses the Manatee County Tax Collector for necessary administrative costs and 1.5% collection costs on the total annual assessments collected. Per Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

**EXPENDITURES *Contingency*****Reserve – Capital Projects**

The District budgeted for reserves expenditures in the current fiscal year. For further detail, see the reserve study.



**Forest Creek**  
**Community Development District**

**Debt Service Budgets**  
Fiscal Year 2026

**FOREST CREEK**

Community Development District

Series 2013 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2026 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 3,500
Special Assmnts- Tax Collector	-	97,966	-	97,966	97,966	97,966
Special Assmnts- Discounts	-	(3,918)	-	(3,918)	(3,918)	(3,918)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>97,548</b>	<b>-</b>	<b>94,048</b>	<b>94,048</b>	<b>97,549</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Property Appraiser	-	1,470	-	1,470	1,470	1,470
Misc-Assessment Collection Cost	-	1,470	-	1,470	1,470	1,470
<b>Total Administrative</b>	<b>-</b>	<b>2,940</b>	<b>-</b>	<b>2,940</b>	<b>2,940</b>	<b>2,941</b>
<i>Debt Service</i>						
Principal Debt Retirement	-	20,000	-	20,000	20,000	20,000
Principal Prepayments	-	-	-	-	-	-
Interest Expense	-	50,181	-	50,181	50,181	46,831
<b>Total Debt Service</b>	<b>-</b>	<b>70,181</b>	<b>-</b>	<b>70,181</b>	<b>70,181</b>	<b>66,831</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>73,121</b>	<b>-</b>	<b>73,121</b>	<b>73,121</b>	<b>69,772</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	24,427	-	20,927	20,927	27,776
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	24,427	-	-	-	27,776
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>24,427</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>27,776</b>
Net change in fund balance	-	24,427	-	20,927	20,927	27,776
<b>FUND BALANCE, BEGINNING</b>	<b>139,833</b>	<b>156,790</b>	<b>156,790</b>	<b>-</b>	<b>156,790</b>	<b>177,717</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 139,833</b>	<b>\$ 181,217</b>	<b>\$ 156,790</b>	<b>\$ 20,927</b>	<b>\$ 177,717</b>	<b>\$ 205,493</b>

**FOREST CREEK**

Community Development District

*General Fund***AMORTIZATION SCHEDULE**

## CAPITAL IMPROVEMENT REVENUE BOND

<b>Period Ending</b>	<b>Total Outstanding Par Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2024	700,000				24,078	24,078	
5/1/2025	700,000	20,000		6.6%	24,078	44,078	68,156
11/1/2025	680,000				23,416	23,416	
5/1/2026	680,000	20,000		6.6%	23,416	43,416	66,831
11/1/2026	660,000				22,753	22,753	
5/1/2027	660,000	20,000		6.6%	22,753	42,753	65,506
11/1/2027	640,000				22,091	22,091	
5/1/2028	640,000	25,000		6.6%	22,091	47,091	69,181
11/1/2028	615,000				21,263	21,263	
5/1/2029	615,000	25,000		6.6%	21,263	46,263	67,525
11/1/2029	590,000				20,434	20,434	
5/1/2030	590,000	25,000		6.6%	20,434	45,434	65,869
11/1/2030	565,000				19,606	19,606	
5/1/2031	565,000	30,000		6.6%	19,606	49,606	69,213
11/1/2031	535,000				18,613	18,613	
5/1/2032	535,000	30,000		6.6%	18,613	48,613	67,225
11/1/2032	505,000				17,619	17,619	
5/1/2033	505,000	30,000		6.6%	17,619	47,619	65,238
11/1/2033	475,000				16,625	16,625	
5/1/2034	475,000	35,000		7.0%	16,625	51,625	68,250
11/1/2034	440,000				15,400	15,400	
5/1/2035	440,000	35,000		7.0%	15,400	50,400	65,800
11/1/2035	405,000				14,175	14,175	
5/1/2036	405,000	40,000		7.0%	14,175	54,175	68,350
11/1/2036	365,000				12,775	12,775	
5/1/2037	365,000	40,000		7.0%	12,775	52,775	65,550
11/1/2037	325,000				11,375	11,375	
5/1/2038	325,000	45,000		7.0%	11,375	56,375	67,750
11/1/2038	280,000				9,800	9,800	
5/1/2039	280,000	50,000		7.0%	9,800	59,800	69,600
11/1/2039	230,000				8,050	8,050	
5/1/2040	230,000	50,000		7.0%	8,050	58,050	66,100
11/1/2040	180,000				6,300	6,300	
5/1/2041	180,000	55,000		7.0%	6,300	61,300	67,600
11/1/2041	125,000				4,375	4,375	
5/1/2042	125,000	60,000		7.0%	4,375	64,375	68,750
11/1/2042	65,000				2,275	2,275	
5/1/2043	65,000	65,000		7.0%	2,275	67,275	69,550
		700,000			582,044	1,282,044	1,282,044

