

Forest Creek Community Development District

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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, September 4, 2025 at 1:00 p.m.

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

-
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 August 7, 2025
 - B. Consideration of Financial Statements for July 2025
 5. **Business Items**
 - A. Discussion of CDD Facilities Security Requirements
 - B. Discussion of Performance Based Landscape Consulting/Management Services Concept
 - C. Discussion of SOLitude Corrective Action Plan
 - D. Discussion of Aeration System Third Party Inspection and Follow-up
 - E. Discussion/Acceptance of Yellowstone Contract Addendum for 1 October 2025 to 30 September 2026
 - F. Status of FY 2026 Egis Confirmation Insurance for 1 October 2025 to 1 October 2026
 - G. Status of Review of Active Pertinent Resolutions
 - H. Status of Review of Policies and Rules Update
 - I. Discussion of CommTow Recent Events
 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. Yellowstone Proposal #549015 Amenities Parking Mulch - \$4,260.00
 - b. Yellowstone Proposal #590159 Entry Island Mulch - \$2,000.00
 - c. Yellowstone Proposal #595085 Entry Island(s) & Clubhouse - \$4,650.00
 - d. Yellowstone Proposal #560733 Red Rooster Sod & Irrigation - \$2,204.00
 - e. GatePros Proposal – Long Range Reader Replacement - \$4,175.00
 - F. District Manager
 7. **Discussion of Vendor Performance**
 - A. SOLitude
 - B. Envera
 - C. Hoover
 - D. Yellowstone

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

Forest Creek CDD
September 4, 2025
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- E. FitRev
- F. LaPensee
- G. Gate Pros

8. Supervisor Requests

9. Adjournment

Next regularly scheduled meeting is October 9, 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

**Forest Creek
Community Development District**

Financial Report

July 31, 2025

Prepared by



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**Forest Creek
Community Development District**

Financial Statements

(Unaudited)

July 31, 2025

Balance Sheet

July 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013 DEBT SERVICE FUND	SERIES 2016 DEBT SERVICE FUND	TOTAL
ASSETS					
Cash - Checking Account	\$ 2,002,428	\$ -	\$ -	\$ -	\$ 2,002,428
Due From Other Funds	-	1,379,462	75,626	72,147	1,527,235
Investments:					
Prepayment Account	-	-	1,255	311	1,566
Reserve Fund	-	-	68,353	79,535	147,888
Revenue Fund	-	-	67,509	47,461	114,970
Prepaid Items	7,174	-	-	-	7,174
Deposits	3,911	-	-	-	3,911
TOTAL ASSETS	\$ 2,013,513	\$ 1,379,462	\$ 212,743	\$ 199,454	\$ 3,805,172
LIABILITIES					
Accounts Payable	\$ 3,003	\$ -	\$ -	\$ -	\$ 3,003
Accrued Expenses	2,380	-	-	-	2,380
Sales Tax Payable	89	-	-	-	89
Due To Other Funds	1,527,235	-	-	-	1,527,235
TOTAL LIABILITIES	1,532,707	-	-	-	1,532,707
FUND BALANCES					
Nonspendable:					
Prepaid Items	7,174	-	-	-	7,174
Deposits	3,911	-	-	-	3,911
Restricted for:					
Debt Service	-	-	212,743	199,454	412,197
Assigned to:					
Operating Reserves	176,925	-	-	-	176,925
Reserves - Capital Projects	-	276,716	-	-	276,716
Unassigned:	292,796	1,102,746	-	-	1,395,542
TOTAL FUND BALANCES	\$ 480,806	\$ 1,379,462	\$ 212,743	\$ 199,454	\$ 2,272,465
TOTAL LIABILITIES & FUND BALANCES	\$ 2,013,513	\$ 1,379,462	\$ 212,743	\$ 199,454	\$ 3,805,172

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 21,274	\$ 68,624	322.57%	\$ 25,155
Clubhouse Rentals	750	427	56.93%	186
Interest - Tax Collector	-	5,432	0.00%	-
Special Assmnts- Tax Collector	700,279	700,279	100.00%	-
Special Assmnts- Discounts	(28,011)	(27,259)	97.32%	-
Other Miscellaneous Revenues	100	5,700	5700.00%	950
Resident FOBs	3,000	761	25.37%	374
Resident Gate Tags	1,800	1,411	78.39%	431
TOTAL REVENUES	699,192	755,350	108.03%	27,096
<u>EXPENDITURES</u>				
<u>Administration</u>				
P/R-Board of Supervisors	12,000	7,600	63.33%	800
FICA Taxes	918	459	50.00%	61
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	12,000	8,375	69.79%	6,255
ProfServ-Legal Services	10,000	3,113	31.13%	83
ProfServ-Mgmt Consulting	70,306	58,588	83.33%	5,859
ProfServ-Property Appraiser	10,637	10,117	95.11%	-
ProfServ-Trustee Fees	7,205	8,722	121.05%	-
Auditing Services	4,300	4,300	100.00%	-
Postage and Freight	784	118	15.05%	6
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%	-
Bank Fees	700	495	70.71%	-
Website Hosting	1,600	1,538	96.13%	-
Miscellaneous Expenses	1,500	650	43.33%	28
Annual District Filing Fee	175	175	100.00%	-
Total Administration	165,954	132,978	80.13%	13,092
<u>Public Safety</u>				
Contracts-Gates	1,975	1,975	100.00%	-
Gate Internet Services	1,740	1,345	77.30%	155

