

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, January 8, 2026
Time: 1:30 P.M.
Location: Davenport City Hall
1 S. Allapaha Ave.
Davenport, FL 33837

ZOOM: [Link](#)
Phone: 1-305-224-1968
Meeting ID: 977 3920 5482
Passcode: 689948

AGENDA

For the full agenda packet, please contact Patricia@havenmgt.com

I. Call to Order / Roll Call

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

III. Supervisor Appointment

A. Oath of Office – George Thomas - Seat 5 - Term Expires 11/2026

EXHIBIT 1

B. Consideration for Adoption: Resolution 2026-04 A Designation of Officers

EXHIBIT 2

C. Supervisor Consideration of Florida Statute Allowed Stipend

D. Discussion: Florida Sunshine Law

IV. District Counsel – Kutak Rock

A. Status Discussion: Tree Removal at 1636 Aspen Ave. Trees were removed as of December 30, 2025.

B. Status Discussion: Transition of District Management & Invoicing

C. Status Discussion: Securitas Agreement

D. Status Discussion: Letter to Owner - Water Meter behind Fence at 1136 Sugarwood

E. Revised Towing Agreement & Policy *(to be distributed)*

EXHIBIT 3

V. Field Manager

A. Presentation for Discussion: Facilities Maintenance Review - Sidewalk Maintenance Review

EXHIBIT 4

B. Presentation for Discussion: Management Deliverables Schedule

EXHIBIT 5

VI. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on December 11, 2025

EXHIBIT 6

B. Consideration for Acceptance – The Unaudited Financial Statements – November 2025

EXHIBIT 7

C. Request Permission to Utilize District Marketing Logo on Agenda Items - Common Law Trademark

D. Discussion of Meeting to be Held on January 22, 2026 at 1:30 PM

VII. Other Items to Be Introduced

A. District Engineer – Discussion of Stop Signs to be Installed

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

IX. Supervisors' Requests

X. Adjournment

EXHIBIT 1

RETURN TO AGENDA



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

OATH OF OFFICE – BOARD OF SUPERVISORS

I, George Thomas, a citizen of the State of Florida and of the United States of America, and being an officer of the Forest Lake Community Development District and a recipient of public funds as such officer, do hereby solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Florida, and that I will well and faithfully perform the duties of Board Supervisor of the Forest Lake Community Development District, on which I am now about to enter.

Signature of Supervisor

Printed Name: George Thomas

Seat Number: 5

Date: January 8, 2026

ACKNOWLEDGMENT

Sworn to and subscribed before me by means of physical presence or online notarization, this ____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

Signature of Notary Public / Authorized Officer

Printed Name

Notary Public, State of Florida
My Commission Expires: _____

(SEAL)

EXHIBIT 2

RETURN TO AGENDA



RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING CERTAIN OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Forest Lake Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the Board of Supervisors of the District (the “Board”) desires to designate certain Officers of the District.

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

SECTION 1. The following persons are appointed to the offices shown:

Chairperson	Frank Rivera
Vice Chairperson	Randi Ribarich
Secretary	Paricia Thibault
Assistant Secretary	Jose Cortez
Assistant Secretary	Jose Montalvo
Assistant Secretary	George Thomas
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	Patricia Thibault

SECTION 2. This Resolution supersedes any prior appointments made by the Board. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 8th day of January , 2026

