

# *Forest Creek Community Development District*

**January 8, 2026**

## **Agenda Package**

### **TEAMS MEETING INFORMATION**

**Meeting ID:** 234 158 883 74 **Passcode:** Vp9qt7Ws  
**Call-in (audio only)** +1 646-838-1601 **Phone Conference ID:** 875 131 365

11555 HERON BAY SUITE 201  
CORAL SPRINGS, FLORIDA 33076

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

# FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

## Board of Supervisors

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

## District Staff

Mark Vega, District Manager  
Michelle Reiss, District Counsel  
Phil Chang, District Engineer  
Brian Oatman, Operations Manager  
Jason Liggett, Field Manager  
Ruben Nesbitt, Accountant  
Catalina Martinez, District Admin Assistant

## REGULAR MEETING AGENDA

**Thursday, January 8, 2026, at 1:00 p.m.**

**Meeting ID: 234 158 883 74 Passcode: Vp9qt7Ws**

**Call-in (audio only) +1 646-838-1601 Phone Conference ID: 875 131 365**

- 
- 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 Supervisors' Meeting held December 11, 2025
    - B. Financial Statements for October and November of 2025
    - C. Expenditure Report Update for October 1, 2024, to September 30, 2025 *(to be distributed separately)*
    - D. Expenditure Report for October 1, 2025, to November 30, 2025 *(to be distributed separately)*
    - E. Ratification of Empire Electrical Contracting Inc., Proposals
      - i. Radar Sign Installation - \$750.00
      - ii. Camera Outlets at the Clubhouse - \$7,800.00
    - F. Ratification of Yellowstone Proposal
      - i. Dead Patch Replacement(s) #641374 - \$1,560.00
  - 5. New Business**
    - A. Discussion of Envera Monitoring Contract
    - B. Initiation of FY 2026 Auditor Selection
    - C. Consideration of Resolution 2026-04 Designation of Valley Bank as the Public Depository for the Forest Creek
    - D. Consideration of Yellowstone Proposals:
      - i. Viburnum Replacement by Old Cypress Cove #641386 - \$323.50
    - E. Consideration of Mike's Sign Proposal
      - i. To procure, paint and install three Radar Sign Poles *(to be distributed separately)*
  - 6. Old Business**
  - 7. Staff Reports**
    - A. Aquatic Services Report
      - i. Advanced Aquatic Report
    - B. Landscape Services
      - i. Field Inspection Report
      - ii. Yellowstone Report
    - C. District Counsel
    - D. District Engineer
      - i. Discussion of Paving RFP and Board Approval Pending District Attorney Review
    - E. Operations Manager
      - i. Operations Report
    - F. District Manager
      - i. Update on Action Item to Follow-Up on Arbitrage Engagement Questions
      - ii. Update on Update of Contact List with Envera
      - iii. Confirmation that the Summer Lake Fence is an Egis Covered Property Item
  - 8. Supervisor Requests**
  - 9. Adjournment**

*The next meeting is scheduled to be held on February 12, 2026, at 1:00 p.m.*

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

Meeting Room:  
Forest Creek CDD Clubhouse  
11685 Old Florida Lane  
Parrish, FL. 34219  
Page 2



# **Forest Creek Community Development District Waterway Inspection Report**

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
12/16/2025

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





## Site Assessments

### Pond 1

#### **Comments:**

Site Looks Good

Pond 1 looks good overall, a minimal amount of Torpedograss was treated recently and positive results from treatment were seen. Some of the native plants are still showing some damage from the previous vendor, the majority of these may bounce back.



### Pond 2

#### **Comments:**

Site Looks Good

The water level has remained low. While the water is low the exposed sediment was treated for shoreline weeds and Torpedograss. No issues were observed with algae, submersed weeds, or shoreline weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Pond 3

#### Comments:

Site Looks Good

Vallisneria, Hydrilla, and algae all show a reduction from previous treatments. The Alligator weeds and Torpedograss around the shoreline perimeter were also previously targeted for treatment and show positive results. Treatments will continue to target these to further reduce.



### Pond 4

#### Comments:

Site Looks Good

The water level on pond 4 has continued to drop. While the water level remains low the exposed sediment will continue to be targeted for treatment of shoreline weeds. No issues were observed with algae, submersed weeds or shoreline weeds. Previous treatments have targeted Alligator weeds and positive results were seen.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Pond 5

#### Comments:

Site Looks Good

Alligator weed and Torpedograss were previously targeted for treatment. Positive results and a reduction were observed. A minimal amount of Torpedograss remains and is showing signs of a recent treatment. No issues were observed with algae or submersed weeds.



### Pond 6

#### Comments:

Treatment in Progress

Improvements have continued to be seen on pond 6. The littoral shelf area of the pond has continued to be targeted for invasive growth and positive results can be seen. The remaining growth in the littoral area will continue to be targeted until further reduced. The shoreline perimeter has also shown positive results from shoreline weed and alligator weed treatments.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





## Site Assessments

### Pond 7

#### Comments:

Site Looks Good

The vines and Alligator weed were targeted for treatment previously and positive results were observed. No issues were present with algae, submersed weeds, or shoreline weeds.



### Pond 8

#### Comments:

Treatment in Progress

Treatments have continued to target submersed weeds and algae on this pond. A reduction in both were observed during this inspection. Treatments will continue to target these until further reduced.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Pond 9

#### Comments:

Site Looks Good

A minimal amount of Alligator weed and Torpedograss were previously targeted for treatment and positive results were seen in their reduction. No issues were observed on this pond with algae, submersed weeds, or shoreline weeds.



### Pond 10

#### Comments:

Site Looks Good

Pond 10 looks great. The previously treated Alligator weed and Torpedograss have been reduced. No issues were observed with algae, submersed weeds, or shoreline weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





## Site Assessments

### Pond 11

#### Comments:

Site Looks Good

Alligator weed was previously targeted for treatment and positive results were seen. The remaining Alligator weed is in a state of decay and will continue to reduce. No issues were observed with algae, submersed weeds, or shoreline weeds. The water level is currently low.



### Pond 12

#### Comments:

Treatment in Progress

The littoral shelf area of this pond has continued to receive treatments for Alligator weed, Torpedograss, Primrose Willow, and other invasive vegetation. Improvements have been seen and will continue as treatments further reduce these invasive growths. The shoreline perimeter was targeted for Alligator weed and positive results were observed.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



## Site Assessments

### Pond 13

#### Comments:

Site Looks Good

A minimal amount of Alligator weed was treated previously and positive results from treatment were seen. No issues were observed with algae, submersed weeds, or shoreline weeds. A very minimal protein film was observed on the pond in the eastern end. This will dissipate with a little wind action on the water surface and presents no issues.



### Pond 14

#### Comments:

Site Looks Good

Pond 14 looks great after previous treatments have targeted Algae, Vallisneria, Alligator weed, and Torpedograss. All of these have been reduced. No issues were observed on the pond with algae, submersed weeds, or shoreline weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Pond 15

#### Comments:

Site Looks Good

Alligator Weed, Primerose, Torpedograss, and other invasive grasses were targeted for treatment and positive results were observed. The remaining invasive vegetation on this pond is decaying and will continue to reduce.



### Pond 16

#### Comments:

Site Looks Good

The shoreline perimeter was previously treated for Alligator Weed and Smartweed and positive results continue to be seen. No issues were observed with algae, submersed weeds, or shoreline weeds. The remaining invasive vegetation on this pond is decaying and will continue to reduce.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





## Site Assessments

### Pond 17

#### Comments:

Site Looks Good

A minimal amount of Alligator weed and Torpedograss was treated on this pond recently and positive results from treatment can be seen. No issues were observed with algae, submersed weeds, or shoreline weeds.



### Pond 18

#### Comments:

Treatment in Progress

Alligator weed growth has continued to be targeted for treatment on this pond. This growth has been reduced. The remaining amount is currently decaying. Treatments will continue to target any new growth. No issues were observed with algae, submersed weeds, or shoreline weeds.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Pond 19

#### **Comments:**

Site Looks Good

Alligator Weed and Torpedograss were targeted for treatment. Both are deacying and will continue to be targeted for new growth. No other issues were observed and pond 19 looks good overall.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Ditch 32

**Comments:**

Normal Growth Observed

Majority of the ditch is full of vegetation and will be targeted for treatment.

Weir is free and clear of vegetation.



### Ditch 24

**Comments:**

Normal Growth Observed

Ditch 24 is mostly free and clear of vegetation and the Duck Weed will remain.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





## Site Assessments

### Ditch 25

#### Comments:

Treatment in Progress

Treatments have begun to target Primrose Willow, Alligator Weed, Caesar Weed, and Vines. A reduction was observed but treatments will continue to target these species to further reduce.



### Ditch 26

#### Comments:

Treatment in Progress

Primrose Willow, invasive grasses, vines, and Alligator Weed were targeted for treatment. Invasive vegetation has been reduced but more still remains. Treatments will continue to focus on these invasive species to further reduce.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Ditch 27

#### **Comments:**

Site Looks Good

Ditch 27 has continued to look great after treatments have targeted Alligator weed, Torpedograss, and other invasive vegetation. New invasive growth will be targeted for treatment. Water is free to flow in and out of this ditch.