**FOREST CREEK**

Community Development District

Series 2016 Debt Service Fund

**Summary of Revenues, Expenditures and Changes in Fund Balances**

Fiscal Year 2024 Approved Tentative Budget

ACCOUNT DESCRIPTION	ACTUAL FY 2024	ADOPTED BUDGET FY 2025	ACTUAL THRU 3/31/2025	PROJECTED APR- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ 3,500	\$ -	\$ -	\$ -	\$ 3,500
Special Assmnts- Tax Collector	-	185,612	-	185,612	185,612	185,612
Special Assmnts- Prepayment	-	-	-	-	-	-
Special Assmnts- Discounts	-	(7,425)	-	(7,425)	(7,425)	(7,425)
<b>TOTAL REVENUES</b>	<b>-</b>	<b>181,687</b>	<b>-</b>	<b>178,187</b>	<b>178,187</b>	<b>181,686</b>
<b>EXPENDITURES</b>						
<i>Administrative</i>						
ProfServ-Property Appraiser	-	2,784	-	2,784	2,784	2,784
Misc-Assessment Collection Cost	-	2,784	-	2,784	2,784	2,784
<b>Total Administrative</b>	<b>-</b>	<b>5,568</b>	<b>-</b>	<b>5,568</b>	<b>5,568</b>	<b>5,568</b>
<i>Debt Service</i>						
Principal Debt Retirement	-	95,000	-	95,000	95,000	105,000
Principal Prepayments	-	-	-	-	-	-
Interest Expense	-	63,242	-	63,242	63,242	55,161
<b>Total Debt Service</b>	<b>-</b>	<b>158,242</b>	<b>-</b>	<b>158,242</b>	<b>158,242</b>	<b>160,161</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>163,810</b>	<b>-</b>	<b>163,810</b>	<b>163,810</b>	<b>165,729</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	17,877	-	14,377	14,377	15,957
<b>OTHER FINANCING SOURCES (USES)</b>						
Contribution to (Use of) Fund Balance	-	17,877	-	-	-	15,957
<b>TOTAL OTHER SOURCES (USES)</b>	<b>-</b>	<b>17,877</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>15,957</b>
Net change in fund balance	-	17,877	-	14,377	14,377	15,957
<b>FUND BALANCE, BEGINNING</b>	<b>143,418</b>	<b>158,347</b>	<b>158,347</b>	<b>-</b>	<b>158,347</b>	<b>172,724</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 143,418</b>	<b>\$ 176,224</b>	<b>\$ 158,347</b>	<b>\$ 14,377</b>	<b>\$ 172,724</b>	<b>\$ 188,681</b>

**FOREST CREEK**

Community Development District

*General Fund***Series 2015 A-1****AMORTIZATION SCHEDULE**

## CAPITAL IMPROVEMENT REVENUE REFUNDING BOND

<b>Period Ending</b>	<b>Total Outstanding Par Balance</b>	<b>Principal</b>	<b>Extraordinary Redemption</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
11/1/2024	1,495,000				29,800	29,800.33	
5/1/2025	1,495,000	100,000		3.9%	29,314	129,314.46	159,115
11/1/2025	1,395,000				27,807	27,807.00	
5/1/2026	1,395,000	105,000		3.9%	27,354	132,353.63	160,161
11/1/2026	1,290,000				25,714	25,714.00	
5/1/2027	1,290,000	110,000		3.9%	25,295	135,294.75	161,009
11/1/2027	1,180,000				23,521	23,521.33	
5/1/2028	1,180,000	110,000		3.9%	23,266	133,265.67	156,787
11/1/2028	1,070,000				21,329	21,328.67	
5/1/2029	1,070,000	115,000		3.9%	20,981	135,980.92	157,310
11/1/2029	955,000				19,036	19,036.33	
5/1/2030	955,000	120,000		3.9%	18,726	138,725.96	157,762
11/1/2030	835,000				16,644	16,644.33	
5/1/2031	835,000	125,000		3.9%	16,373	141,372.96	158,017
11/1/2031	710,000				14,153	14,152.67	
5/1/2032	710,000	130,000		3.9%	13,999	143,998.83	158,152
11/1/2032	580,000				11,561	11,561.33	
5/1/2033	580,000	135,000		3.9%	11,373	146,372.83	157,934
11/1/2033	445,000				8,870	8,870.33	
5/1/2034	445,000	140,000		3.9%	8,726	148,725.71	157,596
11/1/2034	305,000				6,080	6,079.67	
5/1/2035	305,000	150,000		3.9%	5,981	155,980.54	162,060
11/1/2035	155,000				3,090	3,089.67	
5/1/2036	155,000	155,000		3.9%	3,056	158,056.08	161,146
		1,495,000			412,048	1,907,048	1,907,048