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
Gate Call Box Cell Phones	1,368	1,579	115.42%	757
R&M-Signage	805	895	111.18%	-
R&M-Gates	8,225	5,957	72.43%	240
R&M-Gate Security	500	-	0.00%	-
Security System Monitoring	4,045	3,347	82.74%	336
Resident Gate Tags	3,000	-	0.00%	-
Total Public Safety	21,658	15,098	69.71%	1,488
<u>Law Enforcement</u>				
Deputy Services	500	-	0.00%	-
Total Law Enforcement	500	-	0.00%	-
<u>Other Physical Environment</u>				
Contracts-Landscape	187,612	156,340	83.33%	15,634
Contracts-Mulch	6,000	2,640	44.00%	-
Contracts-Pond Maintenance	28,035	23,318	83.17%	2,359
Contracts-Aerator Maintenance	1,367	1,365	99.85%	-
Contracts-Wetland Maintenance	17,526	14,561	83.08%	1,473
Contracts-Irrigation Pump	3,318	3,185	95.99%	-
Contracts-Palm Health	1,540	-	0.00%	-
Utility - Water & Sewer	4,673	5,128	109.74%	622
Utility - Electric	49,000	35,689	72.83%	3,501
R&M-Aeration	5,000	2,523	50.46%	-
R&M-Other Landscape	31,750	19,641	61.86%	-
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	2,100	35.00%	1,020
R&M-Other Irrigation	16,000	12,118	75.74%	463
Total Other Physical Environment	370,421	283,848	76.63%	25,072
<u>Contingency</u>				
Misc-Contingency	2,665	1,300	48.78%	-
Total Contingency	2,665	1,300	48.78%	-
<u>Road and Street Facilities</u>				
Pressure Cleaning	6,000	-	0.00%	-
R&M-Sidewalks	9,000	-	0.00%	-
R&M-Streetlights	1,200	-	0.00%	-
Total Road and Street Facilities	16,200	-	0.00%	-

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>Parks and Recreation</u>				
Contracts-On-Site Management	61,742	51,452	83.33%	5,145
Contracts-Fitness Equipment	500	375	75.00%	125
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	12,000	83.33%	1,200
Contracts-Golf Cart	225	-	0.00%	-
Clubhouse Internet, TV, Phone	3,910	3,008	76.93%	341
R&M-Air Conditioning	150	995	663.33%	130
R&M-Bridge	500	3,200	640.00%	-
R&M-Clubhouse	1,500	4,324	288.27%	3,232
R&M-Fence	100	-	0.00%	-
R&M-Fitness Equipment	100	1,209	1209.00%	-
R&M-Golf Cart	2,000	697	34.85%	-
Repairs & Maintenance	1,700	260	15.29%	-
R&M-Pool/Spa Geothermal	8,000	2,311	28.89%	-
R&M-Dog Park	1,100	91	8.27%	-
Pool & Spa Maintenance	7,950	9,386	118.06%	485
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%	-
Op Supplies - General	4,600	3,996	86.87%	-
Total Parks and Recreation	121,794	115,188	94.58%	10,658
<u>TOTAL EXPENDITURES</u>				
	699,192	548,412	78.44%	50,310
Excess (deficiency) of revenues				
Over (under) expenditures	-	206,938	0.00%	(23,214)
Net change in fund balance	\$ -	\$ 206,938	0.00%	\$ (23,214)
FUND BALANCE, BEGINNING (OCT 1, 2024)	273,868	273,868		
FUND BALANCE, ENDING	\$ 273,868	\$ 480,806		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>				
Special Assmnts- Tax Collector	262,010	262,011	100.00%	-
Special Assmnts- Discounts	(10,480)	(10,199)	97.32%	-
TOTAL REVENUES	251,530	251,812	100.11%	-
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	3,930	3,785	96.31%	-
Misc-Assessment Collection Cost	3,930	3,785	96.31%	-
Total Administration	7,860	7,570	96.31%	-
<u>Contingency</u>				
Reserve - Capital Projects	243,670	153,531	63.01%	11,945
Total Contingency	243,670	153,531	63.01%	11,945
TOTAL EXPENDITURES	251,530	161,101	64.05%	11,945
Excess (deficiency) of revenues Over (under) expenditures	-	90,711	0.00%	(11,945)
Net change in fund balance	\$ -	\$ 90,711	0.00%	\$ (11,945)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,288,751	1,288,751		
FUND BALANCE, ENDING	\$ 1,288,751	\$ 1,379,462		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 3,500	\$ 4,031	115.17%	\$ 439
Special Assmnts- Tax Collector	97,966	97,966	100.00%	-
Special Assmnts- Discounts	(3,918)	(3,813)	97.32%	-
TOTAL REVENUES	97,548	98,184	100.65%	439
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	1,470	1,415	96.26%	-
Misc-Assessment Collection Cost	1,470	1,415	96.26%	-
Total Administration	2,940	2,830	96.26%	-
<u>Debt Service</u>				
Principal Debt Retirement	20,000	20,000	100.00%	-
Interest Expense	48,156	48,156	100.00%	-
Total Debt Service	68,156	68,156	100.00%	-
TOTAL EXPENDITURES	71,096	70,986	99.85%	-
Excess (deficiency) of revenues Over (under) expenditures	26,452	27,198	102.82%	439
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	26,452	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	26,452	-	0.00%	-
Net change in fund balance	\$ 26,452	\$ 27,198	102.82%	\$ 439
FUND BALANCE, BEGINNING (OCT 1, 2024)	185,545	185,545		
FUND BALANCE, ENDING	\$ 211,997	\$ 212,743		