### Ditch 29

#### **Comments:**

Site Looks Good

Ditch 29 has continued to look great after treatments have targeted Alligator weed, Torpedograss, and other invasive vegetation. New invasive growth will be targeted for treatment. Water is free to flow in and out of this ditch.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Ditch 23

#### Comments:

Site Looks Good

A minimal amount of Alligator Weed, Primrose, and Torpedograss are present along with the Native vegetation in this ditch.

A removal of the native vegetation and sediment is highly recommended.



### Ditch 30

#### Comments:

Site Looks Good

No current concerns with ditch 30 at this time.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621





# **Forest Creek Community Development District Wetlands/Preserve Inspection Report**

---

**Reason for Inspection:**  
Quality Assurance

**Inspection Date:**  
12/16/2025

**Prepared by:**

Jacob M. Adams, Project Manager & Biologist

[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

1-800-491-9621



## Site Assessments

### Wetland 20

#### Comments:

Site Looks Good

Previous treatments have targeted invasive grasses around this island site. Positive results have been seen from these treatments.

Advanced is only targeting grasses around the perimeter of the wetland, per the direction given by the CDD.



### Wetland 21

#### Comments:

Normal Growth Observed

Treatments for Torpedograss, Dog Fennel, Ceasar Weed, and Primrose Willow have continued and positive results continue to be seen. Remaining invasives observed were Primrose, Thistle, Camphorweed, and invasive grasses. Theses will be targeted for treatment during the upcoming visits.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Wetland 22

**Comments:**

Normal Growth Observed

Caesar Weed was previously treated along the edge of this site. Positive results have been observed from this treatment and only a minimal amount of Caesar Weed remains. Treatments will continue to target this growth.



### Preserve 34

**Comments:**

Site Looks Good

Caesar Weed, Primrose, and Vines show positive results from treatment. These and other invasive species will continue to be targeted to further reduce. An abundance of native ferns are on this site.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





## Site Assessments

### Preserve 35

**Comments:**

Site Look Good

Previous treatments have targeted invasive growth of Caesar weed and vines. Positive results from these treatments continue to be seen. Treatments will continue to reduce these growths and target any new growth observed.



### Preserve 33

**Comments:**

Normal Growth Observed

Invasive vines, grasses, and Caesar Weed were targeted for treatment. Positive results from this treatment were observed. Treatments will continue to target these species and other species to further reduce invasive coverage.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Preserve 36

**Comments:**

Site Looks Good

This site looks great. Caesar weed and invasive grasses were treated previously and no issues were observed.



### Preserve 30

**Comments:**

Normal Growth Observed

Previous treatment signs can be seen. Primrose, vines, Brazilian Pepper and Caesar weeds were some of the invasive vegetation targeted for treatment. Treatments will continue to target invasive growth.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621



## Site Assessments

### Preserve 29

**Comments:**

Site Looks Good

Caesar Weed and vines both show positive results from the recent treatment. Brazilian Pepper trees were observed and will be targeted for treatments during the upcoming visits.



### Preserve 28

**Comments:**

Normal Growth Observed

Invasive grasses, vines, and Caesar Weed were targeted for treatment previously. Positive results from treatment were seen and new growth will continue to be targeted for treatment.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa  
1-800-491-9621





## Site Assessments

### Preserve 31

#### Comments:

Treatment in Progress

Caesar weed and invasive vines were targeted for treatment recently. Positive results from this treatment were observed. Caesar Weed, Vines, and Brazilian Peppers still remain and will continue to be targeted for treatment to further reduce invasive coverage.



### Preserve 37

#### Comments:

Site Looks Good

This site continues to look good, with minimal to none invasive growth present.



[www.AdvancedAquatic.com](http://www.AdvancedAquatic.com)  
[lakes@advancedaquatic.com](mailto:lakes@advancedaquatic.com)

292 S. Military Trail, Deerfield Beach, FL 33442

Locations in: Deerfield Beach, Fort Myers, Port St. Lucie, and Clearwater/Tampa

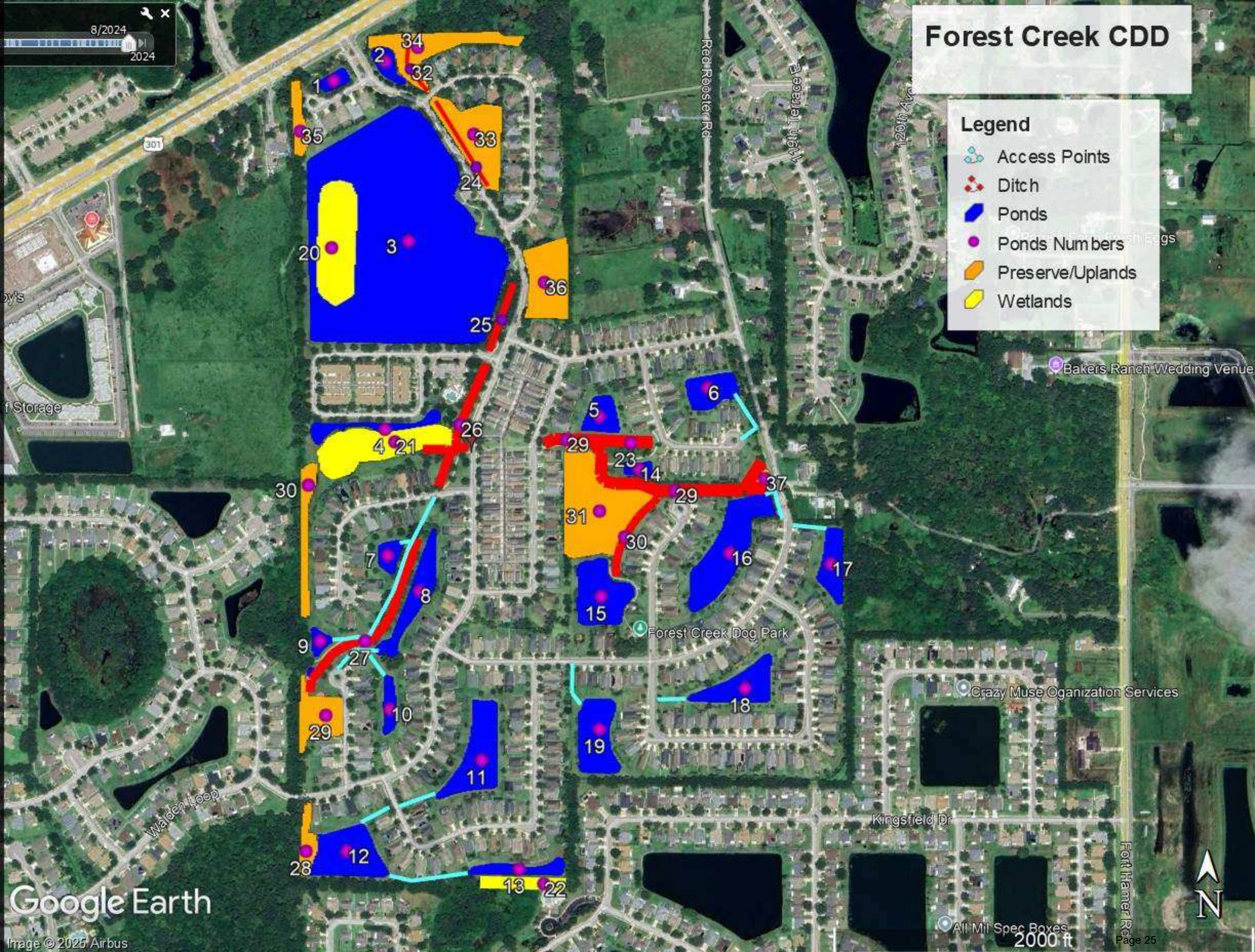
1-800-491-9621



# Forest Creek CDD

## Legend

- Access Points
- Ditch
- Ponds
- Ponds Numbers
- Preserve/Uplands
- Wetlands





**Archived:** Thursday, January 1, 2026 3:59:48 PM

**From:** [Oatman, Brian](#)

**Sent:** Wed, 31 Dec 2025 15:23:08 +0000Authentication

**To:** [Martinez, Catalina](#)

**Cc:** [Slaughter, Mona](#)

**Subject:** OPERATION MANAGER REPORT/DECEMBER

**Sensitivity:** Normal

---

- 1.) Christmas club house events , lights , Decorations , Charity fundraisers .
- 2.) Hoover pumping completed two projects new float system , and new Header system with new piping. No Trees removed for this project . A new power feed from the meter box is still needed .
- 3.) Meeting with Mike Signs for 3 new Traffic Poles and also( Old signs Parrish) by club house .
- 4.) Meeting With Empire Electrical on new Blink camara system locations Lay out for Club House with Walter and Mike from Empire.
- 5.) Meeting With Guillermo Alvarez from Yellow Stone on Projects and updates . Review Holiday Schedule for Forest Creek .
- 6.) Ongoing Envera Issues for club House . Hope to meet with New Tech soon.
- 7.) Sold 5 Windshield Tags & 4 Fobs



**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, December 11, 2025, at 1:03 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
Doug Roper	Assistant Secretary

Also present were:

Mark Vega	District Manager, Inframark
Heather Jackson	District Manager, Inframark
Brian Oatman	Operations Manager, Inframark
Jason Liggett	Field Manager, Inframark on Teams
Ruben Nesbitt	Accountant, Inframark on Teams
Jason Jaszak	Advanced Aquatic
Guillermo Alvarez	Yellowstone
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**

- Mr. Vega called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Opening Prayer**

- Mr. Kuehn led the meeting in prayer.