**Forest Creek**  
**Community Development District**

**Supporting Budget Schedules**  
Fiscal Year 2026

**FOREST CREEK**

## Community Development District

*All Funds*

**Comparison of Assessment Rates**  
**Fiscal Year 2026 vs. Fiscal Year 2025**

Product & Phase	General Fund 001			Reserve			2013 Debt Service			2016 Debt Service			Total Assessments per Unit				Units
	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	% Change	FY 2026	FY 2025	\$ Change	% Change	
<b>Phases I, 2, &amp; 3</b>																	
Townhomes 22'	\$748.59	\$702.94	6.5%	\$ 238.54	\$263.00	-9.3%	\$0.00	\$0.00	n/a	\$303.59	\$303.59	0.0%	\$1,290.72	\$1,269.54	\$21.18	1.7%	5
Townhomes 22'	\$748.59	\$702.94	6.5%	\$ 238.54	\$263.00	-9.3%	\$0.00	\$0.00	n/a	\$316.24	\$316.24	0.0%	\$1,303.37	\$1,282.19	\$21.18	1.7%	9
Townhomes 22'	\$748.59	\$702.94	6.5%	\$ 238.54	\$263.00	-9.3%	\$0.00	\$0.00	n/a	\$527.06	\$527.06	0.0%	\$1,514.19	\$1,493.01	\$21.18	1.4%	16
Townhomes 22'	\$748.59	\$702.94	6.5%	\$ 238.54	\$263.00	-9.3%	\$0.00	\$0.00	n/a	\$1,692.73	\$1,692.73	0.0%	\$2,679.86	\$2,658.68	\$21.18	0.8%	2
Cottages 27'	\$918.90	\$862.85	6.5%	\$ 292.80	\$322.84	-9.3%	\$0.00	\$0.00	n/a	\$298.06	\$298.06	0.0%	\$1,509.76	\$1,483.75	\$26.01	1.8%	38
Cottages 27'	\$918.90	\$862.85	6.5%	\$ 292.80	\$322.84	-9.3%	\$0.00	\$0.00	n/a	\$527.06	\$527.06	0.0%	\$1,738.76	\$1,712.75	\$26.01	1.5%	32
Single Family 45'	\$1,530.87	\$1,437.51	6.5%	\$ 487.81	\$537.85	-9.3%	\$847.63	\$847.63	0.0%	\$0.00	\$0.00	n/a	\$2,866.30	\$2,822.99	\$43.32	1.5%	39
Single Family 45'	\$1,530.87	\$1,437.51	6.5%	\$ 487.81	\$537.85	-9.3%	\$0.00	\$0.00	n/a	\$496.71	\$496.71	0.0%	\$2,515.38	\$2,472.07	\$43.32	1.8%	21
Single Family 48'	\$1,633.80	\$1,534.16	6.5%	\$ 520.60	\$574.01	-9.3%	\$0.00	\$0.00	n/a	\$529.82	\$529.82	0.0%	\$2,684.23	\$2,637.99	\$46.25	1.8%	32
Single Family 52'	\$1,768.55	\$1,660.69	6.5%	\$ 563.54	\$621.35	-9.3%	\$979.47	\$979.47	0.0%	\$0.00	\$0.00	n/a	\$3,311.57	\$3,261.51	\$50.06	1.5%	74
Single Family 55'	\$1,871.48	\$1,757.34	6.5%	\$ 596.34	\$657.51	-9.3%	\$0.00	\$0.00	n/a	\$505.98	\$505.98	0.0%	\$2,973.81	\$2,920.83	\$52.98	1.8%	9
Single Family 55'	\$1,871.48	\$1,757.34	6.5%	\$ 596.34	\$657.51	-9.3%	\$0.00	\$0.00	n/a	\$527.06	\$527.06	0.0%	\$2,994.89	\$2,941.91	\$52.98	1.8%	24
Single Family 55'	\$1,871.48	\$1,757.34	6.5%	\$ 596.34	\$657.51	-9.3%	\$0.00	\$0.00	n/a	\$607.13	\$607.13	0.0%	\$3,074.96	\$3,021.98	\$52.98	1.8%	99
Single Family 55'	\$1,871.48	\$1,757.34	6.5%	\$ 596.34	\$657.51	-9.3%	\$0.00	\$0.00	n/a	\$784.21	\$784.21	0.0%	\$3,252.04	\$3,199.06	\$52.98	1.7%	14
Single Family 55'	\$1,871.48	\$1,757.34	6.5%	\$ 596.34	\$657.51	-9.3%	\$0.00	\$0.00	n/a	\$2,198.35	\$2,198.35	0.0%	\$4,666.18	\$4,613.20	\$52.98	1.1%	4
Single Family 65'	\$2,212.09	\$2,077.18	6.5%	\$ 704.87	\$777.18	-9.3%	\$0.00	\$0.00	n/a	\$657.77	\$657.77	0.0%	\$3,574.74	\$3,512.13	\$62.61	1.8%	9
Single Family 65'	\$2,212.09	\$2,077.18	6.5%	\$ 704.87	\$777.18	-9.3%	\$0.00	\$0.00	n/a	\$685.18	\$685.18	0.0%	\$3,602.15	\$3,539.54	\$62.61	1.8%	10
Single Family 65'	\$2,212.09	\$2,077.18	6.5%	\$ 704.87	\$777.18	-9.3%	\$0.00	\$0.00	n/a	\$717.28	\$717.28	0.0%	\$3,634.25	\$3,571.64	\$62.61	1.8%	20
Single Family 65'	\$2,212.09	\$2,077.18	6.5%	\$ 704.87	\$777.18	-9.3%	\$0.00	\$0.00	n/a	\$2,374.22	\$2,374.22	0.0%	\$5,291.19	\$5,228.58	\$62.61	1.2%	7
																	464

