

# Forest Lake Community Development District



## ADVANCED MEETING PACKAGE

### REGULAR MEETING

#### DATE / TIME:

Thursday, November 13, 2025  
1:30 P.M.

#### LOCATION:

Davenport City Hall  
1 S Allapaha Ave.  
Davenport, FL 33837



*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

**FOREST LAKE  
COMMUNITY DEVELOPMENT DISTRICT**

**c/o Anchor Stone  
255 Primera Boulevard, Suite 160  
Lake Mary, FL 32746**



Board of Supervisors  
**Forest Lake Community Development District.**

Dear Supervisors:

A Meeting of the Board of Supervisors of the Forest Lake Community Development District is scheduled for **Thursday, November 13, 2025, at 1:30 P.M.** at the **Davenport City Hall, 1 S Allapaha Ave., Davenport, FL 33837.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Patricia Thibault*

Patricia Thibault  
District Manager

CC: Attorney  
Engineer  
District Records



**District:** FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT  
**Date of Meeting:** Thursday, November 13, 2025  
**Time:** 1:30 P.M.  
**Location:** Davenport City Hall  
1 S Allapaha Ave.  
Davenport, FL 33837

**ZOOM:** [LINK\\*\\*\\*](#)  
**MEETING ID:** 834 3998 7247 **PASSCODE:** 616169  
**CALL IN:** 1-305-224-1968  
**CONFERENCE ID:** 8343 998 7247# **PASSCODE:** 616169#  
**MUTE/UNMUTE:** \*6

## AGENDA

*For the full agenda packet, please contact [ForestLake@AnchorstoneMgt.com](mailto:ForestLake@AnchorstoneMgt.com)*

### I. Call to Order / Roll Call

### II. Audience Comments – Agenda Items - (limited to 3 minutes per individual)

### III. District Counsel – Kutak Rock

- ❖ Status on Securitas Contract

### IV. Vendor & Staff Updates

A. Discussion of Erosion Matter on Sugarwood - Status Update from Stantec

#### B. Field Manager

- ❖ Consideration of Proposal: Good Home Services for Light Fixture at Chickasaw and Holly Hill - \$175

[EXHIBIT 1](#)

- ❖ Field Review Report

[EXHIBIT 2](#)

- ❖ Task List

[EXHIBIT 3](#)

C. Consideration of Proposal from ECS for Camera Monitoring

- ❖ Monitoring of 4 Cameras – Monthly - \$240. Current contract is \$689.37

[EXHIBIT 4A](#)

- ❖ Equipment Bridge Needed for Monitoring – Password Provided - \$880

[EXHIBIT 4B](#)

- ❖ Equipment Bridge Needed for Monitoring – Without Password Provided - \$1,580

[EXHIBIT 4C](#)

D. Consideration of Cooper Pools Proposal for Stenner Pump (chemical disposer) - \$700

[EXHIBIT 5](#)

**V. District Manager**

- ❖ Discussion of Holiday Dates for No Towing
- ❖ Discussion on Horizons Elementary School Crossing Guard

**VI. Administrative Items**

A. Consideration for Ratification:

- ❖ Good Home Services - Replace 7 GFCI at Monuments for Lighting - \$630
- ❖ Good Home Services – Remove Bulletin Board - \$50
- ❖ Good Home Services – Remove Two Solar Lights - \$100

[EXHIBIT 6](#)

[EXHIBIT 7](#)

[EXHIBIT 8](#)

B. Consideration for Approval: The Minutes of the Board of Supervisors Meeting Held on October 9, 2025

[EXHIBIT 9](#)

C. Consideration for Acceptance – The Unaudited Financial Statements for the Time Period July 14, 2025 to September 30, 2025

[EXHIBIT 10](#)

**VII. Other Items to Be Introduced**

A. Discussion of District Removing Trees from District Owned Right-of-Way

B. Consideration of Proposal for Tree Removal on Magnolia

- ❖ Mele Environmental - \$600
- ❖ Good Home Services - \$325

[EXHIBIT 11](#)

[EXHIBIT 12](#)

C. Consideration of Good Home Service Proposals for Solar Lights at Swingset

- ❖ Purchase Bracket Sets to Install Taken Down Solar Lights - \$355
- ❖ Purchase & Install New Solar Lights for Playground - \$725

[EXHIBIT 13](#)

[EXHIBIT 14](#)

**VIII. Audience Comments – New Business – (limited to 3 minutes per individual)**

**IX. Supervisors' Requests**

**X. Adjournment**

EXHIBIT 1

[RETURN TO AGENDA](#)



ESTIMATE



**Prepared For**

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

**Good Home Services LLC**

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

Estimate # 404  
Date 11/06/2025

<b>Description</b>	<b>Total</b>
Monument lighting	\$175.00
This is to purchase (1) 2500 lumen, weatherproof LED light fixture to install at the monument sign at the corner of Chickasaw and Holly Hill (left monument)	
<b>Subtotal</b>	\$175.00
<b>Total</b>	<b>\$175.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

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Forest Lake CDD

EXHIBIT 2

[RETURN TO AGENDA](#)



Anchor Stone Management  
 Monthly Maintenance Inspection Report  
 Area: Pool and Park  
 Month: October

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	13	
Turf Fertility - Non Bahia - Color and Growth Density		15	13	
Turf Areas - Weed Control		10	9	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	10	
Shrub Fertility & Vitality		10	10	
Debris & Trash Management		10	9	
<b>Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower</b>	<b>91%</b>	<b>100</b>	<b>91</b>	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
<b>Total Points Other Landscape Items - Failure is at 90%: 45 or lower</b>	<b>90%</b>	<b>50</b>	<b>45</b>	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	8	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
<b>Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below</b>	<b>90%</b>	<b>20</b>	<b>18</b>	
Pond Inspection Items		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50	NA	
Pond Debris & Trash in Pond and On Pond Bank		50	NA	
<b>Total Points Pond Inspection- Failure is at 80%:80 or below</b>	<b>0%</b>	<b>100</b>	<b>0</b>	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	9	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	8	
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Restroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
<b>Total Points Amenity Center Inspection. Failure is at 80%</b>				