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-25 ACTUAL
<u>REVENUES</u>				
Interest - Investments	\$ 3,500	\$ 4,421	126.31%	\$ 408
Special Assmnts- Tax Collector	185,612	185,612	100.00%	-
Special Assmnts- Discounts	(7,425)	(7,225)	97.31%	-
TOTAL REVENUES	181,687	182,808	100.62%	408
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Property Appraiser	2,784	2,682	96.34%	-
Misc-Assessment Collection Cost	2,784	2,682	96.34%	-
Total Administration	5,568	5,364	96.34%	-
<u>Debt Service</u>				
Principal Debt Retirement	100,000	100,000	100.00%	-
Interest Expense	59,115	59,115	100.00%	-
Total Debt Service	159,115	159,115	100.00%	-
TOTAL EXPENDITURES	164,683	164,479	99.88%	-
Excess (deficiency) of revenues Over (under) expenditures	17,004	18,329	107.79%	408
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	17,004	-	0.00%	-
TOTAL FINANCING SOURCES (USES)	17,004	-	0.00%	-
Net change in fund balance	\$ 17,004	\$ 18,329	107.79%	\$ 408
FUND BALANCE, BEGINNING (OCT 1, 2024)	181,125	181,125		
FUND BALANCE, ENDING	\$ 198,129	\$ 199,454		

**Forest Creek
Community Development District**

Supporting Schedules

July 31, 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%
TOTAL OUTSTANDING						\$ -	\$ -	\$ -	\$ -

Cash and Investment Report

June 30, 2025

<u>Account Name</u>	<u>Bank Name</u>	<u>Yield</u>	<u>Balance</u>
GENERAL FUND			
Checking Account - Operating	Hancock Whitney	0.00%	\$ 1,167,545
Checking Account - Operating	Valley National	4.33%	\$ 834,883
	Subtotal GF		<u>\$ 2,002,428</u>
DEBT SERVICE FUNDS			
Series 2013 Prepayment Fund	US Bank	3.96%	\$ 1,255
Series 2013 Reserve Fund	US Bank	3.96%	\$ 68,353
Series 2013 Revenue Fund	US Bank	3.96%	\$ 67,509
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%	\$ 47,461
	Subtotal DS		<u>\$ 264,424 (1)</u>
	Total		<u><u>\$ 2,266,852</u></u>