**RESOLUTION 2025-06****THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2025, submitted to the Board of Supervisors (the “Board”) of the Forest Creek Community Development District (“District”) a proposed budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“Fiscal Year 2024/2025”) along with an explanation and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the budget for Fiscal Year 2025/2026, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

**SECTION 1. BUDGET**

**a.** The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s Local Records Office.

**b.** The Proposed Budget, as amended by the Board following the public hearing thereon, attached hereto as **Exhibit “A,”** is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be



subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, and any amendments, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Forest Creek Community Development District for the Fiscal Year Ending September 30, 2026."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2025/2026, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND

RESERVE FUND

TOTAL ALL FUNDS\*

\*Exclusive of any collection costs.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2025/2026 or within 60 days following the end of the Fiscal Year 2024/2025 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer

must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of August, 2025.

ATTEST:

**FOREST CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair

**Exhibit A: Fiscal Year 2025/2026 Budget**

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2025/2026; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Forest Creek Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s final approved budget (“**Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”), attached hereto as **Exhibit “A”** and incorporated herein by reference; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2025/2026; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector

(“**Uniform Method**”), and the District has previously evidenced its intent to use and has authorized the use of the Uniform Method by, among other things, entering into an agreement with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the assessment roll (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated herein by reference, and to certify the Assessment Roll in **Exhibit “B”** to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

**SECTION 1. BENEFIT.** The Board hereby finds that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibits “A” and “B,”** and is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.**

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits “A” and “B.”**
- B. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 7<sup>th</sup> day of August, 2025.

ATTEST:

**FOREST CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair

**Exhibit A:** Budget

**Exhibit B:** Assessment Roll (Uniform Method)

# SOLITUDE

## LAKE MANAGEMENT



## Forest Creek CDD Waterway Inspection Report

---

**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2025-07-16

**Prepared for:**

Brian Oatman  
Operation Manager  
forestcreekom@gmail.com  
813.991.4014

**Prepared by:**

Mitchell Hartwig, Operations Manager

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11

## Comments:

Treatment in progress

Shoreline weed growth has occurred in the site from the recent rains. Tech currently (left photo) out on site and treating during inspection.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



July 2025



July 2025

12

## Comments:

Requires attention

Weed growth has extended a bit from recent rains. Littoral shelf needs some work as well. Will be addressed during next visit July 24th.

## Action Required:

Routine maintenance next visit

## Target:

Duckweed



July 2025



July 2025

13

## Comments:

Requires attention

Open water looks good, shoreline growth has grown drastically over the last couple weeks. Will address on visit this week on the 24th.

## Action Required:

Routine maintenance next visit

## Target:

Shoreline weeds



July 2025



July 2025



14

**Comments:**

Treatment in progress

Shoreline weeds look good in the site. Some submersed Val grass around the perimeter of the site. Continued treatments will occur on next visit.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



July 2025



July 2025

15

**Comments:**

Normal growth observed

Floating weeds observed around the site. Some recent shoreline growth also observed. Will be addressed during next visit on the 24th.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



July 2025



July 2025

16

**Comments:**

Treatment in progress

Positive treatment from the previous visit (1st one after the Sandhill crane nesting moved on). Will hit again and treat the shoreline growth around site.

**Action Required:**

Re-inspect next visit

**Target:**

Species non-specific



July 2025



July 2025



## Site: 17

### Comments:

Treatment in progress  
Routine growth around the site.  
Some algae seen along a couple  
foot band. Open water looks  
good.