**THIRD ORDER OF BUSINESS**

**Audience Comments**

- Resident comments received.

**FOURTH ORDER OF BUSINESS**

**Approval of the Consent Agenda**

- A. Consideration of the Minutes of the Board of Supervisors’ Meeting held November 13, 2025
- B. Consideration of Financial Statements for October 2025 (to be distributed separately)
- C. Consideration of Expenditure Report for October 2025 (to be distributed separately)
- D. Ratification of Hoover Pumping Systems Proposals
  - i. Service for Well Refill Discharge Header Rebuild #SPN104311.0 - \$11,247.62
  - ii. Service for Lake Water Level Float Replacement #SPN104235.0 - \$1,426.01

**E. Ratification of Yellowstone Irrigation Proposals**

- i. **Irrigation Repairs #636768 - \$1,826.14**
- ii. **Minor Irrigation Repairs during Inspection #618111 - \$183.11**
- iii. **Zone 14 and 15 Valve Replacements #622700 - \$1,701.01**

On MOTION by Mr. Wolf, seconded by Mr. O'Hair, with all in favor, the Consent agenda was approved as amended below. 5-0

**B. &C.: October Financial and Expenditure Reports to be presented at the January meeting**

**D. i & ii: Code to "Reserve Find"**

**E. i, ii, & iii: Code to "Other Physical Environment - R&M-Other Irrigation"**

A discussion on the financial system ensued. Mr. Vega, District Manager took an action to send sample financial reports to the Board. Ms. Jackson will accomplish all invoice approvals going forward with only non-recurring approvals including the Operations Manager.

**FIFTH ORDER OF BUSINESS****New Business****A. Discussion of Arbitrage Engagement**

- Mr. Vega briefed the various Arbitrage Engagement letters and took an action to contact Arbitrage Rebate Consultants to provide proposals to prepare arbitrage calculations for the annual periods:
  - August 13, 2023 to August 14, 2024 for the Series 2013 Bond,
  - February 11, 2022 to February 11, 2024 for the Series 2016 Bond, and for each annual period thereafter for \$400.00 per annual calculation invoiced annually.

**B. Resolution 2026-03 FY26 Budget Amendment**

- A discussion ensued on the need to amend the adopted FY26 budget to move budget amounts between different cost accounts based on information garnered since the budget was adopted in August. There would be no change to the overall bottom line or any change to assessments.

On Motion by Mr. Wolf, seconded by Mr. Kuehn, with all in favor of Resolution 2026-03, a resolution to amend the FY26 budget was adopted. 5-0

- The amended budget to be posted on the Forest Creek CDD website.

**SIXTH ORDER OF BUSINESS****Old Business****A. There was no Old Business****SEVENTH ORDER OF BUSINESS****Staff Reports****A. Aquatic Services Report**

- i. **Advanced Aquatic Treatment Report**

- Mr. Jasczak briefed each pond and in detail. Overall, good improvement in all areas and treatments will continue.
  - Mr. Jasczak estimated \$2,900 to remove surface algae from Pond 3 but would require recurring removal often depending on the weather.
  - Mr. Jasczak briefed a better approach would be to do a Pond 3 water and sediment test to determine the contribution to algae development by the nutrients in the water and being released by sediment. He will provide a proposal in January.

**B. Landscape Services**

- i. Field Inspection Report
- Mr. Liggett reviewed the monthly report in detail and answered Board questions.
- ii. Yellowstone Report
- iii. Site Masters Harvest Grove Irrigation Leak Repair Proposal - \$4,200

On MOTION by Mr. Wolf, seconded by Mr. O'Hair, with all in favor, Site Masters Proposal to repair the irrigation leak on Harvest Grove for \$4,200 from Other Physical Environment - R&M-Other Irrigation was approved. 5-0

- Mr. Wolf will ask Site Masters to separate the invoice between the repair itself and the sidewalk panel replacements.

**C. District Counsel**

**D. District Engineer**

**E. Operations Manager**

- i. Operations Report
- Mr. Oatman briefed the Operations Report and answered Board questions.

**F. District Manager**

- Mr. Vega will coordinate with the Manatee Count Sherrif Office for continued patrols in December.

**EIGHTH ORDER OF BUSINESS**

**Supervisor Requests**

**NINTH ORDER OF BUSINESS**

**Adjournment**

There being no further business to come before the Board,

On MOTION by Mr. Kuehn seconded by Mr. Kuehn, with all in favor, the meeting was adjourned at 3:00 p.m. 5-0

---

Chairman / Vice Chairman



**Forest Creek  
Community Development District**

**Financial Report**

**November 30, 2025**

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page</b>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 4
Reserve Fund .....	5
Series 2013 Debt Service Fund .....	6
Series 2016 Debt Service Fund .....	7
 <b><u>SUPPORTING SCHEDULES</u></b>	
Assessment Summary .....	8
Cash and Investment Report .....	9
Bank Reconciliation .....	10
Check Register .....	11

**Forest Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**October 31, 2025**



**Balance Sheet**  
November 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	\$ 1,797,520	\$ -	\$ -	\$ -	\$ 1,797,520
Due From Other Funds	-	1,331,036	78,217	77,055	1,486,308
Investments:					
Prepayment Account	-	-	143	3,961	4,104
Reserve Fund	-	-	68,219	79,535	147,754
Revenue Fund	-	-	42,162	21,222	63,384
Prepaid Items	9,403	-	-	-	9,403
Deposits	3,911	-	-	-	3,911
<b>TOTAL ASSETS</b>	<b>\$ 1,810,834</b>	<b>\$ 1,331,036</b>	<b>\$ 188,741</b>	<b>\$ 181,773</b>	<b>\$ 3,512,384</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 56,841	\$ -	\$ -	\$ -	\$ 56,841
Accrued Expenses	1,058	-	-	-	1,058
Sales Tax Payable	20	-	-	-	20
Due To Other Funds	1,472,870	-	-	-	1,472,870
<b>TOTAL LIABILITIES</b>	<b>1,530,789</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,530,789</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Prepaid Items	9,403	-	-	-	9,403
Deposits	3,911	-	-	-	3,911
<b>Restricted for:</b>					
Debt Service	-	-	188,741	181,773	370,514
<b>Assigned to:</b>					
Operating Reserves	176,925	-	-	-	176,925
Reserves - Capital Projects	-	276,716	-	-	276,716
<b>Unassigned:</b>	<b>89,806</b>	<b>1,054,320</b>	<b>-</b>	<b>-</b>	<b>1,144,126</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 280,045</b>	<b>\$ 1,331,036</b>	<b>\$ 188,741</b>	<b>\$ 181,773</b>	<b>\$ 1,981,595</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,810,834</b>	<b>\$ 1,331,036</b>	<b>\$ 188,741</b>	<b>\$ 181,773</b>	<b>\$ 3,512,384</b>

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b>REVENUES</b>				
Interest - Investments	\$ 21,274	\$ 10,937	51.41%	\$ 5,448
Clubhouse Rentals	750	47	6.27%	-
Interest - Tax Collector	-	106	0.00%	-
Special Assmnts- Tax Collector	745,761	14,459	1.94%	14,459
Special Assmnts- Discounts	(29,830)	(562)	1.88%	(562)
Other Miscellaneous Revenues	100	-	0.00%	-
Resident FOBs	835	37	4.43%	-
Resident Gate Tags	2,250	225	10.00%	-
<b>TOTAL REVENUES</b>	<b>741,140</b>	<b>25,249</b>	<b>3.41%</b>	<b>19,345</b>

**EXPENDITURES****Administration**

P/R-Board of Supervisors	12,000	800	6.67%	-
FICA Taxes	919	61	6.64%	-
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	12,000	700	5.83%	700
ProfServ-Legal Services	10,000	1,147	11.47%	1,147
ProfServ-Mgmt Consulting	70,306	11,718	16.67%	5,859
ProfServ-Property Appraiser	11,186	208	1.86%	208
ProfServ-Trustee Fees	9,375	-	0.00%	-
Auditing Services	4,400	-	0.00%	-
Postage and Freight	200	15	7.50%	8
Insurance - Property	14,343	13,590	94.75%	-
Insurance - General Liability	3,920	4,420	112.76%	-
Public Officials Insurance	3,208	3,208	100.00%	-
Volunteer Insurance	850	1,500	176.47%	-
Legal Advertising	600	-	0.00%	-
Misc-Assessment Collection Cost	11,186	208	1.86%	208
Bank Fees	1,700	-	0.00%	-
Website Hosting	1,538	-	0.00%	-
Miscellaneous Expenses	1,500	30	2.00%	30
Annual District Filing Fee	175	175	100.00%	-
<b>Total Administration</b>	<b>171,606</b>	<b>37,780</b>	<b>22.02%</b>	<b>8,160</b>