1) Invested in First American Government

Bank Account Statement

Forest Creek CDD

Bank Account No. 1228
Statement No. 07-25

Statement Date 07/31/2025

G/L Account No. 101002 Balance	834,883.33	Statement Balance	874,127.45
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	834,883.33	Subtotal	874,127.45
Negative Adjustments	0.00	Outstanding Checks	-39,244.12
Ending G/L Balance	834,883.33	Ending Balance	834,883.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
04/21/2025	Payment	DD139	CHARTER COMMUNICATION S -ACH	Payment of Invoice 002495			-325.70
05/01/2025	Payment	300014	DOORKING INC ACH	Inv: 2492865			-373.70
07/01/2025	Payment	300018	FLORIDA POWER & LIGHT COMPANY ACH	Inv: 0625-11843			-115.90
07/29/2025	Payment	141	LAPENSEE PLUMBING, INC.	Payment of Invoice 002619			-155.20
07/29/2025	Payment	142	MANATEE COUNTY UTILITIES DEPT	Payment of Invoice 002629			-492.29
07/29/2025	Payment	143	MANATEE COUNTY UTILITIES DEPT	Payment of Invoice 002630			-12.74
07/29/2025	Payment	144	FLORIDA POWER & LIGHT COMPANY ACH	Payment of Invoice 002625			-145.02
07/30/2025	Payment	145	LEE ROMIG	Check for Vendor V00102			-25.00
07/29/2025	Payment	100062	FITREV INC	Inv: 35298			-125.00
07/29/2025	Payment	100063	BGE, INC	Inv: 25115			-6,255.00
07/29/2025	Payment	100064	EMPIRE ELECTRICAL CONTRACTING GROUP INC	Inv: 101, Inv: 102, Inv: 103, Inv: 104			-3,136.55
07/29/2025	Payment	100065	APPLETON, REISS, & SKOREWICZ PLLC	Inv: 33349			-82.50
07/29/2025	Payment	100067	LEE ROMIG	Inv: 042925			-175.00
07/29/2025	Payment	100068	REVERDECER TREE SERVICE LLC	Inv: 352, Inv: 353			-3,845.00
07/29/2025	Payment	100069	INFRAMARK LLC	Inv: 154297			-5.52
07/29/2025	Payment	100071	GATE PROS, INC	Inv: 10393, Inv: 10425, Inv:			-8,340.00
07/29/2025	Payment	100073	YELLOWSTONE LANDSCAPE	Inv: 939744			-15,634.00
Total Outstanding Checks							-39,244.12