EXHIBIT 3

[RETURN TO AGENDA](#)





EXHIBIT 4A

[RETURN TO AGENDA](#)





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EG13000790  
[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)



Forrest Lakes CDD / Bridge without password

Date: 10/8/2025 **MONITORING AGREEMENT** Proposal No: TH25108-1

<b>Submitted to:</b> Forrest Lakes CDD	<b>Job Location:</b> Forrest Lakes CDD / Bridge without password
Attention: Patricia Thibault Title: DM	Attention: Patricia Thibault Title: DM
Email: patricia@anchorstonemgt.com	Email: patricia@anchorstonemgt.com
Phone: 407-698-5350 Fax: _____	Phone: 407-698-5350 Fax: _____
Address: 255 Primera Blvd # 160	Address: 1595 Aspen drive Drive
City / ST: LakeMary / FL Zip: 32746	City / ST: Haines City / FL Zip: 33844

**DESCRIPTION:** Provide alarm monitoring services for systems selected below. **\*ALL FEES SUBJECT TO SALES TAX\***

<input type="checkbox"/>	<b>SECURITY ALARM SYSTEM MONITORING</b> (check appropriate communications method below)
(INITIAL) <input type="checkbox"/>	DACT 1 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input type="checkbox"/>	IPDACT 2 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input type="checkbox"/>	GSM/Cellular 3 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
Quantity, manufacture/model of control panel/s: _____	

<input checked="" type="checkbox"/>	<b>CAMERA MONITORING</b>
(INITIAL) <input type="checkbox"/>	DACT 1 One-time setup and programming fee: \$0.00 Annual Monitoring Fee: \$2,880.00
<input type="checkbox"/>	IPDACT 2 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
<input checked="" type="checkbox"/>	GSM/Cellular 3 One-time setup and programming fee: _____ Annual Monitoring Fee: _____
Quantity, manufacture/model of control panel/s: <u>Monitor 4 cameras @ \$ 60.00 monthly per camera = \$ 240.00</u>	

- 1 - DACT (Digital Alarm Communicator Transmitter) = traditional monitoring method that requires two telephone lines, at Subscriber's expense.
- 2 - IPDACT (Internet Protocol DACT) = modernized method of monitoring that uses an always-on internet connection to transmit alarm signals.
- 3 - GSM/Cellular = similar to traditional DACT except that it uses cellular subscription instead of traditional telephone lines. Commercial /UL fire monitoring still requires the primary line to be a POTS land line. GSM/Cellular may only be used in lieu of a secondary line.

**CONSIDERATIONS & EXCLUSIONS:** This proposal is valid through: 11/7/2025

- Monitoring services are provided by a UL listed Central Monitoring Station; Monitoring Service Agreement and Subscriber Data Sheet are required prior to account activation. Payments can be made with a credit card. These are subject to a 4% processing fee.
- It is the Subscribers responsibility to ensure the security panel, dialer, and/or fire alarm control panel program codes are procured from previous service provider or reset to factory default/s. If Company is unable to access the programming menu, additional trip charges may apply. • This agreement does NOT include permit or inspection fees, if required by the Authority Having Jurisdiction (AHJ). Company is not responsible for any changes the AHJ or customer may deem necessary.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- If Subscriber opts for monitoring services via RF transceiver, it may be necessary to place an antenna on the roof of the building. Subscriber agrees to maintain the current method of monitoring until such time as the Company is able to ensure redundant means of RF transmission. The one-time setup and programming fee will not be due until such time as services are provided.
- This agreement does NOT include identifying or repairing any pre-existing troubles, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on the reverse side of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of **FIVE (5)** year/s commencing on the date signed by Subscriber.

**COMPANY**

By (Signature): \_\_\_\_\_  
 Name (Printed): \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBSCRIBER**

By (Signature): \_\_\_\_\_  
 Name (Printed): \_\_\_\_\_  
 Title: \_\_\_\_\_ Date: \_\_\_\_\_

Projected Activation Date: \_\_\_\_\_

## **TERMS & CONDITIONS:**

**1. Required Approval:** This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

**2. Warranty:**

**A.** Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Equipment installed in association with this agreement shall remain Company property and is therefore Company's responsibility to maintain and service.

**B.** Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

**3. Company Services:**

**A.** Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

**B.** Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

**4. Subscriber Responsibilities:**

**A.** Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

**B.** Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

**C.** Subscriber must inform Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

**5. Default:**

**A.** Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

**B.** Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay Company any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which Company may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

**6. Changes:** Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

**7. Renewal:** Monitoring Agreements shall renew annually after the initial Contract duration with no further writing. This Contract may be cancelled without penalty with a 30 day written notice from either party after initial Contract term expires or full payment for entire Contract term is received. All interim service calls and repairs will be billed on a time and materials basis at the Company's current rate schedule, unless otherwise stated herein. Customer is responsible for canceling all other similar service vendor contracts.

**8. Fee Increases:** The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

**9. External Services:** Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

**10. COMPANY'S LIMITS OF LIABILITY:**

**A.** Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER. The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the Company assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes Company to assume greater liability, Subscriber may obtain from Company a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of Company and the additional charges. However, any such additional obligation does not make Company an insurer.

**B.** Interruption of Service. The Company shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including the Company's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

**C.** Disclaimer of Warranties. Company does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that Company has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

**11. Third Party Indemnification:** In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold Company harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

**12. Assignment:** Company shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. Company shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by Company to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to Company.