### Action Required:

Re-inspect next visit

### Target:

Species non-specific



July 2025



July 2025

## Site: 18

### Comments:

Requires attention  
Significant floating weed growth  
around multiple areas of the site.  
Will be addressed on upcoming  
visit on the 24th.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



July 2025



July 2025

## Site: 19

### Comments:

Normal growth observed  
Exponential growth of perimeter  
weeds around the site. Open  
water looks good. Will be  
addressed on next visit.

### Action Required:

Routine maintenance next visit

### Target:

Species non-specific



July 2025



July 2025

**Site: 3****Comments:**

Normal growth observed

Positive treatment on Val grass around the site. Algae has growth around the perimeter in parts of the site. Open water looks good, Carp doing their job eating Hydrilla.

**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific



July 2025



July 2025

**Management Summary**

Forest Creek CDD Waterway Inspection Report was completed on July 16th, for sites 11-19 and site 3.

Site 11: Shoreline weed growth has occurred in the site from the recent rains. Tech currently (left photo) out on site and treating during inspection.

Site 12: Weed growth has extended a bit from recent rains. Littoral shelf needs some work as well. Will be addressed during next visit July 24th.

Site 13: Open water looks good, shoreline growth has grown drastically over the last couple weeks. Will address on visit this week on the 24th.

Site 14: Shoreline weeds look good in the site. Some submersed Val grass around the perimeter of the site. Continued treatments will occur on next visit.

Site 15: Floating weeds observed around the site. Some recent shoreline growth also observed. Will be addressed during next visit on the 24th.

Site 16: Positive treatment from the previous visit (1st one after the Sandhill crane nesting moved on). Will hit again and treat the shoreline growth around site.

Site 17: Routine growth around the site. Some algae seen along a couple foot band. Open water looks good.

Site 18: Significant floating weed growth around multiple areas of the site. Will be addressed on upcoming visit on the 24th.

Site 19: Exponential growth of perimeter weeds around the site. Open water looks good. Will be addressed on next visit.

Site 3: Positive treatment on Val grass around the site. Algae has growth around the perimeter in parts of the site. Open water looks good, Carp doing their job eating Hydrilla.

Wildlife Observed: Ducks, Gallinules

Water Clarity: 1' - 3'

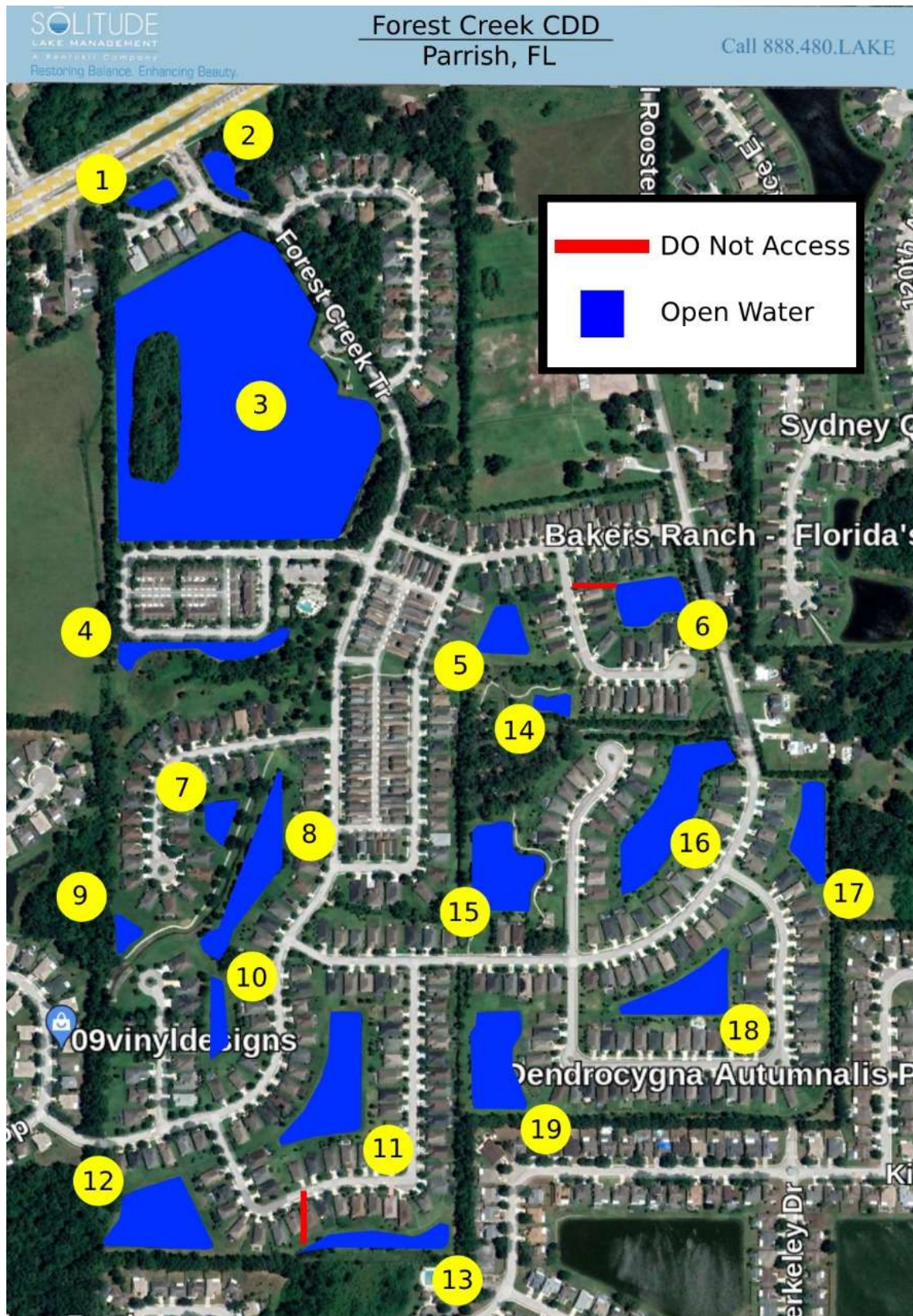
Thank you for choosing SOLitude Lake Management!

# Forest Creek CDD Waterway Inspection Report

Page #68  
2025-07-16

Site	Comments	Target	Action Required
11	Treatment in progress	Shoreline weeds	Routine maintenance next visit
12	Requires attention	Duckweed	Routine maintenance next visit
13	Requires attention	Shoreline weeds	Routine maintenance next visit
14	Treatment in progress	Species non-specific	Routine maintenance next visit
15	Normal growth observed	Species non-specific	Routine maintenance next visit
16	Treatment in progress	Species non-specific	Re-inspect next visit
17	Treatment in progress	Species non-specific	Re-inspect next visit
18	Requires attention	Species non-specific	Routine maintenance next visit
19	Normal growth observed	Species non-specific	Routine maintenance next visit
3	Normal growth observed	Species non-specific	Routine maintenance next visit





# FOREST CREEK CDD

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Field Inspection - July 2025

Friday, July 18, 2025

Prepared For Forest Creek Board Of Supervisors

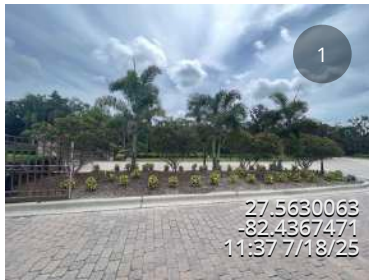
21 Items Identified



**ITEM 1**

Assigned To: Yellowstone

The median enhancements at the US301 entrance are establishing well. Please provide a proposal to add mulch.

**ITEM 3**

Assigned To: Yellowstone

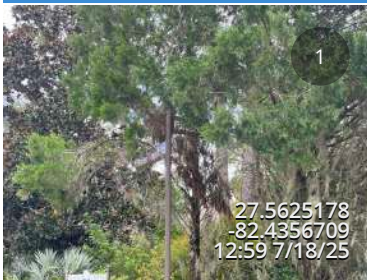
Please reset the landscaping lights at the base of the 7 Foxtail palms that were installed.



**ITEM 4**

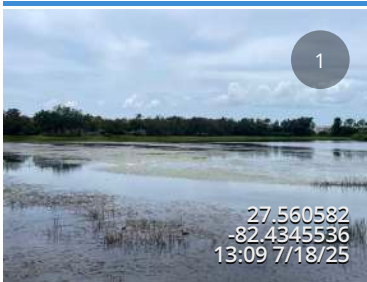
Assigned To: Reverdecer

A quote has been provided to cut down the dead tree in the conservation area behind Hidden Forest Lp.

**ITEM 5**

Assigned To: Yellowstone

Please trim the branches away from the road sign at Forest Creek Trail and Hidden Forest Lp.

**ITEM 6**

Assigned To: Solitude

Filamentous algae needs to be treated in pond 3.

**ITEM 7**

Assigned To: Yellowstone

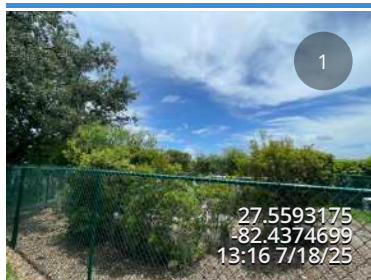
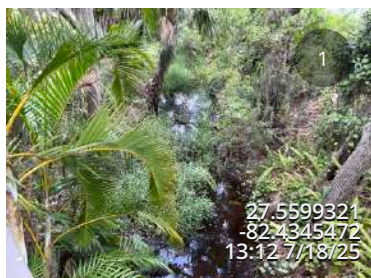
Warranty replacement is needed for the Viburnum by the transformer on Forest Creek Trl.



**ITEM 8**

Assigned To: Solitude

Invasive weeds are overgrown and need to be treated in all stormwater ditches. Only partial sections have been treated.

**ITEM 9**

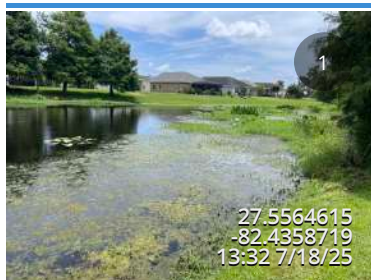
Assigned To: Yellowstone

Wax Myrtle hedges around the pump station on Old Florida Ln need to be trimmed.

**ITEM 10**

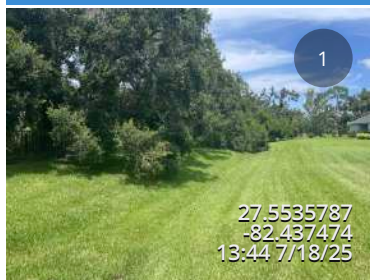
Assigned To: Yellowstone

Irrigation repairs are underway at the valve box along Forest Creek Trail.

**ITEM 11**

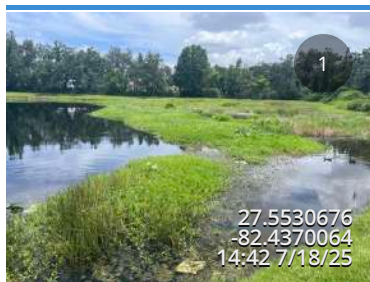
Assigned To: Solitude

Filamentous algae, Primrose Willow, Torpedo grass, and other invasive weeds need to be treated in pond 8.

**ITEM 12**

Assigned To: Yellowstone

Overhanging limbs need to be trimmed away from the stormwater ditch by the west entrance/exit.

**ITEM 13**

Assigned To: Solitude

Invasive weeds are overgrown in pond 12.

**ITEM 14**

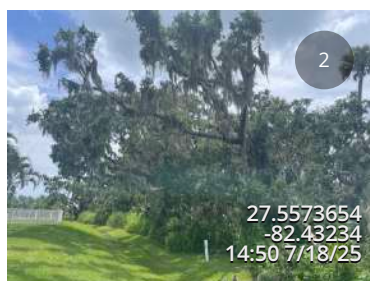
Assigned To: Reverdecer

The dead tree was flush cut and removed from CDD property behind Fennemore Way.

**ITEM 15**

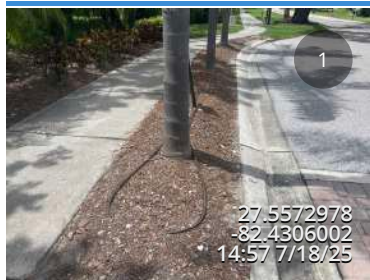
Assigned To: Reverdecer

A proposal will be provided to remove the fallen limbs from the retention ditch at the end of Harvest Grove Pl, and to trim the overhanging oak limbs.

**ITEM 16**

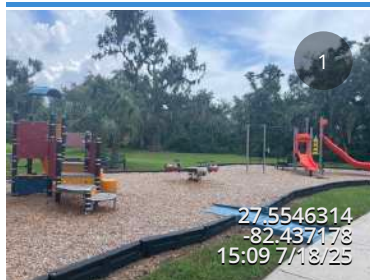
Assigned To: Yellowstone

Mulch was added to the back of the Red Rooster Dr island.

**ITEM 17**

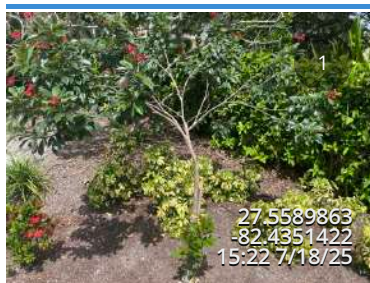
Assigned To: Yellowstone

Please provide a quote to add Jasmine over the drip lines at the Red Rooster Rd entrance.

**ITEM 18**

Assigned To: Yellowstone

Weeds have been treated in the playground mulch.

**ITEM 19**

Assigned To: Yellowstone

One of the limbs on the new Jatropha was snapped off, please provide a proposal for replacement.

**ITEM 20**

Assigned To: Yellowstone

Please provide a proposal to refresh the mulch around the clubhouse parking lot using the updated scope of work.





**ITEM 21**

Assigned To: Yellowstone

The newly planted Awabuki Viburnum at the Basketball court needs proper irrigation to be watered in.

**ITEM 22**

Assigned To: Yellowstone

The landscaping enhancements around the pool have been tabled until the deck is repaired.



# Reverdecer Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205  
941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

RECIPIENT:

Forest Creek CDD

11685 Old Florida Lane  
Parrish, Florida 34219

Quote #481	
Sent on	
Total	\$2,675.00

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Downed Hardwood Tree cut and remove multiples large limbs/branches and remnants of trees. Ditch area.	Special Instructions: Bucket Truck with tools, Large Chain Saw, Mini Skid Steer, Dump Trailer.			
Location - Harvest Grove PI - ditch area.	Downed Hardwood Tree cut and remove multiples large limbs/branches small twigs and clean up the ditch area for clearance. NOTE: ditch has become obstructed by fallen tree, cleanup to move water away from areas to prevent flooding, erosion of ditch banks.	1	\$2,675.00	\$2,675.00
NOTE:	Ditch has become obstructed by fallen tree, cleanup to move water away from areas to prevent flooding, erosion of ditch banks.			

Total	\$2,675.00
-------	------------

This quote is valid for the next 30 days, after which values may be subject to change.

# Reverdec Tree Service LLC

909 26th Avenue West | Bradenton, Florida 34205  
941-334-1013 | sidnei@alwaysgreentree.com | www.reverdecertree.com

RECIPIENT:

Forest Creek CDD

11685 Old Florida Lane  
Parrish, Florida 34219

Quote #489	
Sent on	
Total	\$2,875.00

Product/Service	Description	Qty.	Unit Price	Total
Scope of Work: Downed Hardwood Tree with multiples large tree trunk and limbs and Prune Grand Oak Tree to property line.	Special Instructions: Bucket Truck with tools, Large Chain Saw, Mini Skid Steer, Dump Trailer.			
Location - rear # 4811 Harvest Grove PI - Green area.	(OPTION 2) Downed Grand Oak Tree with multiples large tree trunk and limbs on the ground cut down in parts logs, branches and trunk. Note: leave to decompose naturally on the green area.	1	\$1,575.00	\$1,575.00
Location - Rear \$ 4811 Harvest Grove PI - Green area.	Prune Grand Oak Tree cut sideline reducing large branches over the property line for clearance and haul away debris.	1	\$575.00	\$575.00
Location - rear # 11709 Hidden Forest Loop - Green area.	Dead hazard Large Hardwood Tree cut down in parts logs, branches and trunk. Note: leave to decompose naturally on the green area.	1	\$725.00	\$725.00
Fuel surcharge of 7%.	Waived fuel surcharge for this customer.	1	\$0.00	\$0.00
No extra charge to haul and dump debris.		1	\$0.00	\$0.00

Total	\$2,875.00
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This quote is valid for the next 30 days, after which values may be subject to change.

**RESOLUTION 2025-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

WHEREAS, the District’s Board of Supervisors (hereinafter the “Board”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority and the Florida Department of Community Affairs, a schedule of its regular meetings.

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

Section 1. Regular meetings of the Board of Supervisors of the District shall be held as provided on the schedule attached as Exhibit “A”.

Section 2. In accordance with Section 189.015(1), Florida Statutes, the District’s Secretary is hereby directed to file annually, with Manatee County, a schedule of the District’s regular meetings.

Section 3. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 7<sup>th</sup> DAY OF AUGUST 2025.**

**ATTEST:**

**FOREST CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Asst. Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

**Exhibit A:** Schedule

**BOARD OF SUPERVISORS MEETING DATES  
FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Forest Creek Community Development District has scheduled their meetings for Fiscal Year 2026 at 1:00 p.m. except for the June and August meetings which will convene at 6:00 p.m. unless otherwise indicated at the Forest Creek Clubhouse located at 11685 Old Florida Lane, Parrish, Florida 34219.

October 9, 2025  
November 13, 2025  
December 11, 2025  
January 8, 2026  
February 12, 2026  
March 12, 2026  
April 9, 2026 (budget review)  
May 14, 2026  
June 11, 2025 (budget approval) - 6:00 p.m.  
July 9, 2026  
August 13, 2025 (budget adoption) – 6:00 p.m.  
September 3, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. A copy of the agenda for a particular meeting may be obtained by contacting the District Manager at Inframark, Infrastructure Management Services 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, or by calling 813-991-1140 during normal business hours. The meetings may be continued in progress to a time, date, and location stated on the record without additional publication of notice.

There may be occasions when one or more Supervisors may participate by telephone. At the above location there may be present a speaker telephone so that any interested person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in a meeting or workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting or workshop by contacting the District Manager at Inframark, Infrastructure Management Services at (407) 566-4385. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at these meetings or workshop with respect to any matter considered at the meetings or workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Mark Vega, District Manager