**Forest Creek
Community Development District**

Check Register

7/1/2025 - 7/31/2025

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FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100060	07/15/25	INFRAMARK LLC	151834	Supplies from Amazon	Misc-Contingency	549900-53985	\$549.31
001	100060	07/15/25	INFRAMARK LLC	153038	July 2025 Managment Fee	ProfServ-Mgmt Consulting	531027-51201	\$5,858.83
001	100060	07/15/25	INFRAMARK LLC	153038	July 2025 Managment Fee	ADMIN FEES REC FUND	534029-57201	\$5,145.16
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	935961	Branch Removal From Pond 4	R&M-Other Landscape	546036-53908	\$210.00
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	935959	Queen Palm Replacement with Foxtail Palm	R&M-Other Landscape	546036-53908	\$5,770.00
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	935960	Entry Island & Pool Island	R&M-Other Landscape	546036-53908	\$7,117.00
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	938841	IRRIGATION REPAIRS West Side of Clubhouse	IRR REPAIRS	546709-53908	\$822.89
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	938842	IRRIGATION REPAIRS	IRR REPAIRS	546709-53908	\$743.86
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	939545	Island & Basketball Court Hedge	R&M-Other Irrigation	546709-53908	\$630.00
001	100061	07/15/25	YELLOWSTONE LANDSCAPE	935962	IRR REPAIRS Decoders & Solenoids	R&M-Other Irrigation	546709-53908	\$3,685.92
001	100062	07/29/25	FITREV INC	35298	Quarterly Maintenance Contract	EQUIPMENT REPAIR	534071-57201	\$125.00
001	100063	07/29/25	BGE, INC	25115	Engineering Services thru 062725	Engineering	531013-51501	\$6,255.00
001	100065	07/29/25	APPLETON, REISS, & SKOREWICZ PLLC	33349	Legal Services Thru 06/30/25	ProfServ-Legal Services	531023-51401	\$82.50
001	100066	07/29/25	SOLITUDE LAKE MANAGEMENT, LLC	PSI182479	July 2025 Wetland Maintenance	Contracts-Wetland Maintenance	534133-53908	\$2,358.97
001	100066	07/29/25	SOLITUDE LAKE MANAGEMENT, LLC	PSI183282	July 2025 Pond Maintenance	Contracts-Wetland Maintenance	534133-53908	\$1,473.14
001	100067	07/29/25	LEE ROMIG	042925	Remove Door Combo Lock & Paint Doors	Remove Door Combination Lock	546015-57201	\$175.00
001	100069	07/29/25	INFRAMARK LLC	154297	POSTAGE	Postage and Freight	541006-51301	\$5.52
001	100070	07/29/25	ENVERA SYSTEMS	755877	Quarterly Billing of Monthly Service	Prepaid Items	155000-53908	\$703.31
001	100071	07/29/25	GATE PROS, INC	10429	Pool Gate Repair	R&M-Gates	546183-52000	\$150.00
001	100071	07/29/25	GATE PROS, INC	10393	Planned Maintenance & 2 Batteries	R&M-Gates	546183-52000	\$90.00
001	100072	07/29/25	HOOVER PUMPING SYSTEMS	190453	Suction Screen Cleaning	R&M-Irrigation Pump	546708-53908	\$1,020.24
001	100073	07/29/25	YELLOWSTONE LANDSCAPE	939744	July Landscape Maintenance	MONTHLY LANDSCAPING July 25	534050-53908	\$15,634.00
001	139	07/11/25	INFRAMARK LLC	139099	DECEMBER 24 FEES	DEC 2024 ADMIN FEES	531027-51201	\$5,858.83
001	139	07/11/25	INFRAMARK LLC	139099	DECEMBER 24 FEES	ADMIN FEES REC FUND	534029-57201	\$5,145.16
001	140	07/14/25	ILLUMINATIONS HOLIDAY LIGHTING LLC	603625	Gazebo's - Replace existing Low-Voltage (Both Gazebos) 28 Blue Tooth	Main Gate Holiday Decorations	549941-57201	\$12,117.50
001	141	07/29/25	LAPENSEE PLUMBING, INC.	509507	Hayward Check Valve	R&M-Pools	546074-57201	\$155.20
001	142	07/29/25	MANATEE COUNTY UTILITIES DEPT	062625-130621	5/16-6/17/25	SERVICE PAID 5/16-6/17/25	543021-53908	\$492.29
001	143	07/29/25	MANATEE COUNTY UTILITIES DEPT	062625-130679	5/16-6/17/25	SERVICE PAID 5/16-6/17/25	543021-53908	\$12.74
001	144	07/29/25	FLORIDA POWER & LIGHT COMPANY ACH	071025-61121-57570	06/10-07/10/25	SERVICE OF 06/10-7/10/25	543041-53908	\$145.02
001	145	07/30/25	LEE ROMIG	073025	RENTAL REFUND	REFUND OF RENTAL DEPOSIT	546015-51201	\$25.00
001	300018	07/01/25	FLORIDA POWER & LIGHT COMPANY ACH	0625-11843	5/9-6/10/25	SERVICE OF 5/9-6/10/25	543041-53908	\$115.90
001	300019	07/01/25	FLORIDA POWER & LIGHT COMPANY ACH	070125ACH	05/09-06/10/25	SERVICE OF 05/09-06/10/25	543041-53908	\$2,902.77
001	300020	07/21/25	CHARTER COMMUNICATIONS -ACH	0125389070425	SVC 7/4-8/3/25	Gate Internet Services	541039-52000	\$155.00
001	300021	07/29/25	CHARTER COMMUNICATIONS -ACH	0123764070125	SVC 7/1-31/25	Clubhouse Internet, TV, Phone	541036-57201	\$341.00
001	DD142	07/21/25	FLORIDA POWER & LIGHT COMPANY ACH	080125ACH	06/10-07/10/25	SERVICE OF 06/10-07/10/25	543041-53908	\$3,325.06
001	DD143	07/01/25	DOORKING INC ACH	2535805	GATE SERVICE	GATE SERVICES	541042-52000	\$757.40

Fund Total	\$90,154.52
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RESERVE FUND - 003

003	100068	07/29/25	REVERDECER TREE SERVICE LLC	352	Prune Large Oaks Behind 4908 Charles Partin	Reserve - Capital Projects	568040-53985	\$950.00
003	100068	07/29/25	REVERDECER TREE SERVICE LLC	353	Bucket Truck To Remove Trees	Reserve - Capital Projects	568040-53985	\$2,895.00
003	100071	07/29/25	GATE PROS, INC	10425	Viking F1 Operator	Reserve - Capital Projects	568040-53985	\$8,100.00

Fund Total	\$11,945.00
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Total Checks Paid	\$102,099.52
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Forest Creek CDD

Field Inspection - August 2025

Wednesday, August 20, 2025

Prepared For Forest Creek CDD Board Of Supervisors

19 Items Identified



Item 1

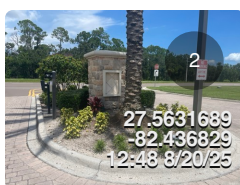
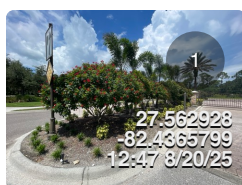
Assigned To: Yellowstone Landscaping

Landscaping lights still need to be reset where the new foxtail palms were installed by the entrance.

Item 2

Assigned To: Yellowstone Landscaping

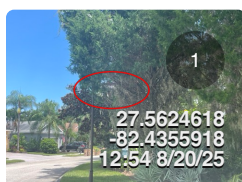
A proposal has been provided to install mulch at the entry medians.