**13. Severability:** In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

**14. Notices:** All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
Duress Code: \_\_\_\_\_  
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_  
Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
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Contact Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Authority Level: (Full access or call only) \_\_\_\_\_  
Pin Number: (Each person must have their own unique word or numerical pin) \_\_\_\_\_  
Duress Code: \_\_\_\_\_  
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

EXHIBIT 4B

[RETURN TO AGENDA](#)





**ECS Integrations**

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LIC. EG13000790

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Forrest Lakes CDD / Bridge with password



Date:		10/8/2025		PROPOSAL		Proposal No:		TH25108	
<b>Submitted to:</b>		Forrest Lakes CDD		<b>Job Location:</b>		Forrest Lakes CDD / Bridge with password			
<b>Attention:</b>		Patricia Thibault Title: DM		<b>Attention:</b>		Patricia Thibault Title:			
<b>Email:</b>		patricia@anchorstonemgt.com		<b>Email:</b>		patricia@anchorstonemgt.com			
<b>Phone:</b>		407-698-5350 Fax:		<b>Phone:</b>		407-698-5350 Fax:			
<b>Address:</b>		255 Primera Blvd # 160		<b>Address:</b>		1595 Aspen drive Drive			
<b>City / ST</b>		LakeMary / FL Zip: 32746		<b>City / ST</b>		Haines City / FL Zip: 33844			

**SCOPE OF WORK:**

INSTALL CHECK -IT BRIDGE AND POE SWITCH FOR MONITORING OF 4 CAMERAS. THIS QUOTE IS DEPENDENT ON HAVING THE USER NAME AND PASSWORD FOR THE EXISTING SYSTEM .

**INCLUDED MATERIALS:**

1- CHECK-IT BRIDGE . 1 - POE SWITCH . PROGRAMMING .

**INCLUSIONS:**

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$880.00</b>
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This proposal is valid through 11/7/2025

ECSI Sales Rep: \_\_\_\_\_ ECSI Officer: \_\_\_\_\_  
 (Sales Representative) (Authorizing Officer Signature) Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

## 2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

## 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

## 5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

## B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

## 7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency. 8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

## 8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## 8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 4C

[RETURN TO AGENDA](#)





**Integrations**

Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

[ECSINTEGRATIONS.COM](http://ECSINTEGRATIONS.COM)

Forrest Lakes CDD / Bridge without password



Date:		10/8/2025		PROPOSAL		Proposal No:		TH25108-1	
<b>Submitted to:</b>	Forrest Lakes CDD			<b>Job Location:</b>	Forrest Lakes CDD / Bridge without password				
<b>Attention:</b>	Patricia Thibault	Title:	DM	<b>Attention:</b>	Patricia Thibault	Title:			
<b>Email:</b>	patricia@anchorstonemgt.com			<b>Email:</b>	patricia@anchorstonemgt.com				
<b>Phone:</b>	407-698-5350	<b>Fax:</b>		<b>Phone:</b>	407-698-5350	<b>Fax:</b>			
<b>Address:</b>	255 Primera Blvd # 160			<b>Address:</b>	1595 Aspen drive Drive				
<b>City / ST</b>	LakeMary / FL	<b>Zip:</b>	32746	<b>City / ST</b>	Haines City / FL	<b>Zip:</b>	33844		

**SCOPE OF WORK:**

INSTALL CHECK -IT BRIDGE AND POIE SWITCH FOR MONITORING OF 4 CAMERAS. INSTALL 8 CHANNEL 4TB NVR IF PASSWORD IS NOT AVAILABLE .

**INCLUDED MATERIALS:**

1- CHECK-IT BRIDGE . 1 - POE SWITCH . 1- 8 CHANNEL 4TB NVR . PROGRAMMING .

**INCLUSIONS:**

- Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

**CONSIDERATIONS & EXCLUSIONS:**

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

**Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.**

<b>Terms:</b> First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	<b>GRAND TOTAL:</b>	<b>\$1,580.00</b>
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**This proposal is valid through 11/7/2025**

**ECSI Sales Rep:** \_\_\_\_\_ **ECSI Officer:** \_\_\_\_\_

(Sales Representative) (Authorizing Officer Signature) Date

**THIS IS A BINDING CONTRACT.** The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

**Customer Name:** \_\_\_\_\_ **Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**TERMS & CONDITIONS:**

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

## 2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

## 4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

## 5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

## B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

## 7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

## 8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

## 8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 5

[RETURN TO AGENDA](#)



# ESTIMATE

Cooper Pools, CP Remodeling &  
Resurfacing  
4850 Allen Rd  
Zephyrhills, FL 33541-3551

estimates@cooperpoolsinc.com  
+1 (844) 766-5256



## Cleaning Commercial Acct:Anchor Stone Management LLC:Forest Lakes CDD

### Bill to

Forest Lakes CDD  
255 Primera Blvd Suite 160  
Lake Mary, FL 32746

### Ship to

Forest Lakes CDD  
1595 Aspen Ave  
Davenport, FL 33837

### Estimate details

Technician: Hunter

Estimate no.: 2025-570  
Estimate date: 10/28/2025  
Expiration date: 11/28/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>STENNER PUMP 45 SERIES</b>	STENNER PUMP 45 SERIES INCLUDES INSTALLATION 1 YEAR WARRANTY	1	\$700.00	\$700.00
					<b>Total</b>	<b>\$700.00</b>
				Expiry date		11/28/2025

Accepted date

Accepted by

EXHIBIT 6

[RETURN TO AGENDA](#)



ESTIMATE



**Prepared For**

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

**Good Home Services LLC**

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

Estimate # 392  
Date 10/09/2025

**Description** **Total**

---

Replace (7) GFCI outlets at monument signs \$630.00

This is to replace (2) GFCI outlets at the monument signs at the corner of Chickasaw and Holly Hill, (1) GFCI putlet at the monument sign of Chestnut and Forest Lake, (4) GFCI outlets at the two sets of monument signs at the corners of Cedar Ridge Ct. and Holly Hill due to them being bad.  
\*\* It is possible some of the lighting is burned out but will not know until the GFCI outlets are replaced.

---

**Subtotal** \$630.00

---

**Total** **\$630.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

*Patricia Comings-thibault*

Executed on behalf of Chairman via email direction  
on 10.16.2025 at 8:39 am

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Forest Lake CDD

EXHIBIT 7

[RETURN TO AGENDA](#)



# ESTIMATE



## Good Home Services LLC

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

## Prepared For

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

Estimate # 393  
Date 10/16/2025

Description	Total
Remove Bulletin Board Post	\$50.00
Labor to remove and dispose of bulletin board post	
<b>Subtotal</b>	\$50.00
<b>Total</b>	<b>\$50.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

*Patricia Comings-thibault*

Executed on behalf of Chairman via direction  
email on 10.16.2025 at 8:39 am

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Forest Lake CDD

EXHIBIT 8

[RETURN TO AGENDA](#)



# INVOICE



## Bill To

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

## Good Home Services LLC

2674 Dixie Lane  
Kissimmee, FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

Payment terms Due upon receipt  
Invoice # 508  
Date 10/16/2025

Description	Total
Remove (2) Solar lights from playground	\$100.00
<b>Subtotal</b>	\$100.00
<b>Total</b>	<b>\$100.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

*Patricia Comings-thibault*

Executed on behalf of Chairman via drection email  
received on 10.16.2025 at 8:39 am

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Forest Lake CDD

EXHIBIT 9

[RETURN TO AGENDA](#)



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**MINUTES OF 10/09/25 REGULAR MEETING  
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

8 The Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, October  
9 09, 2025 at 2:00 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen  
10 and/or participate in-person or live via conference.

11  
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16

**I. Call to Order and Roll Call**

17 The meeting was called to order by District Manager Thibault. Roll was called and a quorum was confirmed with the  
18 following Board Supervisors present:

19 Frank Rivera..... Board of Supervisors, Chairman  
20 Randi Ribarich ..... Board of Supervisors, Vice Chairman  
21 Travis LeMeur..... Board of Supervisors, Assistant Secretary  
22 Jose Cortez ..... Board of Supervisors, Assistant Secretary  
23 Jose Montalvo ..... Board of Supervisors, Assistant Secretary

24 Also present were:

25 Patricia Thibault..... District Manager, Anchor Stone Management  
26 Kyle Magee (via conference) ..... District Counsel, Kutak Rock Law Firm  
27 Vasily Kostakis (via conference)..... Stantec

28 Ms. Thibault called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich,  
29 Supervisor LeMeur, Supervisor Cortez in person, and Supervisor Montalvo attended via conference. It was acknowledged  
30 that a quorum was established.

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**II. Audience Comments (limited to 3 minutes per individual on agenda items)**

34 The Chair opened the floor for audience comments on agenda items. No comments were offered by attendees or via Zoom.

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**III. Administrative Items**

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**A. Board of Supervisors Confirmation of Audit Committee Selection of Auditor**

44 Ms. Thibault presented the item, stating that the Board must confirm the Audit Committee’s selection of DiBartolomeo,  
45 McBee, Hartley & Barnes as auditor. A motion to approve was made and seconded, and with all Supervisors voting in favor,  
46 the motion passed unanimously.

47

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved the Audit Committee Selection Hartley & Barnes as Auditor for Sugarwood (If Needed) for the Forest Lake Community Development District.

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**IV. District Counsel – Kutak Rock**

53 Mr. Magee provided an update on behalf of District Counsel, noting that Mr. Joseph Brown from Kutak Rock was unable to  
54 attend due to a scheduling conflict. He reported that the litigation team continues working on document collection and  
55 discovery matters. Mr. Magee emphasized that this phase is typically the most time-consuming part of the case but confirmed  
56 that progress is ongoing and that additional updates and recommendations will be provided as more information becomes  
57 available.

58 Following Mr. Magee’s update, Ms. Thibault read into the record a statement prepared by District Counsel regarding NPG,  
59 referencing the related wire transfer and foreclosure matter. The statement was read for transparency and included in the  
60 official meeting record. There was no further discussion or Board action on this item, and the meeting proceeded to Vendor  
61 and Staff Updates.

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**V. Vendor & Staff Updates**

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**A. Discussion of Erosion Matter on Sugarwood & Presentation of Stantec Analysis**

68 Mr. Kostakis of Stantec reviewed the firm’s field inspection findings near 1304 Sugarwood Street. He reported localized  
69 erosion along the pond bank and recommended stabilization using filter fabric and riprap, covering approximately a 25 × 15

48 foot area subject to field verification. The Board discussed the findings and acknowledged the need for prompt repair to  
49 prevent further deterioration.

50 **B. Consideration of Proposal: ADS - Erosion Repair Behind 1304 Sugarwood St - \$8,400**

51 Ms. Thibault presented the proposal from ADS in the amount of \$8,400 for erosion repair behind 1304 Sugarwood Street.  
52 Mr. Kostakis noted that Stantec's inspection confirmed erosion approximately 25 by 15 feet in size and recommended  
53 installation of filter fabric and riprap. He also confirmed that a second proposal was being requested for comparison.  
54 Following discussion, the Board agreed that the repair was urgent and should proceed without delay.

55 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
56 the ADS - Erosion Repair Behind 1304 Sugarwood St - \$8,400 for the Forest Lake Community Development District.

57 Ms. Thibault mentioned a proposal from Mele Environmental in the amount of \$1,225 for supplemental erosion repair in the  
58 same area. The Board directed Stantec to return to the site to identify the root cause of the erosion, coordinate with the resident  
59 at 1124 Sugarwood to arrange property access, and provide updated findings and recommendations at the next meeting.