**Public Safety**

Contracts-Gates	1,975	-	0.00%	-
Gate Internet Services	1,860	310	16.67%	155

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
Gate Call Box Cell Phones	1,560	236	15.13%	124
R&M-Signage	900	300	33.33%	300
R&M-Gates	3,000	4,520	150.67%	4,325
R&M-Gate Security	500	-	0.00%	-
Security System Monitoring	4,045	672	16.61%	336
Resident Gate Tags	3,600	-	0.00%	-
<b>Total Public Safety</b>	<b>17,440</b>	<b>6,038</b>	<b>34.62%</b>	<b>5,240</b>
<b><u>Law Enforcement</u></b>				
Deputy Services	8,000	-	0.00%	-
<b>Total Law Enforcement</b>	<b>8,000</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Other Physical Environment</u></b>				
Contracts-Landscape	193,240	31,268	16.18%	15,634
Contracts-Mulch	6,000	-	0.00%	-
Contracts-Aquatics	51,360	8,060	15.69%	4,030
Contracts-Irrigation Pump	3,185	-	0.00%	-
Contracts-Palm Health	1,540	-	0.00%	-
Utility - Water & Sewer	5,802	692	11.93%	13
Utility - Electric	58,316	7,755	13.30%	4,379
R&M-Aeration	5,000	-	0.00%	-
R&M-Other Landscape	31,750	3,400	10.71%	-
R&M-Stormwater System	2,500	640	25.60%	-
R&M-Deep Well Pump & Float	100	-	0.00%	-
R&M-Irrigation Pump	5,000	1,858	37.16%	-
R&M-Other Irrigation	22,000	8,120	36.91%	2,390
<b>Total Other Physical Environment</b>	<b>385,793</b>	<b>61,793</b>	<b>16.02%</b>	<b>26,446</b>
<b><u>Contingency</u></b>				
Misc-Contingency	1,729	-	0.00%	-
<b>Total Contingency</b>	<b>1,729</b>	<b>-</b>	<b>0.00%</b>	<b>-</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>
<b><u>Parks and Recreation</u></b>				
Contracts-On-Site Management	75,345	12,558	16.67%	6,279
Contracts-Fitness Equipment	500	105	21.00%	-



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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
Contracts-HVAC	490	-	0.00%	-
Contracts-Fire Exting. Insp.	300	-	0.00%	-
Contracts-Pest Control	250	-	0.00%	-
Contracts-Pool/Spa Geothermal	1,180	-	0.00%	-
Contracts-Pool & Spa	14,500	2,600	17.93%	1,300
Clubhouse Internet, TV, Phone	4,092	682	16.67%	341
R&M-Air Conditioning	1,000	-	0.00%	-
R&M-Clubhouse	1,500	280	18.67%	-
R&M-Fence	100	-	0.00%	-
R&M-Fitness Equipment	2,100	338	16.10%	338
R&M-Golf Cart	2,000	-	0.00%	-
Repairs & Maintenance	1,700	-	0.00%	-
R&M-Pool/Spa Geothermal	8,000	552	6.90%	552
R&M-Dog Park	500	-	0.00%	-
Pool & Spa Maintenance	13,000	813	6.25%	-
Misc-Alarm Fee	115	-	0.00%	-
Pool and Spa Permits	375	-	0.00%	-
Clubhouse Fobs	800	-	0.00%	-
Main Gate Holiday Decorations	7,925	3,963	50.01%	3,963
Op Supplies - General	4,600	-	0.00%	-
<b>Total Parks and Recreation</b>	<b>140,372</b>	<b>21,891</b>	<b>15.59%</b>	<b>12,773</b>
<b>TOTAL EXPENDITURES</b>	<b>741,140</b>	<b>127,502</b>	<b>17.20%</b>	<b>52,619</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(102,253)	0.00%	(33,274)
Net change in fund balance	\$ -	\$ (102,253)	0.00%	\$ (33,274)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>382,298</b>	<b>382,298</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 382,298</b>	<b>\$ 280,045</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	237,634	4,607	1.94%	4,607
Special Assmnts- Discounts	(9,504)	(179)	1.88%	(179)
<b>TOTAL REVENUES</b>	<b>228,130</b>	<b>4,428</b>	<b>1.94%</b>	<b>4,428</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	3,565	66	1.85%	66
Misc-Assessment Collection Cost	3,565	66	1.85%	66
<b>Total Administration</b>	<b>7,130</b>	<b>132</b>	<b>1.85%</b>	<b>132</b>
<b><u>Contingency</u></b>				
Reserve - Capital Projects	221,000	5,710	2.58%	2,150
<b>Total Contingency</b>	<b>221,000</b>	<b>5,710</b>	<b>2.58%</b>	<b>2,150</b>
<b>TOTAL EXPENDITURES</b>	<b>228,130</b>	<b>5,842</b>	<b>2.56%</b>	<b>2,282</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(1,414)	0.00%	2,146
Net change in fund balance	\$ -	\$ (1,414)	0.00%	\$ 2,146
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,332,450</b>	<b>1,332,450</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,332,450</b>	<b>\$ 1,331,036</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 3,500	\$ 582	\$ 844	24.11%	\$ 424
Special Assmnts- Tax Collector	97,966	1,378	1,899	1.94%	1,899
Special Assmnts- Discounts	(3,918)	(60)	(74)	1.89%	(74)
<b>TOTAL REVENUES</b>	<b>97,548</b>	<b>1,900</b>	<b>2,669</b>	<b>2.74%</b>	<b>2,249</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Property Appraiser	1,470	20	27	1.84%	27
Misc-Assessment Collection Cost	1,470	20	27	1.84%	27
<b>Total Administration</b>	<b>2,940</b>	<b>40</b>	<b>54</b>	<b>1.84%</b>	<b>54</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	20,000	-	-	0.00%	-
Interest Expense	46,831	23,416	23,250	49.65%	23,250
<b>Total Debt Service</b>	<b>66,831</b>	<b>23,416</b>	<b>23,250</b>	<b>34.79%</b>	<b>23,250</b>
<b>TOTAL EXPENDITURES</b>	<b>69,771</b>	<b>23,456</b>	<b>23,304</b>	<b>33.40%</b>	<b>23,304</b>
Excess (deficiency) of revenues Over (under) expenditures	27,777	(21,556)	(20,635)	-74.29%	(21,055)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	27,777	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>27,777</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 27,777	\$ (21,556)	\$ (20,635)	-74.29%	\$ (21,055)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>209,376</b>	<b>209,376</b>	<b>209,376</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 237,153</b>	<b>\$ 187,820</b>	<b>\$ 188,741</b>		

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

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 ACTUAL
<b><u>REVENUES</u></b>					
Interest - Investments	\$ 3,500	\$ 582	\$ 846	24.17%	\$ 431
Special Assmnts- Tax Collector	185,612	2,612	3,599	1.94%	3,599
Special Assmnts- Prepayment	-	-	3,961	0.00%	3,961
Special Assmnts- Discounts	(7,425)	(114)	(140)	1.89%	(140)
<b>TOTAL REVENUES</b>	<b>181,687</b>	<b>3,080</b>	<b>8,266</b>	<b>4.55%</b>	<b>7,851</b>
<b><u>EXPENDITURES</u></b>					
<b><u>Administration</u></b>					
ProfServ-Property Appraiser	2,784	38	52	1.87%	52
Misc-Assessment Collection Cost	2,784	38	52	1.87%	52
<b>Total Administration</b>	<b>5,568</b>	<b>76</b>	<b>104</b>	<b>1.87%</b>	<b>104</b>
<b><u>Debt Service</u></b>					
Principal Debt Retirement	105,000	-	-	0.00%	-
Interest Expense	55,161	27,580	32,807	59.47%	32,807
<b>Total Debt Service</b>	<b>160,161</b>	<b>27,580</b>	<b>32,807</b>	<b>20.48%</b>	<b>32,807</b>
<b>TOTAL EXPENDITURES</b>	<b>165,729</b>	<b>27,656</b>	<b>32,911</b>	<b>19.86%</b>	<b>32,911</b>
Excess (deficiency) of revenues Over (under) expenditures	15,958	(24,576)	(24,645)	-154.44%	(25,060)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>					
Contribution to (Use of) Fund Balance	15,958	-	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>15,958</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 15,958	\$ (24,576)	\$ (24,645)	-154.44%	\$ (25,060)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>206,418</b>	<b>206,418</b>	<b>206,418</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 222,376</b>	<b>\$ 181,842</b>	<b>\$ 181,773</b>		



**Forest Creek  
Community Development District**

**Supporting Schedules**

**October 31, 2025**

# Forest Creek

Community Development District

## Monthly Collection Report For the Fiscal Year Ending September 30, 2026

						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 FY2026					\$ 1,266,973	\$ 745,761	\$ 237,634	\$ 97,966	\$ 185,612
Allocation %					100%	58.86%	18.76%	7.73%	14.65%
11/25/2025	\$ 22,901	\$ 954	\$ 354	\$ 354	\$ 24,564	\$ 14,459	\$ 4,607	\$ 1,899	\$ 3,599
TOTAL	\$ 22,901	\$ 954	\$ 354	\$ 354	\$ 22,014	\$ 13,025	\$ 4,071	\$ 1,699	\$ 3,219
% COLLECTED						2%	2%	2%	2%
TOTAL OUTSTANDING					\$ 1,244,960	\$ 732,736	\$ 233,563	\$ 96,267	\$ 182,393