Item 3

Assigned To: Yellowstone Landscaping

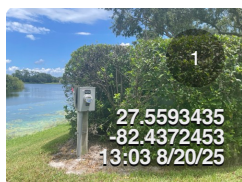
The new Jasmine at the entrance look like they're getting trimmed instead of filling in.



Item 5

Assigned To: Yellowstone Landscaping

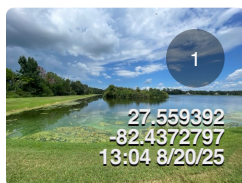
Clear the Cedar limbs away from the sign at the north end of Forest Creek Trl.



Item 6

Assigned To: Yellowstone Landscaping

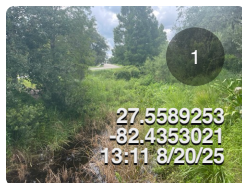
Please provide a proposal for two Viburnum in front of the power meter on Old Florida Ln.



Item 7

Assigned To: Solitude

Planktonic and Filamentous algae washing up on the south bank of pond 3 is being treated.

**Item 8**

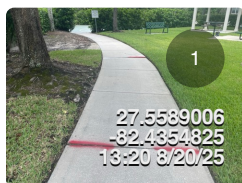
Assigned To: Solitude

A stormwater system review was conducted on 8/20/25, many overgrown stormwater ditches will be thoroughly treated to improve water flow.

**Item 9**

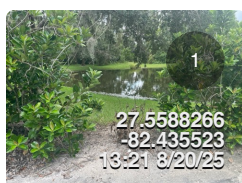
Assigned To: Yellowstone Landscaping

Two new limbs are growing where one was broken off on the Jatropha by the clubhouse.

**Item 10**

Assigned To: Inframark

The sidewalk grinds and panel replacements will be resumed on September 8.

**Item 11**

Assigned To: Yellowstone Landscaping

One of the new Viburnum that was planted by the basketball court has died and needs to be replaced under warranty.

**Item 12**

Assigned To: Yellowstone Landscaping

Soil needs to be filled in around the valve box on Forest Creek Trail and the cone/flags need to be removed.

**Item 13**

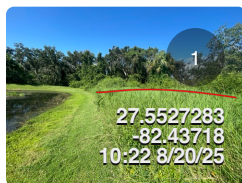
Assigned To: Yellowstone Landscaping

Weeds sprouting up in the mulch at Natures Reach playground need to be treated.

**Item 14**

Assigned To: Yellowstone Landscaping

The limbs encroaching over the stormwater swales along the west boundary of the property need to be cut back.



Item 15

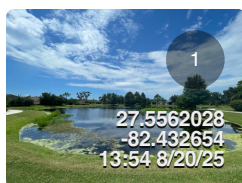
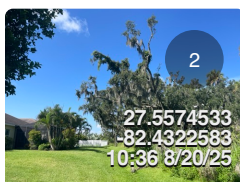
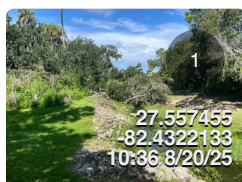
Assigned To: Yellowstone Landscaping

Weeds/sawgrass from the conservation area has encroached over the irrigation heads and maintained turf by pond 12 and needs to be pushed back.

Item 16

Assigned To: Reverdecer

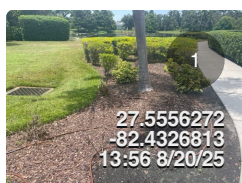
Removal of the fallen tree in the stormwater ditch and trimming of the limbs over the swale at the end of Harvest Grove Pl has been approved and is scheduled for 8/22/25, weather permitting.



Item 17

Assigned To: Solitude

Pond 15 has overgrown Primrose Willow and Alligator weed that will be treated.



Item 18

Assigned To: Yellowstone Landscaping

6 Arboricolas have died off by the dog park and need to be replaced. Provide a proposal if these are not under warranty.



Item 19

Assigned To: Yellowstone Landscaping

Proposal requested for Jasmine over the drip lines at the Red Rooster Dr entrance.



Item 20

Assigned To: Solitude

The Hydrilla in pond 5 have been treated and are floating to the surface before deteriorating.

Operation Manager September Report- Forest Creek

Two Weeks and two days I have been back at forest creek after Rotator Cuff Surgery. I was able to have Two meetings With Jeff Johnson before I came back that were very Productive.

Hoover pumping system / ongoing communication with Irrigation Repairs

Fit Rev – New Treadmill will be installed by end of September

Solitude Report/ Tech on sight/Meetings

Door King / working with Dale on older systems

Door King / Dale adjustments made on pool gate

0 Fobs Sold 4 Window Stickers sold /Hold on ordering new Fobs

Yellow Stone Weekly Meeting Supplies. Irrigation Repairs by memorial park mike/Alvarez.