60 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
61 the Proposal from Mele Environmental - \$1,225 for Erosion Repair for the Forest Lake Community Development  
62 District.

63 **C. Consideration of Proposal: Good Home Services – Relocate Green Bulletin Board to Pool Area - \$200**

64 Ms. Thibault presented a proposal from Good Home Services for \$200 to relocate the green bulletin board to the pool area.  
65 The Board agreed the relocation was unnecessary and decided to have the bulletin board removed instead for a not-to-exceed  
66 amount of \$100, to be handled by a vendor for liability reasons.

67 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
68 the Proposal of Good Home Services – to Remove Green Bulletin Board – NTE \$100 for the Forest Lake Community  
69 Development District.

70 **D. Consideration of Proposal for the Replacement of Fencing at Monument**

71 ❖ **Good Home Services - \$750**

72 Ms. Thibault presented a proposal from Good Home Services for \$750 to replace the damaged fencing at the monument. The  
73 Board briefly discussed the condition and materials and agreed the vendor's proposal was reasonable and appropriate.

74 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
75 the Good Home Services - \$750 Proposal for the Replacement of Fencing at Monument for the Forest Lake Community  
76 Development District.

77 ❖ **Danielle Fence - \$1,520**

78 Ms. Thibault also presented a proposal from Danielle Fence for \$1,520. The Board noted the higher cost and agreed to proceed  
79 instead with Good Home Services.

80 **E. Consideration of Proposal for Pressure Washing of Monument Area due to Erosion Runoff: Good Home  
81 Services - \$200**

82 Ms. Thibault presented a proposal from Good Home Services for \$200 to pressure-wash the monument area due to erosion  
83 runoff. The Board agreed to defer the work until the cause of the runoff is confirmed following Stantec's review.

84 **F. Consideration of Cooper Pools Proposal for Top Mount Flow Meter: \$347.28**

85 Ms. Thibault presented a proposal from Cooper Pools for \$347.28 to replace the top-mount flow meter at the pool. She  
86 explained that the repair had already been completed after a temporary pool shutdown caused by a pressure-flow issue, and  
87 the Board ratified the expense.

88 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
89 the Cooper Pools Proposal for Top Mount Flow Meter: \$347.28 for the Forest Lake Community Development District.

90 **G. Discussion of Resolution 2025-15 – Prohibiting a Tree or Any Type of Bush to be Installed in Any Common**  
91 **Area**

92 Ms. Thibault introduced Resolution 2025-15, which prohibits the installation of any trees or bushes within CDD-owned  
93 common areas. She explained that several residents had recently planted trees in these areas without proper approval, and  
94 clarified that under the community’s Declaration of Covenants, the CDD owns the property while the HOA maintains it,  
95 meaning no alterations or new plantings may be made without authorization from both entities. The Board reviewed the issue  
96 and agreed it was necessary to enforce this policy to maintain consistency across the District.

97 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH FOUR IN FAVOR, Supervisor  
98 LeMeur voted Nay, the Board approved the Resolution 2025-15 – Prohibiting a Tree or Any Type of Bush to be Installed  
99 in Any Common Area for the Forest Lake Community Development District.

100 ❖ **1304 Sugarwood**

101 The Board discussed 1304 Sugarwood, where a tree had been planted within the CDD-owned common area without prior  
102 approval. Ms. Thibault confirmed the tree was installed after a recent erosion repair and stated that staff would notify the  
103 homeowner to remove it in accordance with the resolution.

104 ❖ **1636 Aspen Ave.**

105 The Board discussed 1636 Aspen Avenue, where a tree was planted in the CDD common area without authorization. Ms.  
106 Thibault confirmed no record of CDD approval and stated that the resident would be notified to remove it in accordance with  
107 the resolution.

108 ❖ **2620 Magnolia Ave**

109 The Board discussed 2620 Magnolia Avenue, noting that trees were planted in the CDD-owned area without approval from  
110 either the HOA or the CDD. The address was included among those to receive notice instructing removal of the trees in  
111 accordance with the resolution.

112 ❖ **1380 Sugarwood**

113 The Board discussed 1380 Sugarwood, where a small unapproved tree was planted in a CDD area. The address was added to  
114 the list of properties to receive removal notice in accordance with Resolution 2025-15.

115 **VI. District Manager – Request to Reach out to Horizons Elementary Regarding School Crossing**

116 Ms. Thibault described early-morning observations of children crossing in darkness near Horizons Elementary and requested  
117 authorization to contact the school about safety options (crossing guard or push-button flashing beacons). The Board agreed,  
118 and Ms. Thibault will reach out to the school and obtain a cost estimate for solar flashing beacons; District Counsel also  
119 suggested exploring low-cost flag/handheld light options for the crosswalk.

120 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
121 the District Manager’s Request to Reach out to Horizons Elementary Regarding School Crossing for the Forest Lake  
122 Community Development District.

123 **VII. Business Items**

124 **A. Consideration for Ratification of Final Agreement with Cooper Pools**

125 The Board reviewed the Cooper Pools proposal for replacement of 49 pool filter grids and the final agreement with the vendor  
126 before proceeding with ratification.

127 **1. Cooper Pools – Grids for Pool (49) - \$2,950**

128 Ms. Thibault presented a Cooper Pools proposal for \$2,950 to replace 49 damaged pool filter grids. She explained the pool  
129 had been shut down due to flow and pressure problems, and the replacement was needed to reopen it. The Board  
130 acknowledged the work was completed and necessary to restore normal operation

131 **2. Presentation of Final Agreement with Cooper Pools**

132 Ms. Thibault presented the final agreement with Cooper Pools for Board ratification, noting it had been reviewed and executed  
133 in accordance with District policy. She emphasized maintaining transparency by ensuring all residents have access to final  
134 vendor agreements. The Board ratified the agreement following review.

135 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
136 the Ratification of Final Agreement with Cooper Pools for the Forest Lake Community Development District.

137 **B. Consideration for Approval: The Minutes of the Board of Supervisors Regular Meeting Held on September**  
138 **11, 2025**

139 Ms. Thibault presented the minutes of the September 11, 2025 Regular Meeting for Board approval. She noted that she had  
140 reviewed the document and found it accurate. The Board approved the minutes as presented.

141 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
142 the Minutes of the Board of Supervisors Regular Meeting Held on September 11, 2025 for the Forest Lake Community  
143 Development District.

144 **C. Consideration for Acceptance – The Unaudited Financial Statements for the Time Period July 14, 2025 to**  
145 **August 30, 2025**

146 Ms. Thibault presented the Unaudited Financial Statements for the period July 14 through August 30, 2025 for Board  
147 acceptance. The Board reviewed the statements and approved them as presented.

148 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved  
149 the Unaudited Financial Statements for the Time Period July 14, 2025 to August 30, 2025 for the Forest Lake Community  
150 Development District.

151 **D. Consideration of Proposal from Mele Environmental for Monument Entrance Enhancement - \$4,570.98**

152 Ms. Thibault presented a proposal from Mele Environmental in the amount of \$4,570.98 for monument entrance  
153 enhancements. She compared the cost and scope with prior vendor quotes and noted suggestions for lower-maintenance  
154 landscaping. The Board discussed irrigation issues affecting the entrances and confirmed that the proposal covered only four  
155 of six locations. The Board agreed to table the proposal pending irrigation repairs and additional cost review.

156 **VIII. Audience Comments – New Business – (limited to 3 minutes per individual)**

157 A resident requested extra lighting and benches near bus stop areas. The Board discussed the concern, agreeing that additional  
158 lighting was needed for safety but benches were unnecessary. Ms. Thibault was directed to obtain proposals for solar lighting  
159 at two bus stop entrances.

160 **IX. Supervisors Requests**

161 Ms. Thibault reported that the monument lights are currently out and that Good Home Services has been notified to inspect  
162 them during their next visit. She also noted a resident at 1136 Sugarwood installed a fence that encroaches on CDD property  
163 and blocks access to the timer and meter. District Counsel Mr. Magee will review the plat and send a letter to the homeowner  
164 regarding the encroachment.

165 **X. Adjournment**

166 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board adjourned  
167 the Board of Supervisors Regular Meeting for the Forest Lake Community Development District.

168

169 *~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting*  
170 *is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including*  
171 *all testimony and evidence upon which the appeal is based.~*  
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The meeting minutes were approved by a vote of the Board of Supervisors during a publicly noticed meeting held on **November 13, 2025.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**  Secretary  Assistant Secretary

\_\_\_\_\_  
**Printed Name**  Chairman  Vice Chairman

EXHIBIT 10

[RETURN TO AGENDA](#)



# **Forest Lake Community Development District**

**Summary Financial Statements  
(Unaudited)**

**September 30, 2025**

**Forest Lake CDD  
Balance Sheet  
September 30, 2025**

		<b>General Fund</b>
1	<b><u>Assets:</u></b>	
2	Operating Account-SS	\$ 29,420
3	Money Market Account- SS	418,830
4	Accounts Receivable	-
5	Assessments Receivable-On Roll	-
6	Excess Fees - Receivable	3,404
7	Due from Other Funds	-
8	Prepaid Expenses	-
9	Deposits	-
10	<b>TOTAL ASSETS</b>	<b>451,654</b>
11	<b>Liabilities:</b>	
12	Accounts Payable	6,234
13	Accrued Expenses	-
14	Deffered Revenue-On Roll	-
15	Due to Other Funds	-
16	<b>TOTAL LIABILITIES</b>	<b>6,234</b>
17	<b>Fund Balance</b>	
18	Non-Spendable	-
19	Assigned: Capital Reserves	-
20	Assigned:2-Month Operating Capital	102,959
21	Unassigned	342,461
22	<b>TOTAL LIABILITIES AND FUND BALANCE</b>	<b>\$ 451,654</b>

**Forest Lake CDD**  
**General Fund**  
**Statement of Revenue, Expenditures and Change in Fund Balance**  
**For the Period of July 14, 2025 through September 31, 2025**

	<b>FY2025</b> <b>Total Actual</b> <b>Month To Date</b>
<b>1 Revenues:</b>	
2 Interest	\$ 3,830
3 Misc Revenue	1,302
4 On Roll Excess Fees	3,569
<b>5 TOTAL REVENUE</b>	<b>8,701</b>
<b>6 Expenditures:</b>	
<b>7 Administrative</b>	
6 District Management	18,470
7 Supervisor Payroll	4,400
8 Legal Advertising	1,331
9 Legal Services	6,700
10 Security	9,340
11 Communications, Internet	345
12 Website Management	3,125
13 Bank Fees	350
<b>14 TOTAL ADMINISTRATIVE</b>	<b>44,061</b>
<b>15 Utilities</b>	
16 Utilities-Electricity	14,232
17 Utilities-Water/Sewer	2,189
<b>18 TOTAL UTILITIES</b>	<b>16,421</b>
<b>19 Community Maintenance</b>	
20 Tree Trimming & Maintenance	350
<b>21 TOTAL PHYSICAL ENVIRONMENT</b>	<b>350</b>
<b>22 Amenity Maintenance</b>	
23 Pool Repairs	523
24 Pool Service	9,872
25 Pest Control	160
26 Landscape Maintenance	12,240
27 Misc. Maintenance	18,869
<b>28 Total Amenity Maintenance</b>	<b>41,664</b>
<b>29 Fund Balance - Beginning</b>	<b>870,000</b>
30 Net Change In Fund Balance	(93,795)
31 Adjustments to Fund Balance for Amounts Due to Debt Service	(330,786)
<b>32 Fund Balance - Ending-Projected</b>	<b>\$ 445,420</b>

**Forest Lake  
Bank Reconciliation  
As of September 31, 2025**

Balance per Bank Statement	\$	374,498
Plus: Deposits in Transit		-
Less: Outstanding Checks		(345,078)
<b><i>Adjusted Bank Balance</i></b>	<b>\$</b>	<b><u>29,420</u></b>

Beginning Balance	\$	20,899
Receipts		386,467
Disbursements		(377,946)
<b><i>Balance per Book</i></b>	<b>\$</b>	<b><u>29,420</u></b>

**Forest Lake  
Check Register  
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
<b>7/1/25</b>			<b>Beginning balance</b>			70,000.00
7/11/25	071125ach	Duke Energy	1595 Aspen Ave- (5/20-6/18)		1,166.37	68,833.63
7/16/25	5003	Mele Environmental Services LLC	Tree Services		350.00	68,483.63
7/16/25	071625ach1	Duke Energy	00 Holly Hill Rd (5/24-6/24/25)		1,950.63	66,533.00
7/17/25	1000	Anchor Stone Management, LLC	District Management		4,420.16	62,112.84
7/18/25	071825ach	Duke Energy	2702 Cedar Ridge (5/28-6/25/25)		26.53	62,086.31
7/18/25	071825ach2	Duke Energy	0 Holly Hill (5/29-6/26/25)		2,969.08	59,117.23
7/21/25	7/21/25	Haines City	Irrigation		123.83	58,993.40
7/21/25	7/21/25	Haines City	Sewer/Water		539.03	58,454.37
7/23/25	1004	Forest Lake CDD	Anchor Stone		1,000.00	57,454.37
7/30/25	073025ach	Duke Energy	1084 Sugarwood St (6/6-7/7/25)		154.30	57,300.07
7/30/25	073025ach2	Duke Energy	930 Holly Hill Rd (6/6-7/7/25)		32.46	57,267.61
7/31/25			Service Charge		349.89	56,917.72
<b>7/31/25</b>				<b>70,000.00</b>	<b>13,082.28</b>	<b>56,917.72</b>
8/5/25	1001	Anchor Stone Management, LLC	District Management		6,525.00	50,392.72
8/5/25	8/5/25	ECS Integrations			5,880.00	44,512.72
8/6/25	1002	Resort Pools			1,825.00	42,687.72
8/12/25	8/12/25	ECS Integrations	CDVI Access Control Keys		850.00	41,837.72
8/14/25	8/14/25	Duke Energy	Electric		1,174.96	40,662.76
8/15/25	1007	Frank Rivera	BOS Meetings		800.00	39,862.76
8/15/25	1008	Jose Montalvo	BOS Meetings		800.00	39,062.76
8/15/25	1009	Randi Ribarich	BOS Meetings		600.00	38,462.76
8/15/25	1010	Travis Lemeur	BOS Meetings		600.00	37,862.76
8/15/25	1011	Jose Cortez	BOS Meetings		600.00	37,262.76
8/18/25	081825ach	Duke Energy	Electric- 00 Holly Hill Rd (6/25-7/25)		1,950.63	35,312.13
8/18/25	081825ach1	Spectrum	Act# 8711 (8/18/25)		174.98	35,137.15
8/20/25	8/20/25	Haines City	Sewer/Water		551.61	34,585.54
8/20/25	8/20/25	Haines City	Irrigation		131.69	34,453.85
8/22/25	5002	Business Observer	Legal Advertisement		205.63	34,248.22
8/22/25	8/22/25	Duke Energy	Electric		27.36	34,220.86
8/22/25	8/22/25	Duke Energy	Electricity		612.93	33,607.93
8/25/25	5004	Massey Services Inc.	Pest Prevention- Act 66036319		40.00	33,567.93
8/25/25	5005	Massey Services Inc.	Pest Prevention- Act 86484733		80.00	33,487.93
8/26/25	5006	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	27,367.93
8/28/25	5007	CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	26,567.93
8/28/25	5008	Resort Pools	Pool Service-install new 10hp motor		2,800.00	23,767.93
8/28/25	5009	Business Observer	Legal Advertisement		72.19	23,695.74
8/29/25	5010	Business Observer	Legal Advertisement		67.81	23,627.93
8/29/25	082925ach	Duke Energy	1084 Sugarwood St (7/8-8/6/25)		147.53	23,480.40
8/29/25	082925ach2	Duke Energy	930 Holly Hill Rd (7/8-8/6/25)		32.46	23,447.94
8/29/25	082925ach3	Duke Energy	1701 Forest lake (7/8-8/6)		32.47	23,415.47
8/31/25	5012	Danielle Fence	PVC Fence/Repair/Replacement-Deposit		1,794.00	21,621.47
8/31/25	5014	Cooper Pools Inc	Pool Repairs		722.00	20,899.47
<b>8/31/25</b>				<b>0</b>	<b>36,018.25</b>	<b>20,899.47</b>
9/1/25	5016	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	14,779.47
9/3/25	5017	Anchor Stone Management, LLC	District Management		6,525.00	8,254.47
9/3/25	5018	Grau & Associates	Inv 27869		6,700.00	1,554.47
9/3/25	5019	Cooper Pools Inc	Monthly Svc-Sept		1,750.00	(195.53)
9/4/25	5015	Local IQ	Legal Adv- Act# 1545110		279.82	(475.35)
9/4/25			Funds Transfer	25,000.00		24,524.65

9/7/25	5020 Jose Cortez	Reimbursement for Legal Adv		332.31	24,192.34
9/7/25	5021 ECS Integrations	Access Mgmt Pool Syst		350.00	23,842.34
9/7/25	5022 Securitas Security Services USA, Inc	Guard Svcs-Security (8/1-8/31/25)		3,200.31	20,642.03
9/8/25	5023 Massey Services Inc.	Pest Prevention- Act 66036319		40.00	20,602.03
9/10/25	5024 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	19,802.03
9/11/25	5025 Randi Ribarich	Legal Ad-Reimb.		91.04	19,710.99
9/15/25	5030 Frank Rivera	09-11-25 bos mtg		200.00	19,510.99
9/15/25	5026 Jose Cortez	09-11-25 bos mtg		200.00	19,310.99
9/15/25	5027 Jose Montalvo	09-11-25 bos mtg		200.00	19,110.99
9/15/25	5028 Randi Ribarich	091125 bos mtg		200.00	18,910.99
9/15/25	5029 Travis Lemeur	09-11-25 bos mtg		200.00	18,710.99
9/16/25	5031 Image360	Signs- (I-32044)		1,205.67	17,505.32
9/17/25	5032 Danielle Fence	Install pvc fence/take down/remove		5,639.00	11,866.32
9/18/25	9/18/25 Spectrum	Act# 8711 (9/18/25)		169.98	11,696.34
9/18/25	9/18/25 Duke Energy	Electricity		1,950.91	9,745.43
9/20/25	092025ach Haines City	Irrigation		127.77	9,617.66
9/20/25	092025ach2 Haines City	Sewer/Water		715.05	8,902.61
9/22/25	5033 Busy Bee Property Maintenance, Inc	Signage		100.00	8,802.61
9/22/25	9/22/25 Duke Energy	Electricity		26.97	8,775.64
9/22/25	9/22/25 Duke Energy	Electricity		690.12	8,085.52
9/23/25		Transfer	10,000.00		18,085.52
9/23/25		Deposit	1,302.22		19,387.74
9/23/25	9/23/25 Duke Energy	Electricity		1,286.14	18,101.60
9/24/25	5034 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	17,301.60
9/26/25	5035 Business Observer	Legal Advertisement		67.81	17,233.79
9/26/25	5037 Cooper Pools Inc	pool repairs/maint		348.13	16,885.66
9/29/25	5038 School Status LLC	Website		3,125.00	13,760.66
9/29/25	5039 Securitas Security Services USA, Inc	Guard Svcs-Security (7/1-7/31/25)		3,069.88	10,690.78
9/29/25	5040 Busy Bee Property Maintenance, Inc	Signage		650.00	10,040.78
9/30/25	5041 Forest Lake CDD C/O US Bank	DS Proceeds for Series 2020		236,796.68	(226,755.90)
9/30/25	5042 Forest Lake CDD C/O US Bank	DS Proceeds Series 2022		93,989.01	(320,744.91)
9/30/25		Funds Transfer	350,000.00		29,255.09
9/30/25	5	Tax Collector Interes		164.90	29,419.99
<b>9/30/25</b>				<b>386,467.12</b>	<b>377,946.60</b>
					<b>29,419.99</b>

EXHIBIT 11

[RETURN TO AGENDA](#)



Mele Environmental Services LLC  
8911 pine grove dr  
Lakeland, FL 33809 US  
+18633275693  
mele.environmental@gmail.com  
http://www.lakelandlawnmaintenance.com



## Estimate

### ADDRESS

Forest Lake CDD  
Davenport  
FL

ESTIMATE # 1153

DATE 11/07/2025

---

ACTIVITY	QTY	RATE	AMOUNT
<b>Tree Services</b> Contractor is to remove (2) fox tail palms on right of way off of magnolia Ave. Approximately 5-6ft tall. Removal is to include root ball and trees themselves then installing back fill dirt in holes. (Machine may be required.) labor and dump fees are included.	1	600.00	600.00

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Please do not send ACH, PayPal, or Credit Cards payments through Quickbooks. Please send checks to  
Mele Environmental Services  
8911 Pine Grove Dr  
Lakeland FL, 33809

TOTAL

**\$600.00**

Accepted By

Accepted Date

EXHIBIT 12

[RETURN TO AGENDA](#)



ESTIMATE



**Prepared For**

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

**Good Home Services LLC**

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

Estimate # 407  
Date 11/10/2025

<b>Description</b>	<b>Total</b>
Remove two trees from Right of Way	\$325.00
This is for labor to remove two palms from the Right of Way on Magnolia Ave, fill holes and haul off.	
<b>Subtotal</b>	\$325.00
<b>Total</b>	<b>\$325.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

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Forest Lake CDD

EXHIBIT 13

[RETURN TO AGENDA](#)



ESTIMATE



**Prepared For**

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

**Good Home Services LLC**

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

Estimate # 406  
Date 11/06/2025

<b>Description</b>	<b>Total</b>
Purchase (2) bracket sets to install on old Solar lights for playground	\$355.00
This is to purchase (2) new bracket sets for old solar lighting from 1595 Aspen Ave, and to install new brackets on old lights, and install lighting on the playground	
<b>Subtotal</b>	\$355.00
<b>Total</b>	<b>\$355.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

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Forest Lake CDD

EXHIBIT 14

[RETURN TO AGENDA](#)



# ESTIMATE



## Good Home Services LLC

2674 Dixie Lane  
Kissimmee , FL 34744  
Phone: (407) 989-8043  
Email: Goodhomeservicesllc@gmail.com

## Prepared For

Forest Lake CDD  
1595 Aspen Ave  
Davenport, FL 33837

Estimate # 405  
Date 11/06/2025

Description	Total
Purchase and install (2) new solar lights for playground	\$725.00
This is to purchase and install (2) new Endurance 9000 lumen solar lights for playground at 1595 Aspen Ave	
<b>Subtotal</b>	\$725.00
<b>Total</b>	<b>\$725.00</b>

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

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Forest Lake CDD



Forest Lake  
CDD

DAVENPORT, FLORIDA