**Cash and Investment Report****November 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%	\$ 48,800
Checking Account - Operating	Valley National	3.83%	\$ 1,748,720
	Subtotal GF		<u>\$ 1,797,520</u>
<b>DEBT SERVICE FUNDS</b>			
Series 2013 Prepayment Fund	US Bank	3.62%	\$ 143
Series 2013 Reserve Fund	US Bank	3.62%	\$ 68,219
Series 2013 Revenue Fund	US Bank	3.62%	\$ 42,162
Series 2016 Prepayment Fund	US Bank	3.62%	\$ 3,961
Series 2016 Reserve Fund	US Bank	3.62%	\$ 79,535
Series 2016 Revenue Fund	US Bank	3.62%	\$ 21,222
	Subtotal DS		<u>\$ 215,242</u> (1)
	Total		<u><u>\$ 2,012,762</u></u>

1) Invested in First American Government

# Bank Account Statement

Forest Creek CDD

Bank Account No. 1228  
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101002 Balance	1,748,719.68	Statement Balance	1,762,333.20
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,748,719.68	Subtotal	1,762,333.20
Negative Adjustments	0.00	Outstanding Checks	-13,613.52
Ending G/L Balance	1,748,719.68	Ending Balance	1,748,719.68

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
11/21/2025	Payment	174	FLORIDA COMMERCE	Check for Vendor V00018			-175.00
11/25/2025	Payment	175	US BANK C/O FOREST CREEK CDD	Check for Vendor V00074			-8,796.30
11/25/2025	Payment	176	US BANK C/O FOREST CREEK CDD	Check for Vendor V00074			-4,642.22
Total Outstanding Checks							-13,613.52



**Forest Creek  
Community Development District**

**Check Register**

**11/1/2025 - 11/30/2025**

•

# FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT

## Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(Sorted by Check / ACH No.)

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

### **GENERAL FUND - 001**

001	100108	11/07/25	LAPENSEE PLUMBING, INC.	523305	FRAME AND GUTTER GRATE RETURN	R&M-Pool/Spa Geothermal	546239-53908	\$19.15
001	100109	11/07/25	INFRAMARK LLC	161798	POSTAGE	Postage and Freight	541006-51301	\$6.66
001	100110	11/07/25	YELLOWSTONE LANDSCAPE	1020552	VIBURNUM AT TRANSFORMER	R&M-Other Landscape	546036-53908	\$400.00
001	100110	11/07/25	YELLOWSTONE LANDSCAPE	1016982	DECODERS AND VALVE REPLACEMENT	IRR REPAIRS	546709-53908	\$5,546.82
001	100111	11/07/25	MCCLATCHY COMPANY LLC	IN32065	LEGAL AD 07/13/25 AND 07/20/25	LEGAL AD	548002-51301	\$1,941.32
001	100111	11/07/25	MCCLATCHY COMPANY LLC	IN52805	LEGAL AD 09/24/25	Legal Advertising	548002-51301	\$141.98
001	174	11/21/25	FLORIDA COMMERCE	92923	FY25/26 DISTRICT FILING FEES	Annual District Filing Fee	554007-51301	\$175.00
001	300032	11/18/25	CHARTER COMMUNICATIONS -ACH	0123764110125	11/1-30/25	SERVICE DATES OF 11/1-30/25	541036-57201	\$341.00
001	300034	11/21/25	CHARTER COMMUNICATIONS -ACH	0125389110425	11-/04-12/3/25	SERVICE DATES OF 11/4-12/03/25	541039-52000	\$155.00
001	DD155	11/24/25	FLORIDA POWER & LIGHT COMPANY ACH	120125	10/10-11/10/25	SERVICE OF 10/10-11/10/25	543041-53908	\$4,379.38
001	DD156	11/24/25	DOORKING INC ACH	2620733	GATE SERVICE	GATE SERVICES	541042-52000	\$127.90
001	DD156	11/24/25	DOORKING INC ACH	2620733CR	Credit Memo 000040	Gate Call Box Cell Phones	541042-52000	(\$4.00)
<b>Fund Total</b>								<b><u>\$13,230.21</u></b>

### **RESERVE FUND - 003**

003	173	11/07/25	SUSTAINABLE LANDSCAPES	9439	BLACK CHAIN LINK FENCE REPAIR	Reserve - Capital Projects	568040-53985	\$18,850.00
<b>Fund Total</b>								<b><u>\$18,850.00</u></b>

### **SERIES 2013 DEBT SERVICE FUND - 201**

201	176	11/25/25	US BANK C/O FOREST CREEK CDD	11102025-S2013	Transfer of Tax Receipts (Series 2013)	Due From Other Funds	131000	\$4,642.22
<b>Fund Total</b>								<b><u>\$4,642.22</u></b>

### **SERIES 2016 DEBT SERVICE FUND - 202**

202	175	11/25/25	US BANK C/O FOREST CREEK CDD	11102025-S2016	Transfer of Tax Receipts (Series 2016)	Due From Other Funds	131000	\$8,796.30
<b>Fund Total</b>								<b><u>\$8,796.30</u></b>

<b>Total Checks Paid</b>	<b>\$45,518.73</b>
--------------------------	--------------------

**Forest Creek  
Community Development District**

**Financial Report**

**October 31, 2025**

**Prepared by**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page</b>
Balance Sheet - All Funds .....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund .....	2 - 4
Reserve Fund .....	5
Series 2013 Debt Service Fund .....	6
Series 2016 Debt Service Fund .....	7
 <b><u>SUPPORTING SCHEDULES</u></b>	
Cash and Investment Report .....	8
Bank Reconciliation .....	9
Check Register .....	10



**Forest Creek  
Community Development District**

**Financial Statements**

**(Unaudited)**

**October 31, 2025**

**Balance Sheet**  
October 31, 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	\$ 1,802,794	\$ -	\$ -	\$ -	\$ 1,802,794
Accounts Receivable	10,000	-	-	-	10,000
Due From Other Funds	-	1,346,745	76,074	72,995	1,495,814
Investments:					
Prepayment Account	-	-	143	311	454
Reserve Fund	-	-	68,219	79,535	147,754
Revenue Fund	-	-	64,988	48,724	113,712
Prepaid Items	12,701	-	-	-	12,701
Deposits	3,911	-	-	-	3,911
<b>TOTAL ASSETS</b>	<b>\$ 1,829,406</b>	<b>\$ 1,346,745</b>	<b>\$ 209,424</b>	<b>\$ 201,565</b>	<b>\$ 3,587,140</b>
<b><u>LIABILITIES</u></b>					
Accounts Payable	\$ 16,475	\$ 18,850	\$ -	\$ -	\$ 35,325
Accrued Expenses	3,806	-	-	-	3,806
Sales Tax Payable	41	-	-	-	41
Due To Other Funds	1,495,814	-	-	-	1,495,814
<b>TOTAL LIABILITIES</b>	<b>1,516,136</b>	<b>18,850</b>	<b>-</b>	<b>-</b>	<b>1,534,986</b>
<b><u>FUND BALANCES</u></b>					
<b>Nonspendable:</b>					
Prepaid Items	12,701	-	-	-	12,701
Deposits	3,911	-	-	-	3,911
<b>Restricted for:</b>					
Debt Service	-	-	209,424	201,565	410,989
<b>Assigned to:</b>					
Operating Reserves	176,925	-	-	-	176,925
Reserves - Capital Projects	-	276,716	-	-	276,716
<b>Unassigned:</b>	<b>119,733</b>	<b>1,051,179</b>	<b>-</b>	<b>-</b>	<b>1,170,912</b>
<b>TOTAL FUND BALANCES</b>	<b>\$ 313,270</b>	<b>\$ 1,327,895</b>	<b>\$ 209,424</b>	<b>\$ 201,565</b>	<b>\$ 2,052,154</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,829,406</b>	<b>\$ 1,346,745</b>	<b>\$ 209,424</b>	<b>\$ 201,565</b>	<b>\$ 3,587,140</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 21,274	\$ 5,490	25.81%	\$ 5,489
Clubhouse Rentals	750	47	6.27%	47
Interest - Tax Collector	-	106	0.00%	106
Special Assmnts- Tax Collector	745,761	-	0.00%	-
Special Assmnts- Discounts	(29,830)	-	0.00%	-
Other Miscellaneous Revenues	100	-	0.00%	-
Resident FOBs	835	37	4.43%	37
Resident Gate Tags	2,250	225	10.00%	225
<b>TOTAL REVENUES</b>	<b>741,140</b>	<b>5,905</b>	<b>0.80%</b>	<b>5,904</b>

**EXPENDITURES**
**Administration**

P/R-Board of Supervisors	12,000	800	6.67%	800
FICA Taxes	919	61	6.64%	61
ProfServ-Arbitrage Rebate	1,200	-	0.00%	-
ProfServ-Dissemination Agent	1,000	-	0.00%	-
ProfServ-Engineering	12,000	-	0.00%	-
ProfServ-Legal Services	10,000	-	0.00%	-
ProfServ-Mgmt Consulting	70,306	5,859	8.33%	5,859
ProfServ-Property Appraiser	11,186	-	0.00%	-
ProfServ-Trustee Fees	8,775	-	0.00%	-
Auditing Services	4,400	-	0.00%	-
Postage and Freight	671	7	1.04%	7
Insurance - Property	11,831	13,590	114.87%	13,590
Insurance - General Liability	4,660	4,420	94.85%	4,420
Public Officials Insurance	3,404	3,208	94.24%	3,208
Volunteer Insurance	797	1,500	188.21%	1,500
Legal Advertising	600	-	0.00%	-
Misc-Assessment Collection Cost	11,186	-	0.00%	-
Bank Fees	1,700	-	0.00%	-
Website Hosting	1,538	-	0.00%	-
Miscellaneous Expenses	1,500	-	0.00%	-
Annual District Filing Fee	175	175	100.00%	175
<b>Total Administration</b>	<b>169,848</b>	<b>29,620</b>	<b>17.44%</b>	<b>29,620</b>

**Public Safety**

Contracts-Gates	1,975	-	0.00%	-
-----------------	-------	---	-------	---

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
Gate Internet Services	1,740	155	8.91%	155
Gate Call Box Cell Phones	1,368	-	0.00%	-
R&M-Signage	900	-	0.00%	-
R&M-Gates	8,225	195	2.37%	195
R&M-Gate Security	1,200	-	0.00%	-
Security System Monitoring	4,045	336	8.31%	336
Resident Gate Tags	3,600	-	0.00%	-
<b>Total Public Safety</b>	<b>23,053</b>	<b>686</b>	<b>2.98%</b>	<b>686</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	193,240	15,634	8.09%	15,634
Contracts-Mulch	6,000	-	0.00%	-
Contracts-Aquatics	48,605	4,030	8.29%	4,030
Contracts-Irrigation Pump	3,185	-	0.00%	-
Contracts-Palm Health	1,540	-	0.00%	-
Utility - Water & Sewer	4,813	679	14.11%	679
Utility - Electric	58,316	3,376	5.79%	3,376
R&M-Aeration	5,000	-	0.00%	-
R&M-Other Landscape	31,750	3,400	10.71%	3,400
R&M-Stormwater System	2,500	-	0.00%	-
R&M-Deep Well Pump & Float	100	-	0.00%	-
R&M-Irrigation Pump	16,000	-	0.00%	-
R&M-Other Irrigation	16,000	5,730	35.81%	5,730
<b>Total Other Physical Environment</b>	<b>387,049</b>	<b>32,849</b>	<b>8.49%</b>	<b>32,849</b>
<b><u>Contingency</u></b>				
Misc-Contingency	1,500	-	0.00%	-
<b>Total Contingency</b>	<b>1,500</b>	<b>-</b>	<b>0.00%</b>	<b>-</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 October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>Parks and Recreation</u></b>				
Contracts-On-Site Management	75,345	6,279	8.33%	6,279
Contracts-Fitness Equipment	500	105	21.00%	105
Contracts-HVAC	490	-	0.00%	-
Contracts-Fire Exting. Insp.	300	-	0.00%	-
Contracts-Pest Control	250	-	0.00%	-
Contracts-Pool/Spa Geothermal	1,180	-	0.00%	-
Contracts-Pool & Spa	15,600	1,300	8.33%	1,300
Clubhouse Internet, TV, Phone	3,910	341	8.72%	341
R&M-Air Conditioning	1,000	-	0.00%	-
R&M-Clubhouse	1,500	280	18.67%	280
R&M-Fence	100	-	0.00%	-
R&M-Fitness Equipment	2,100	-	0.00%	-
R&M-Golf Cart	2,000	-	0.00%	-
Repairs & Maintenance	1,700	-	0.00%	-
R&M-Pool/Spa Geothermal	8,000	-	0.00%	-
R&M-Dog Park	500	-	0.00%	-
Pool & Spa Maintenance	13,000	813	6.25%	813
Misc-Alarm Fee	115	-	0.00%	-
Pool and Spa Permits	375	-	0.00%	-
Clubhouse Fobs	2,500	-	0.00%	-
Main Gate Holiday Decorations	7,925	-	0.00%	-
Op Supplies - General	4,600	165	3.59%	165
<b>Total Parks and Recreation</b>	<b>142,990</b>	<b>9,283</b>	<b>6.49%</b>	<b>9,283</b>
<b>TOTAL EXPENDITURES</b>	<b>741,140</b>	<b>72,438</b>	<b>9.77%</b>	<b>72,438</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(66,533)	0.00%	(66,534)
Net change in fund balance	\$ -	\$ (66,533)	0.00%	\$ (66,534)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>379,803</b>	<b>379,803</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 379,803</b>	<b>\$ 313,270</b>		

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

For the Period Ending October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	237,634	-	0.00%	-
Special Assmnts- Discounts	(9,504)	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>228,130</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	3,565	-	0.00%	-
Misc-Assessment Collection Cost	3,565	-	0.00%	-
<b>Total Administration</b>	<b>7,130</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Contingency</u></b>				
Reserve - Capital Projects	221,000	3,560	1.61%	3,560
<b>Total Contingency</b>	<b>221,000</b>	<b>3,560</b>	<b>1.61%</b>	<b>3,560</b>
<b>TOTAL EXPENDITURES</b>	<b>228,130</b>	<b>3,560</b>	<b>1.56%</b>	<b>3,560</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,560)	0.00%	(3,560)
Net change in fund balance	\$ -	\$ (3,560)	0.00%	\$ (3,560)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,331,455</b>	<b>1,331,455</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,331,455</b>	<b>\$ 1,327,895</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 420	12.00%	\$ 420
Special Assmnts- Tax Collector	97,966	-	0.00%	-
Special Assmnts- Discounts	(3,918)	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>97,548</b>	<b>420</b>	<b>0.43%</b>	<b>420</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	1,470	-	0.00%	-
Misc-Assessment Collection Cost	1,470	-	0.00%	-
<b>Total Administration</b>	<b>2,940</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	20,000	-	0.00%	-
Interest Expense	46,831	-	0.00%	-
<b>Total Debt Service</b>	<b>66,831</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>69,771</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	27,777	420	1.51%	420
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	27,777	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>27,777</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 27,777	\$ 420	1.51%	\$ 420
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>209,004</b>	<b>209,004</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 236,781</b>	<b>\$ 209,424</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	OCT-25 ACTUAL
<b><u>REVENUES</u></b>				
Interest - Investments	\$ 3,500	\$ 415	11.86%	\$ 416
Special Assmnts- Tax Collector	185,612	-	0.00%	-
Special Assmnts- Discounts	(7,425)	-	0.00%	-
<b>TOTAL REVENUES</b>	<b>181,687</b>	<b>415</b>	<b>0.23%</b>	<b>416</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Property Appraiser	2,784	-	0.00%	-
Misc-Assessment Collection Cost	2,784	-	0.00%	-
<b>Total Administration</b>	<b>5,568</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	105,000	-	0.00%	-
Interest Expense	55,161	-	0.00%	-
<b>Total Debt Service</b>	<b>160,161</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>165,729</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues				
Over (under) expenditures	15,958	415	2.60%	416
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	15,958	-	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>15,958</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ 15,958	\$ 415	2.60%	\$ 416
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>201,150</b>	<b>201,150</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ 217,108</b>	<b>\$ 201,565</b>		



**Forest Creek  
Community Development District**

**Supporting Schedules**

**October 31, 2025**

**Cash and Investment Report****October 31, 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%	\$ 48,800
Checking Account - Operating	Valley National	4.07%	\$ 1,753,994
		Subtotal GF	<u>\$ 1,802,794</u>
<b>DEBT SERVICE FUNDS</b>			
Series 2013 Prepayment Fund	US Bank	3.66%	\$ 143
Series 2013 Reserve Fund	US Bank	3.66%	\$ 68,219
Series 2013 Revenue Fund	US Bank	3.66%	\$ 64,988
Series 2016 Prepayment Fund	US Bank	3.66%	\$ 311
Series 2016 Reserve Fund	US Bank	3.66%	\$ 79,535
Series 2016 Revenue Fund	US Bank	3.66%	\$ 48,724
		Subtotal DS	<u>\$ 261,920</u> (1)
		Total	<u><u>\$ 2,064,714</u></u>

1) Invested in First American Government

# Bank Account Statement

Forest Creek CDD

Bank Account No. 1228  
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	1,753,993.70	Statement Balance	1,782,829.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	1,753,993.70	Subtotal	1,782,829.41
Negative Adjustments	0.00	Outstanding Checks	-28,835.71
Ending G/L Balance	1,753,993.70	Ending Balance	1,753,993.70

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
05/01/2025	Payment	300014	DOORKING INC	Inv: 2492865			-373.70
10/29/2025	Payment	100100	FITREV INC	Inv: 36529			-105.00
10/29/2025	Payment	100101	EMPIRE ELECTRICAL CONTRACTING GROUP INC	Inv: 106			-2,949.80
10/29/2025	Payment	100104	YELLOWSTONE LANDSCAPE	Inv: 1008451, Inv: 1014411			-793.11
10/29/2025	Payment	100105	APPLETON, REISS, & SKOREWICZ PLLC	Inv: 34829			-1,156.10
10/29/2025	Payment	100106	LEE ROMIG	Inv: LR090524			-280.00
10/30/2025	Payment	100107	LEE ROMIG	Inv: LR092425			-460.00
10/30/2025	Payment	172	EGIS INSURANCE ADVISORS, LLC	Check for Vendor V00021			-22,718.00
Total Outstanding Checks							-28,835.71