Weather has been a hold up Lately . Irrigation foreman Mike Pardice will be back mid /sept.

working with Residents on pool rules with Lighting /Thunder / Kids Play Ect.

On going meetings with Walter on updates for Mechanical systems and day to day Operations .

On going system work with Envera ,

**Proposal #: 549015**

Date: 8/7/2025

From: Guillermo Alvarez Manuel

Proposal for
Forest Creek CDD

Brian Oatman
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
boatman@inframark.com

LOCATION OF PROPERTY

4603 Forest Creek Trl
Parrish, FL 34219

Amenities Parking Mulch

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Mulch Installation Labor			\$1,560.00
Coco Brown Mulch bag(s)	450	\$6.00	\$2,700.00

This proposal is to install mulch as follows:

- Remove old mulch and install new in areas highlighted in "Yellow"
- Grade so mulch flows away from sidewalk and pavement and into grass (in areas with grass)
- 450 bags is approximately 30yds at 2" depth

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

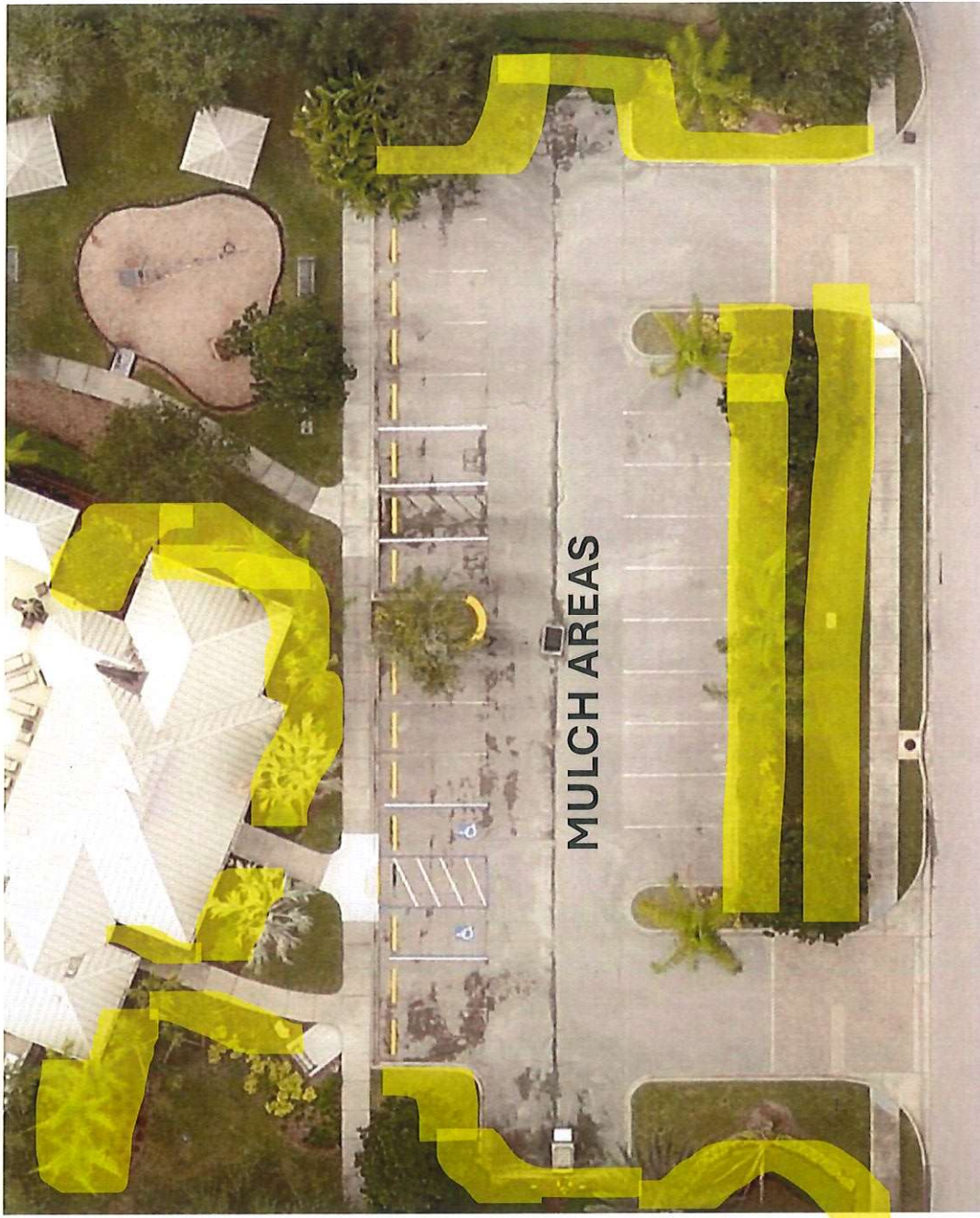
Forest Creek CDD

Subtotal	\$4,260.00
Sales Tax	\$0.00
Proposal Total	\$4,260.00

THIS IS NOT AN INVOICE

Clubhouse Mulch Refresh

- Prep area – rake and remove old mulch
- Grade so water flows away from sidewalk and pavement into grass
- Leave existing plants
- Adjust irrigation as required