ATTEST:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT 3

RETURN TO AGENDA



EXHIBIT 4

RETURN TO AGENDA





Across from 1504 Aspen Ave



Infront of 1088 Sugarwood St



Across from 1332 Sugarwood St



Across from 1712 Buckeye Rd



Infront of Sugarwood St



Infront of 1236 Sugarwood St

EXHIBIT 5

RETURN TO AGENDA



FOREST LAKE CDD

MANAGEMENT DELIVERABLE SCHEDULE

DELIVERABLE	DATE ASSIGNED	ASSIGNED TO	DELIVERABLE DATE	NOTES
Erosion Matter on Sugarwood	10.09.2025	District Engineer	COMPLETE	Repair erosion on Sugarwood by ADS- Update from stantec on the agenda
Replace Fencing at Monument Entrance	10.09.2025	Field Services	COMPLETE	This was completed on 11.05.2025
Reivew of Tree locations or Prohibited Tree plantings	10.09.2025	Field Services	01.05.2026	Trees were Removed on December 30. Invoice needs to be sent to the resident from the District
Removal of Post at Amneity with Green Box	10.06.2025	Field Services	COMPLETE	Signage Box has been removed
Securitas	10.06.2025	District Counsel	01.08.2026	Discussion of Seucritas and Monitoring . Need Counsel update. Status from Counsel on the agenda
Towing	11.18.2025	District Manaeger	01.08.2026	Revise the Policy for Semis and Non Tagged or Expired Vehicles and Holiday No Tow . Item is on the agenda for Counsel comment
Playground Enhancements - Solar Lights	11.18.2025	Field Services	12.11.2025	Proposal was approved in December meeting. Lights Ordered. To be installed by Janaury meeting date
Walk of CDD Common Areas for Sidewalk Impacts	12.11.2025	Field Services	01.08.2026	Field Services is walking the CDD owned areas and will provide status for January agenda
Pressue Washing at Amenity	11.18.2025	Field Services	COMPLETE	Pressure Wash Playground Area to Amenity Sidewalk - Proposal on the Agenda . Item was completed

EXHIBIT 6

RETURN TO AGENDA



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**MINUTES OF 12/11/2025 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,
9 December 11, 2025 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able
10 to listen and/or participate in-person or live via conference.

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I. Call to Order and Roll Call

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

18 Frank Rivera..... Board of Supervisors, Chairman
19 Randi Ribarich Board of Supervisors, Vice Chairman
20 Jose Cortez Board of Supervisors, Assistant Secretary
21 Jose Montalvo Board of Supervisors, Assistant Secretary

22 Also present were:

23 Patricia Thibault.....District Manager, Anchor Stone Management
24 Kyle Magee (via conference)..... District Counsel, Kutak Rock Law Firm

25 Ms. Thibault called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich,
26 Supervisor Cortez, and Supervisor Montalvo. It was acknowledged that a quorum was established.

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

30 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. District Counsel – Kutak Rock – Kyle MaGee

35 District Counsel Kyle Magee provided a legal update. He reported that the District’s litigation continues through discovery,
36 a phase expected to last for several months. Litigation counsel plans to file an amended complaint imminently and anticipates
37 a prompt ruling thereafter. Due to the pending litigation, detailed discussion was deferred to one-on-one calls with board
38 members as needed. No board questions were raised in open session.

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IV. Vendor & Staff Updates

A. Discussion of Erosion Matter on Sugarwood

Representatives from Stantec were unable to attend due to a scheduling conflict but reported that the erosion remediation
repair behind 1304 Sugarwood had been completed.

**B. The Board then considered several amenity lighting and maintenance items related to the playground and surrounding
sidewalks. The following proposals were considered.**

- ❖ Consideration of Proposal: Good Home Services - Install (2) Bracket Sets to Playground Structure - \$615

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On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved the Proposal from Good Home Services for the Install of (2) Bracket Sets to the Playground Structure for \$615 for the Forest Lake Community Development District.

41 ❖ Consideration of Proposal: Good Home Services for the Pressure Wash Sidewalk at Amenity
42 Center - \$175

43 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
44 the Good Home Services proposal for \$175 to Pressure Wash the Sidewalk at the Amenity Center for the Forest Lake
45 Community Development District.

46 ❖ Consideration of Proposal: Good Home Services - Install New Solar Lights on Playground Structure -
47 \$700

48 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
49 the Good Home Services proposal for \$700 to Install New Solar Lights on the Playground Structure for the Forest Lake
50 Community Development District

51 ❖ **Field Review Report**

52 Staff referenced the latest Field Review Report, included in the agenda, highlighting the routine checklist used during
53 site inspections and recent requests to the landscape vendor for weed/crabgrass treatments around the amenity center.
54 The Chair encouraged residents to assist with safety by reporting cracked or lifted sidewalks: when observed, residents
55 should photograph the location, include the nearest address, and email management so replacements can be prioritized
56 and tracked.

57 ❖ **Task List**

58 The Board reviewed the current task list and received brief updates on the status of open items. No action was required
59 at this time.

60 **C. Consideration of Contract for District Management Services**

61 The Board considered the District Management Services Agreement with Haven Management Solutions. Before action,
62 the Chair and members commended Patricia and her team for transparent communication, responsiveness, and diligence
63 over recent months. The Board voted unanimously to approve and authorize execution of the management services
64 contract with Haven Management Solutions.
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66 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board approved
67 the Contract for District Management Services with Haven Management Solutions for the Forest Lake Community
68 Development District.

69 The Board considered the following Resolutions for Adoption:

70 **D. Consideration for Adoption Resolution 2026-01 - A Designation of Officers**

71 The Board advanced the resolution Maintaining Chairman Rivera and Vice Chairwoman Ribarich in their current
72 positions as well as maintaining Supervisor Cortez and Montalvo as Assistant Secretary's. The resolution provided for
73 Ms. Thibault to be named as Secretary and Treasurer.

74 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted
75 Resolution 2026-01 – A Designation of Officers for the Forest Lake Community Development District.

76 **E. Consideration for Adoption Resolution 2026-02 — Authorized Signers.**

77 To increase transparency and oversight, the Board designated Ms. Thibault, Supervisor Cortez, and the Chair as
78 authorized signers on District bank accounts.

79 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted
80 Resolution 2026-02 – Authorized Signors for the Forest Lake Community Development District.

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83 **F. Consideration for Adoption Resolution 2026-03**

84 Staff explained the statutory requirement to advance continuing disclosures for the District's bonds via EMMA (MSRB).

85 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted
86 Resolution 2026-03 – Designating Haven Management Solutions as the Dissemination Agent for the Forest Lake
87 Community Development District.

88 **V. Administrative Items**

89 **B. Ratification of Good Home Services – Holiday Decorations - \$2,280.**

90 Taken slightly out of order, the Board advanced with Item B.

91 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
92 the Good Home Services Proposal for Holiday Decoration in the amount of \$2,280 for the Forest Lake Community
93 Development District.

94 **C. Consideration for Approval: The Minutes of the Board of Supervisors Meeting Held on November 13,2025**

95 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board
96 Approved the Minutes of the Board of Supervisors Meeting Held on November 13, 2025 for the Forest Lake
97 Community Development District

98 **D. Consideration for Acceptance – The Unaudited Financial Statements - October 2025**

99 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board
100 Accepted the Unaudited Financial Statements for October 2025 for the Forest Lake Community Development District

101 **E. Consideration for Adoption Resolution 2026-04 General Election Resolution**

102 The resolution authorizes transmission to the Supervisor of Elections in preparation for the November 2026 cycle and
103 confirming seat information and terms.

104 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted
105 Resolution 2026-04 – A General Election Resolution for the Forest Lake Community Development District.

106 **VI. Other Items to Be Introduced**

107 **A. Discussion of Revising Towing Policy to Include No Semis to be Parked on Streets at Any Time – Towing of**
108 **All Vehicles Parked in Street without Tags or Expired Tags**

110 The Chair summarized recent issues: semi-tractor units parked overnight on neighborhood streets, vehicles parked
111 facing the wrong direction, obstructions during a large December 5 gathering on Sandy Creek (where towing and law
112 enforcement were required), and vehicles with expired or missing tags. The Board discussed safety concerns for first
113 responders and traffic flow, as well as the prior towing window. After deliberation, the Board approved revisions to the
114 towing policy with three core elements and operational changes:

- 115
- No semi-tractor or similar commercial rig parking on District streets at any time.
 - Daytime and nighttime enforcement for illegal parking (including parking on the prohibited/even side of the street, parking on grass/sidewalks, or otherwise obstructing travel lanes) with vehicles subject to tow.
 - Expired or missing tags subject to enforcement consistent with City of Davenport ordinances.
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119 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
120 the Towing Policy Changes for the Forest Lake Community Development District.

121 **B. Discussion of Moles at Amenity Center**

122 The Board then addressed a resident concern regarding moles observed near the clubhouse/retention areas. Staff
123 presented potential mitigation approaches—traps and castor-oil treatments—and their practical drawbacks (cost, daily
124 servicing of traps, odor and decomposition issues, and displacement of animals to neighboring properties). Recognizing
125 that moles are a landscape-wide challenge and that grub control on private lawns is a homeowner responsibility, the
126 Board determined that District-wide eradication efforts would be ineffective and potentially burdensome.

127 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Voted Not
128 to Pursue District Funded Mole Remediation Efforts for the Forest Lake Community Development District.

129 **V. Administrative Items (taken out of order)**

130 **A. Consideration of Interested Parties for Supervisor Seat 5 - Term Expires 11.2026**

131 Management confirmed that notice had been circulated and applications received. The Chair reiterated eligibility criteria:
132 a U.S. citizen, a resident of the District, and at least 18 years of age. Brief interviews were conducted:

- 133 • Melanie Matthews emphasized transparent communication with residents, responsible budgeting, maintenance of
134 amenities and infrastructure aligned to long-term planning, and the goal of protecting property values and resident
135 satisfaction. She described a flexible schedule allowing attendance at meetings, a collaborative, non-confrontational
136 approach to Board disagreements, and an ongoing commitment to learning the distinctions between CDD and HOA
137 roles. She holds an MBA and a master's in education and participates regularly in CDD/HOA meetings.
- 138 • Remy Antoine described 13 years of operations leadership in hospitality at the director level, with experience
139 managing large budgets and facilitating conflict resolution. He indicated he manages his travel schedule and can
140 attend Board meetings with notice. He articulated a general understanding of HOA's focus on individual property
141 standards and the CDD's responsibility for common areas and community infrastructure, and expressed enthusiasm
142 for community stewardship.
- 143 • George Thomas appeared in person and began his introduction. He is recently retired, generally in residence most
144 of the year, and a consistent attendee at community meetings. He detailed 45 years of facilities management
145 experience across hospitals, schools, and nursing homes, including multi-department oversight; P&L management
146 from \$500,000 to \$6 million; supervision of 15–300 personnel; budget development and capital project management;
147 renovations; purchasing; and contract negotiations.

148 At the conclusion of the interviews, the Chair thanked all three candidates—Ms. Melanie Matthews, Mr. Remy Antoine,
149 and Mr. George Thomas—and invited the Board to consider next steps. Management noted the option to defer a decision
150 until January, but also confirmed a selection could be made immediately with the appointee sworn in at the next regular
151 meeting. Counsel reminded the Board that voting must be public; secret ballots are prohibited under Florida's Sunshine
152 Law. Candidates could be asked to step outside during discussion, though they were not required to do so.

154 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Voted to
155 Appoint George Thomas to Seat 5 with the Swearing-In to be Held at the January Meeting for the Forest Lake
156 Community Development District.

157 **VII. Audience Comments - New Business - (limited to 3 minutes per individual)**

158 **VIII. Supervisor Requests**

159 The Chair reflected on the past year's challenges and the Board's commitment to prudent stewardship, transparency, and
160 restoring trust. He thanked residents for their patience and participation, recognized staff—particularly the district
161 manager—for responsiveness and clear communication, and expressed appreciation to counsel for continued support.
162 Members noted the Board's strong working rapport and shared focus on saving money while maintaining the
163 community's assets. The Chair and Supervisors extended holiday greetings to all present and looked ahead to advancing
164 priority projects in the new year.

165 **IX. Adjournment**

166 There being no further business to discuss, the meeting was adjourned.

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

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~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including 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 **January 8, 2026.**

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Signature

Signature

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Printed Name Secretary Assistant Secretary

Printed Name Chairman Vice Chairman

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EXHIBIT 7

RETURN TO AGENDA



Forest Lake Community Development District

**Summary Financial Statements
(Unaudited)**

November 30, 2025

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

		General Fund
1	<u>Assets:</u>	
2	Operating Account-SS	\$ 57,621
3	Money Market Account- SS	310,179
4	Accounts Receivable	325
5	Assessments Receivable-On Roll	554,030
6	Excess Fees - Receivable	-
7	Due from Other Funds	6,899
8	Prepaid Expenses	-
9	Deposits	-
10	TOTAL ASSETS	929,055
11	Liabilities:	
12	Accounts Payable	4,676
13	Accrued Expenses	-
14	Deffered Revenue-On Roll	554,030
15	Due to Other Funds	28,726
16	TOTAL LIABILITIES	587,432
17	Fund Balance	
18	Non-Spendable	-
19	Assigned: Capital Reserves	-
20	Assigned:2-Month Operating Capital	102,959
21	Unassigned	238,664
22	TOTAL LIABILITIES AND FUND BALANCE	\$ 929,055

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through November 30, 2025

	FY2026 Adopted Budget	FY 2026 Budget Year to Date	FY 2026 Actual Year to Date	Variance Over / (Under) Budget
1 Revenues:				
2 Assessments - Tax Roll	\$ 578,091	\$ 24,060.00	\$ 24,060.00	-
3 Interest	-	-	1,349	1,349
4 Misc Revenue	-	-	325	325.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	25,734	1,674
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	2,000	2,000	-
10 Engineering	15,000	2,500	-	2,500
11 Attorney	30,000	5,000	47,511	(42,511)
12 Annual Audit	6,800	1,133	-	1,133
13 Assessment Administration	5,000	833	833	(0)
14 Management Fees	43,800	7,300	7,300	-
15 Information Technology	1,890	315	525	(210)
16 Website Maintenance	1,260	210	-	210
17 Postage & Delivery	1,050	175	-	175
18 Insurance	7,432	7,432	6,148	1,284
19 Copies	500	83	-	83
20 Legal Advertising	5,000	833	-	833
21 Other Current Charges	1,500	250	5	245
22 Office Supplies	625	104	-	104
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	132,032	22,005	70,647	(42,303)
26 Debt Service Administration				
27 Arbitrage	900	150	-	150
28 Dissemination	5,000	833	833	(0)
29 Trustee Fees	8,880	1,480	-	1,480
30 Debt Service Total	14,780	2,463	833	1,629.99
29 Field Expenditures				
30 Property Insurance	15,006	15,006	15,006	-
31 Field Management	16,000	2,667	2,667	0
32 Landscape Maintenance	73,440	12,240	12,240	-
33 Landscape Replacement	28,262	4,710	-	4,710
34 Streetlights	42,410	7,068	3,680	3,388
35 Electric	7,260	1,210	-	1,210
36 Water & Sewer	1,000	167	118	48
37 Sidewalk & Asphalt Maintenance	2,500	417	-	417
38 Irrigation Repairs	7,500	1,250	-	1,250
39 General Repairs & Maintenance	15,000	2,500	-	2,500
40 Contingency	10,000	1,667	-	1,667
41 Field Expenditures Total	218,378	48,901	33,711	15,190
42 Amenity Expenses				
43 Amenity - Electric	15,173	2,529	5,034	(2,505)
44 Amenity - Water	4,068	678	556	122
45 Internet	1,500	250	340	(90)
46 Pest Control	648	108	80	28
47 Janitorial Services	10,400	1,733	1,600	133
48 Security Services	33,500	5,583	3,439	2,144
49 Pool Maintenance	23,700	3,950	3,847	103
50 Amenity Management	9,500	1,583	1,583	(0)
51 Amenity Repairs & Maintenance	10,000	1,667	1,705	(38)
52 Contingency	7,500	1,250	356	894
53 Amenity Expenses Total	115,989	19,332	18,540	792
54 Capital Reserves Transfer	96,912	-	-	-
55 Expenditures Total	578,091	92,702	123,732	(31,031)
55 Fund Balance - Beginning			\$ 439,621	
56 Net Change In Fund Balance			(97,998)	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 341,623	

**Forest Lake
Bank Reconciliation
As of November 30, 2025**

Balance per Bank Statement	\$	76,517
Plus: Deposits in Transit		-
Less: Outstanding Checks		(18,895)
<i>Adjusted Bank Balance</i>	\$	57,621

Beginning Balance	\$	6,720
Receipts		86,052
Disbursements		(35,151)
<i>Balance per Book</i>	\$	57,621

**Forest Lake
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning Balance			29,419.99
10/1/25	5043	Anchor Stone Management, LLC	District Management		6,608.33	22,811.66
10/1/25	5044	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	16,691.66
10/1/25	5045	ECS Integrations	access mgmt pool system		525.00	16,166.66
10/1/25	5046	Cooper Pools Inc	Monthly Pool Maint		1,750.00	14,416.66
10/1/25	5047	Cooper Pools Inc	Pool repair		2,950.00	11,466.66
10/2/25	10/2/25	Duke Energy	1701 Forest lake (8/6-9/6)		32.47	11,434.19
10/2/25	10/2/25	Duke Energy	930 Holly Hill Rd (8/6/25-9/6/25)		32.47	11,401.72
10/2/25	10/2/25	Duke Energy	1084 Sugarwood St		145.66	11,256.06
10/4/25	5048	Securitas Security Services USA, Inc	Guard Svcs-Security (9/1-9/30/25)		3,069.88	8,186.18
10/7/25	5049	Kutak Rock LLP	Legal Services		4,672.50	3,513.68
10/8/25			Funds Transfer	25,000.00		28,513.68
10/8/25	5050	Kutak Rock LLP	Legal Services		12,847.22	15,666.46
10/13/25	101325ach	Duke Energy	1595 Aspen Ave-		1,138.96	14,527.50
10/15/25	5051	Polk County Prop	Property Appraiser		6,899.32	7,628.18
10/15/25	5053	Massey Services Inc.	Pest Prevention- Act 86484733		40.00	7,588.18
10/15/25	5054	Business Observer	Legal Advertisement		118.13	7,470.05
10/15/25	5055	Business Observer	Legal Advertisement		96.25	7,373.80
10/15/25	10/15/25	Florida Dept of Economic Opportunity	Special District Filing Fee		175.00	7,198.80
10/16/25			Funds Transfer	25,000.00		32,198.80
10/16/25	101625ach	Duke Energy	00 Holly Hill Rd		1,951.10	30,247.70
10/18/25	10/18/25	Spectrum	Act# 8711 (10/18/25)		169.98	30,077.72
10/20/25	102025ach	Duke Energy	2702 Cedar Ridge		27.65	30,050.07
10/20/25	10/20/25	Haines City	Irrigation		131.69	29,918.38
10/20/25	10/20/25	Haines City	Sewer/Water		564.18	29,354.20
10/22/25	5056	Good Home Services, LLC	Light removal on playground		100.00	29,254.20
10/22/25	5057	CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	28,454.20
10/23/25	5058	Egis Insurance Advisors LLC	Policy # 100125459		21,154.00	7,300.20
10/26/25	5059	Polk County Prop	VOID: Property Appraiser		6,149.89	1,150.31
10/26/25	5060	Frank Rivera	10-09-25 BOS MTG		200.00	950.31
10/26/25	5061	Randi Ribarich	10-09-25 BOS MTG		200.00	750.31
10/26/25	5062	Travis Lemeur	10-09-25 BOS MTG		200.00	550.31
10/26/25	5063	Jose Montalvo	10-09-25 BOS MTG		200.00	350.31
10/26/25	5064	Jose Cortez	10-09-25 BOS MTG		200.00	150.31
10/27/25			Funds Transfer	25,000.00		25,150.31
10/27/25	5065	Kutak Rock LLP	Legal Services		21,573.28	3,577.03
10/29/25	102925ach	Duke Energy	1084 Sugarwood St		140.89	3,436.14
10/29/25	102925ach3	Duke Energy	930 Holly Hill Rd		32.47	3,403.67
10/29/25	102925ach4	Duke Energy	1701 Forest lake		32.47	3,371.20
10/30/25	5067	Good Home Services, LLC	Light removal on playground		50.00	3,321.20
10/30/25			Deposit	3,403.82		6,725.02
10/31/25			Service Charge		4.74	6,720.28
10/31/25				78,403.82	101,103.53	6,720.28
11/3/25	5068	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	600.28
11/3/25	5069	Cooper Pools Inc	Monthly Pool Maint		1,750.00	(1,149.72)
11/3/25			Funds Transfer	25,000.00		23,850.28
11/3/25	5070	Anchor Stone Management, LLC	District Management		6,608.33	17,241.95
11/4/25	5071	Good Home Services, LLC	Replace (7) GFCI outlets at monument signs		630.00	16,611.95
11/5/25	110525ach	Duke Energy	0 Holly Hill		747.30	15,864.65
11/6/25	5072	Securitas Security Services USA, Inc	Guard Svcs-Security (10/1-10/31/25)		2,701.63	13,163.02

11/6/25	5073 Good Home Services, LLC	Replace 8ft of Vinyl fencing at corner of monument sign		750.00	12,413.02
11/10/25		Deposit	3,493.83		15,906.85
11/11/25	5074 Cooper Pools Inc	Monthly Pool Maint		347.28	15,559.57
11/12/25	111225ach Duke Energy	1595 Aspen Ave-		1,100.71	14,458.86
11/17/25	5075 Frank Rivera	111325 BOS MTG		200.00	14,258.86
11/17/25	5076 Randi Ribarich	111325 BOS MTG		200.00	14,058.86
11/17/25	5077 Travis Lemeur	111325 BOS MTG		200.00	13,858.86
11/17/25	5078 Jose Cortez	111325 BOS MTG		200.00	13,658.86
11/17/25	5079 Jose Montalvo	111325 BOS MTG		200.00	13,458.86
11/18/25	5080 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	13,418.86
11/18/25	111825ach Duke Energy	00 Holly Hill Rd		1,951.10	11,467.76
11/19/25	5081 Image360	Signs- (E-32219)		355.75	11,112.01
11/20/25	112025ach Duke Energy	2702 Cedar Ridge		28.86	11,083.15
11/20/25	112025ach2 Duke Energy	0 Holly Hill		742.43	10,340.72
11/20/25	11/20/25 Haines City	Irrigation		118.29	10,222.43
11/20/25	11/20/25 Haines City	Sewer/Water		555.73	9,666.70
11/20/25	11/20/25 Spectrum	Act# 8711 (11/20/25)		169.98	9,496.72
11/21/25		Funds Transfer	10,000.00		19,496.72
11/21/25		Deposit	13,584.42		33,081.14
11/25/25	5082 Good Home Services, LLC	Monument Lighting		175.00	32,906.14
11/25/25		Deposit	33,973.68		66,879.82
11/30/25	5083 Kutak Rock LLP	Legal Services		1,329.45	65,550.37
11/30/25	5084 Kutak Rock LLP	Legal Services		7,089.00	58,461.37
11/30/25	5085 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	58,421.37
11/30/25	5088 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	57,621.37
11/30/25			86,051.93	35,150.84	57,621.37