**Forest Creek  
Community Development District**

**Check Register**

**10/1/2025 - 10/31/2025**

•



**FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100090	10/02/25	FITREV INC	35619	Service Call on SPIRIT Treadmill	EQUIPMENT REPAIR	546115-57201	\$95.00
001	100091	10/02/25	INFRAMARK LLC	159255	DISSEMINATION SERVICES/POSTAGE	Postage	541006-51301	\$0.74
001	100091	10/02/25	INFRAMARK LLC	159255	DISSEMINATION SERVICES/POSTAGE	DISSEMINATION SERVICES	531012-51301	\$1,000.00
001	100092	10/02/25	GATE PROS, INC	10769	SERVICE POOL GATE & KINGSFIELD GATE	R&M POOL & SPA	546183-52000	\$150.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	997925	SEPTEMBER 2025 IRRIGATION INSPECTION REPAIRS	R&M IRRIGATION	546709-53908	\$216.23
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	998027	PHASE 1 POOL DRAIN INVESTIGATION	R&M POOLS	546074-53908	\$700.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	998026	POOL DRAIN EXTENSION	R&M-Pools	546074-53908	\$995.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	979856	September 25 Landscape Services	MONTHLY LANDSCAPING SEP25	534050-53908	\$15,634.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	998028	CLUBHOUSE DRAIN	R&M POOLS	546074-53908	\$1,685.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	998025	ENTRY ISLAND MULCH	MULCH	534065-53908	\$2,000.00
001	100093	10/02/25	YELLOWSTONE LANDSCAPE	998024	AMENITIES PARKING MULCH	MULCH	534065-53908	\$4,260.00
001	100094	10/02/25	REVERDECER TREE SERVICE LLC	375	Harvest Grove Downed Tree Removal	R&M-Other Landscape	546036-53908	\$2,675.00
001	100094	10/02/25	REVERDECER TREE SERVICE LLC	374	REMOVE AND CLEAN SEDRIS	REMOVE AND CLEAN DEDRIS	546036-53908	\$1,300.00
001	100095	10/02/25	ROBERT G McGHEE	070325	DEEP WELL PUMP 1 TRIPPING 240V REQUIRED	Pump 1 tripping 240V Required	546215-53908	\$95.00
001	100096	10/10/25	GATE PROS, INC	10894	PLANNED MAINTENANCE - REPLACE LOOP DETECTOR	PLANNED MAINTENANCE	546183-52000	\$195.00
001	100097	10/10/25	YELLOWSTONE LANDSCAPE	1008450	RED ROOSTER SOD & IRRIGATION	R&M-Other Landscape	546036-53908	\$2,204.00
001	100097	10/10/25	YELLOWSTONE LANDSCAPE	1003132	IRRIGATION REPAIRS	R&M-Other Irrigation	546709-53908	\$3,984.80
001	100097	10/10/25	YELLOWSTONE LANDSCAPE	1003133	IRRIGATION REPAIRS	IRRIGATION REPAIRS	546709-53908	\$2,500.00
001	100097	10/10/25	YELLOWSTONE LANDSCAPE	1004282	LANDSCAPE MAINTENANCE 10/25	LANDSCAPE MAINTENANCE	534050-53908	\$15,634.00
001	100098	10/21/25	LAPENSEE PLUMBING, INC.	97357973	POOL MAINTENANCE OCT 25	POOL MAINTENANCE AGREEMENT	534149-57201	\$1,300.00
001	100099	10/21/25	BGE, INC	30419	ENGINEERING SERVICES THROUGH 09/26/25	ENGINEERING SERVICES	531013-51501	\$140.00
001	1001	10/21/25	FOREST CREEK CDD	09292025-2282	Issue check from Hancock Whitney #2282 to Operating	Cash with Fiscal Agent	103000	\$330,000.00
001	100100	10/29/25	FITREV INC	36529	PREVENTATIVE MAINTENANCE	Contracts-Fitness Equipment	534071-57201	\$105.00
001	100103	10/29/25	INFRAMARK LLC	160715	ADMINISTRATIVE FEES OCTOBER 2025	ADMINISTRATIVE FEES	531027-51301	\$5,858.83
001	100103	10/29/25	INFRAMARK LLC	160715	ADMINISTRATIVE FEES OCTOBER 2025	ADMINISTRATIVE FEES REC FUND	534029-57201	\$6,278.75
001	100104	10/29/25	YELLOWSTONE LANDSCAPE	1008451	TURF REPAIRS FROM SUMMER LAKES FENCE COMPANY	R&M-Other Landscape	546036-53908	\$610.00
001	100104	10/29/25	YELLOWSTONE LANDSCAPE	1014411	IRRIGATION REPAIRS OCTOBER 2025	IRR REPAIRS	546709-53908	\$183.11
001	100105	10/29/25	APPLETON, REISS, & SKOREWICZ PLLC	34829	LEGAL SERVICES	ProfServ-Legal Services	531023-51401	\$1,156.10
001	100106	10/29/25	LEE ROMIG	LR090524	PAINTING	Repairs & Maintenance	546156-53908	\$280.00
001	100107	10/30/25	LEE ROMIG	LR092425	PAINTING	Repairs & Maintenance	546156-53908	\$460.00
001	159	10/02/25	KINGS POWER WASHING SERVICES	1129	POWER WASHING	PRESSURE CLEANING	546156-57201	\$6,754.00
001	160	10/08/25	MANATEE COUNTY UTILITIES DEPT	092625-30679	WATER 08/20/25-09/18/25	SERVICE PAID 8/20-9/18/25	543021-53908	\$12.68
001	161	10/08/25	MANATEE COUNTY UTILITIES DEPT	092625-130621	08/18-09/17/25	SERVICE PAID 08/18-09/17/25	543021-53908	\$481.90
001	162	10/02/25	YELLOWSTONE LANDSCAPE	813329	DECEMBER 24 LANDING SCAPING	DEC 2024 MONTHLY LANDSCAPING	534050-53908	\$15,634.00
001	162	10/02/25	YELLOWSTONE LANDSCAPE	820806	IRR REPAIRS	R&M-Other Irrigation	546709-53908	\$1,812.90
001	164	10/22/25	YELLOWSTONE LANDSCAPE	935960B	ENTRY ISLAND MULCH	IRR REPAIRS	546709-53908	\$600.00
001	165	10/22/25	EMPIRE ELECTRICAL CONTRACTING GROUP INC	105	OCT 25-REPLACE MAIN CKT BRKR FOR POOL EQUIPMENT	REPLACE MAIN CKT BRKR	546239-57201	\$450.00
001	166	10/23/25	LAPENSEE PLUMBING, INC.	522318	POOL MAINTENANCE	R&M POOL	546239-57201	\$344.25
001	167	10/23/25	LAPENSEE PLUMBING, INC.	513473	Stenner Chemical Inspection Pump	R&M-Pool/Spa Geothermal	546239-57201	\$800.00
001	168	10/23/25	SYMBIONT SERVICE CORP	l67913	WSPH Leaking Replace Barb Fitting	R&M-Pool/Spa Geothermal	546239-57201	\$239.14
001	168	10/23/25	SYMBIONT SERVICE CORP	l68401	SEPT 25 REPAIR/MAINTENANCE	R&M-Pool/Spa Geothermal	546239-57201	\$494.32
001	171	10/24/25	LAPENSEE PLUMBING, INC.	487066	POOL MAINTENANCE CONTRACT	POOL MAINTENANCE AGREEMENTS	534149-57201	\$1,200.00
001	172	10/30/25	EGIS INSURANCE ADVISORS, LLC	30892	Credit Memo 000038	Volunteer Insurance	545045-51301	(\$253.00)
001	172	10/30/25	EGIS INSURANCE ADVISORS, LLC	29340	RENEWAL POLICY	INSURANCE RENEWAL 10/1/25-10/1/26	545045-51301	\$21,471.00
001	172	10/30/25	EGIS INSURANCE ADVISORS, LLC	29464	Policy #WC100125704 10/01/2025-10/01/2026	INSURANCE RENEWAL 10/1/25-10/1/26	545045-51301	\$1,500.00
001	300029	10/21/25	CHARTER COMMUNICATIONS -ACH	0123764100125	OCT 2025	SERVICE DATES OF OCT 2025	541036-57201	\$341.00
001	300030	10/27/25	CHARTER COMMUNICATIONS -ACH	0125389100425	SERVICE FROM 10/04/25-11/03/25	GATE AND INTERNET SERVICES	541039-52000	\$155.00
001	300031	10/31/25	FLORIDA POWER & LIGHT COMPANY ACH	101025ACH	ELECTRIC 09/10/25-10/10/25	ELECTRIC	543041-53908	\$3,375.11
<b>Fund Total</b>								<b>\$457,107.86</b>

**RESERVE FUND - 003**

003	100101	10/29/25	EMPIRE ELECTRICAL CONTRACTING GROUP INC	106	ELECTRICAL REPAIRS	Reserve - Capital Projects	568040-53985	\$2,949.80
<b>Fund Total</b>								<b>\$2,949.80</b>

**Total Checks Paid      \$460,057.66**

**EMPIRE ELECTRICAL CONTRACTING INC.**

7210 MANATEE AVE SUITE 1210  
BRADENTON, FL 34209  
OFFICE 516.779.2624 / FAX 631.732.1757

**PROPOSAL**

**CUSTOMER: Forest Creek CDD**

**DATE: 12 / 15 / 25**

**JOB LOCATION: # 11685 Old Florida Ln, Parrish, FL 34219**

ALL WORK TO BE COMPLETED IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES ANY ALTERATIONS OR DEVIATIONS FROM THE BELOW SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL INCUR AN EXTRA CHARGE OVER AND ABOVE THIS ESTIMATE.

**SOLAR TRAFFIC LOGIX**

**SERVICE CALL INCLUDED**

( 2 ) INSTALL *CUSTOMER SUPPLIED* SOLAR TRAFFIC LOGIX

ACCEPTED AND AGREED- PLEASE SIGN AND RETURN

X

  
Chair, Forest Creek CDD

APPROVED

2025/12/19 11:10:30

Note to Inframark: Code this to the "Reserve Fund"

**TOTAL** **\$ 750.00**

# **EMPIRE ELECTRICAL CONTRACTING INC.**

7210 MANATEE AVE SUITE 1210  
BRADENTON, FL 34209  
OFFICE 516.779.2624 / FAX 631.732.1757

## **PROPOSAL**

**CUSTOMER: Forest Creek CDD**

**DATE: 12 / 15 / 25**

### **JOB LOCATION: # 11685 Old Florida Ln, Parrish, FL 34219**

ALL WORK TO BE COMPLETED IN A NEAT AND WORKMAN LIKE MANNER ACCORDING TO STANDARD PRACTICES ANY ALTERATIONS OR DEVIATIONS FROM THE BELOW SPECIFICATIONS INVOLVING EXTRA COSTS WILL BE EXECUTED ONLY UPON WRITTEN ORDERS AND WILL INCUR AN EXTRA CHARGE OVER AND ABOVE THIS ESTIMATE.

### **CLUBHOUSE/ ( 8 ) BLINK CAMERA OUTLETS (ELECTRIC OPERATED)**

#### **INDOOR/ MAIN LOBBY/ SITTING ROOM**

- ( 2 ) TAP POWER FROM EXISTING CKTS
- ( 2 ) OLD WORK REMODEL BOXES
- ( 2 ) DUPLEX OUTLETS TR W/ COVERS

#### **INDOOR/ POOL TABLE/ RECREATION ROOM**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) OLD WORK REMODEL BOX
- ( 1 ) DUPLEX OUTLET TR W/ COVER

#### **INDOOR/ GYM/ NEAR EXISTING TV MOUNT**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) OLD WORK REMODEL BOX
- ( 1 ) DUPLEX OUTLET TR W/ COVER

#### **OUTDOOR/ FRONT MAIN ENTRANCE**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) T-11 OUTDOOR WP BOX W/ WHILE IN USE COVER
- ( 1 ) DUPLEX OUTLET TR

#### **OUTDOOR OFFICE WALL/ POOL AREA**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) T-11 OUTDOOR WP BOX W/ WHILE IN USE COVER
- ( 1 ) DUPLEX OUTLET TR

#### **OUTDOOR UTILITY ROOM/ ABOVE COACH LIGHT**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) T-11 OUTDOOR WP BOXES W/ WHILE IN USE COVERS
- ( 1 ) DUPLEX OUTLETS TR

#### **OUTDOOR GYM WALL/ NEAR SPA HOT TUB**

- ( 1 ) TAP POWER FROM EXISTING CKT
- ( 1 ) T-11 OUTDOOR WP BOXES W/ WHILE IN USE COVERS
- ( 1 ) DUPLEX OUTLETS TR

### **50% DEPOSIT REQUIRED PRIOR TO THE START OF WORK**

**ACCEPTED AND AGREED- PLEASE SIGN AND RETURN**

X 

Chair, Forest Creek CDD  
18 December 2025

**APPROVED**

2025/12/18

**TOTAL \$ 7800.00**

For Inframark: Code to the "Reserve Fund"



Proposal #: 641374

Date: 12/15/2025

From: Guillermo Alvarez Manuel

Landscape Enhancement 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

Dead Patch Replacement(s)

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
Prep, Removal, and Installation Labor	8	\$70.00	\$560.00
Floritam (St. Augustine) - Pallets	2	\$500.00	\$1,000.00

This proposal is to replace dead patches from 301 entrance to clubhouse. A site audit with pictures will be provided

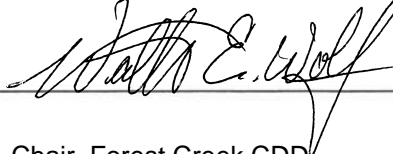
APPROVED  
2025/12/29 09:59:38

Inframark: Code to "Other Physical Environment - R&M-Other 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   
Chair, Forest Creek CDD  
Print Name/Title

Subtotal	\$1,560.00
Sales Tax	\$0.00
Proposal Total	\$1,560.00

THIS IS NOT AN INVOICE

Date 29 December 2025  
Forest Creek CDD





Item

Item 1

Comments

30-pieces



Item

Item 2

Comments

45-pieces





Item

**Item 3**

Comments

**24-pieces**



Item

**Item 4**

Comments

**18-pieces**





Item

**Item 5**

Comments

**48-pieces**



Item

**Item 6**

Comments

**16-pieces**



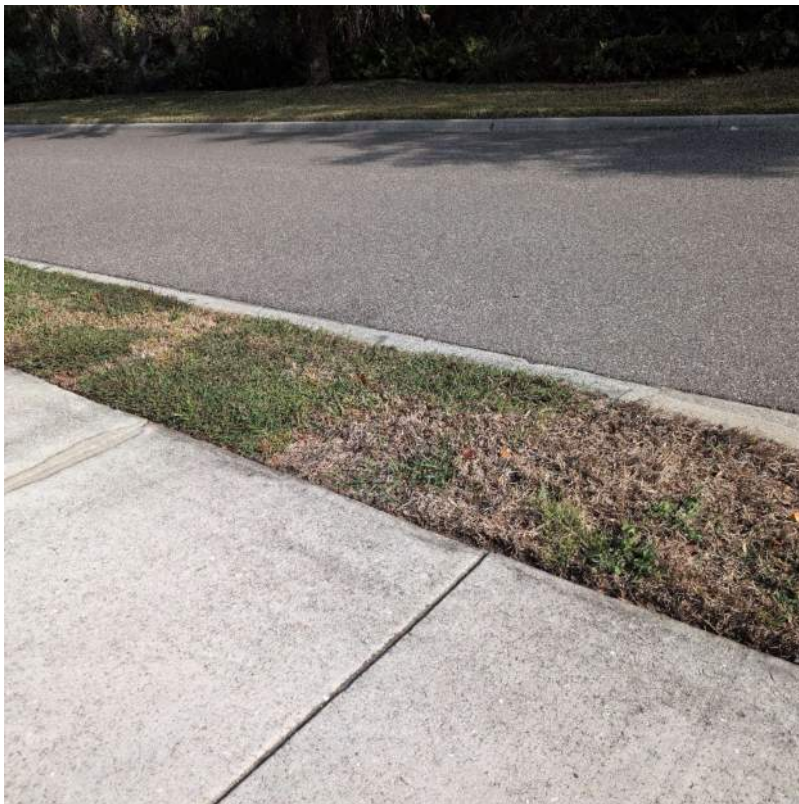


Item

**Item 7**

Comments

**17-pieces**



Item

**Item 8**

Comments

**13-pieces**

**RESOLUTION 2026-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST CREEK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A PUBLIC DEPOSITORY FOR FUNDS OF THE FOREST CREEK COMMUNITY DEVELOPMENT 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 select a depository as defined in Section 280.02, Florida Statutes, which meets all the requirements of Chapter 280 and has been designated by the State Treasurer as a qualified public depository; and

WHEREAS, the District has had no District revenues and has therefore made no public deposits nor has the District heretofore delegated to a Treasurer, or to any other person, responsibility for handling public deposits; and

WHEREAS, the District, prior to making any public deposit, is required to furnish to the State Treasurer its official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts; and

WHEREAS, the Board wishes to designate a public depository for District funds.

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

Section 1. **Valley National Bank**<sup>1</sup> is hereby designated as the public depository for funds of the District.

Section 2. In accordance with Section 280.17(4), Florida Statutes, the District’s Secretary is directed to furnish to the State Treasurer, prior to the deposit of any public funds, the District’s official name, address, federal employer identification number, and the name of the person or persons responsible for establishing accounts.

<sup>1</sup> Valley National Bank is a principal subsidiary of Valley National Bancorp headquartered in Passaic NJ and is a Florida Qualified Public Depository



DRAFT

Section 3. The District's Treasurer, upon assuming responsibility for handling the funds of the District, is directed to furnish to the State Treasurer annually, not later than November 15, the information required in accordance with Section 280.17(3), Florida Statutes.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS DAY OF 8 JANUARY 2026.**

**FOREST CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

**ATTEST:**

Secretary / Asst. Secretary

Chairman



**Proposal #: 641386**

Date: 12/15/2025

From: Guillermo Alvarez Manuel

**Landscape Enhancement 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

**Viburnum Replacement by Old Cypress Cove**

DESCRIPTION	QTY	UNIT PRICE	AMOUNT
General Labor	.5	\$70.00	\$35.00
Topsoil - yard(s)	.5	\$65.00	\$32.50
Viburnum (Odoratissimum) - 15G	1	\$165.00	\$165.00

This proposal is to replace a dead Viburnum by Old Cypress Cove.

**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	\$232.50
Sales Tax	\$0.00
Proposal Total	\$232.50

**THIS IS NOT AN INVOICE**