**Proposal #: 590159**

Date: 8/7/2025

From: Guillermo Alvarez Manuel

Proposal for
Forest Creek CDD

Brian Oatman
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
boatman@inframark.com

LOCATION OF PROPERTY

4603 Forest Creek Trl
Parrish, FL 34219

Entry Island Mulch

DESCRIPTION	QTY	AMOUNT
Mulch Installation Labor		\$650.00
Mulch Bag(s)	225	\$1,350.00

This proposal is to install 225 bags (15yds at 2in) at the 301 entry islands "newly installed landscape"

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$2,000.00
Sales Tax	\$0.00
Proposal Total	\$2,000.00

THIS IS NOT AN INVOICE

**Proposal #: 595085**

Date: 8/25/2025

From: Guillermo Alvarez Manuel

Proposal for
Forest Creek CDD

Brian Oatman
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
boatman@inframark.com

LOCATION OF PROPERTY

4603 Forest Creek Trl
Parrish, FL 34219

Mulch in Entry Island(s) and Clubhouse

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Old Mulch removal Labor and Dump Fee(s)			\$1,400.00
Mulch Yards and Installation	50	\$65.00	\$3,250.00

This proposal is to remove old mulch at clubhouse parking lot (to avoid new mulch washout during rain) and install much at 301 entry island(s) and clubhouse (attached will be the map with request areas)

Terms and Conditions: Signature below authorizes Yellowstone to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$4,650.00
Sales Tax	\$0.00
Proposal Total	\$4,650.00

THIS IS NOT AN INVOICE

**Proposal for
Forest Creek CDD**

Brian Oatman
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
boatman@inframark.com

LOCATION OF PROPERTY

4603 Forest Creek Trl
Parrish, FL 34219

Red Rooster Sod & Irrigation

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Time to Remove Mulch, Prep & Install Floratam	8	\$65.00	\$520.00
Floratam SOD (Pieces)	100	\$5.25	\$525.00
Time To Convert Irrigation	12	\$70.00	\$840.00
1/2" Flex Pipe (100ft)	1	\$122.00	\$122.00
6" Hunter Pro Sprays	8	\$14.00	\$112.00
MISC Irrigation Materials	1	\$85.00	\$85.00

this proposal is to convert drip to 6" Spray heads, remove mulch, and install Floratam at Red Rooster entrance

Terms and Conditions: Signature below authorizes Yellowstone Landscape to perform work as described in this proposal and verifies that the prices and specifications are hereby accepted. This quote is firm for 30 days and change in plans or scope may result in a change of price. All overdue balances will be charged a 1.5% a month, 18% annual percentage rate.

Limited Warranty: Plant material is under a limited warranty for one year. Transplanted material and/or plant material that dies due to conditions out of Yellowstone Landscape's control (i.e., Act of God, vandalism, inadequate irrigation due to water restrictions, etc.) shall not be included in the warranty.

AUTHORIZATION TO PERFORM WORK:

By _____

Print Name/Title

Date _____

Forest Creek CDD

Subtotal	\$2,204.00
Sales Tax	\$0.00
Proposal Total	\$2,204.00

THIS IS NOT AN INVOICE

GatePros PROPOSAL

(941) 776-0857 fax

PROPOSAL SUBMITTED TO Forest Creek	PHONE	DATE 8/13/2025
STREET	JOB NAME Long Range Reader Replacement	
CITY, STATE, ZIP CODE	JOB LOCATIONS Kingsfield Lakes Entrance	
ARCHITECT CJK	DATE OF PLANS	JOB PHONE

TOTAL

AWID LR3000 Long Range Reader	1	\$3,800.00	\$3,800.00
Labor	1	\$375.00	\$375.00

TOTAL	\$4,175.00
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We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of

Due to the world CoVid 19 Shutdown, The US manufacturing has extended delays of several weeks and expected to continue for several months. Please allow ample time between contract and installation in panning your schedule.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

BILLING ADDRESS:

Email To:

Fax To:

NOTE: This proposal may be withdrawn by us if not accepted within 30 days. Thank you.

Acceptance of Proposal---- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature

Printed Name _____

Date of Acceptance

Desired Start Date: