

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, February 12, 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: 699 403 1159
Passcode: 601825

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. District Counsel – Kutak Rock**
 - A. Status Discussion: Transition of District Management & Invoicing
 - B. Status Discussion: Securitas Agreement
 - C. Status Discussion: Letter to Owner - Water Meter behind Fence at 1136 Sugarwood
 - D. Revised Towing Agreement & Policy **EXHIBIT 1**
- IV. District Engineer – Stantec**
 - A. Proposals for Sidewalk Maintenance Proposals - *(to be distributed)* **EXHIBIT 2**
 - B. Discussion of Stop Signs to be Installed
- V. Field Manager**
 - A. Presentation for Discussion: Management Deliverables Schedule & Monthly Field Report *(to be distributed)* **EXHIBIT 3**
 - B. Discussion of Towing Vendor

VI. Administrative Items

- A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on January 8, 2025 **EXHIBIT 4**
- B. Consideration for Acceptance – The Unaudited Financial Statements – December 2025 **EXHIBIT 5**
- C. Presentation of Check Detail - December 2025 **EXHIBIT 6**
- D. Presentation of Index of Resolutions **EXHIBIT 7**
- E. Consideration for Ratification:
 - ❖ Good Home Services #427 - Paver Walkway - \$645 **EXHIBIT 8A**
 - ❖ Good Home Services #431 – Amenity Center Shelf - \$300 **EXHIBIT 8B**

VII. Other Items to Be Introduced

- A. Consideration of Cooper Pools Proposal – Shower Line - \$250 **EXHIBIT 9**

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
AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

In accordance with Chapter 190, *Florida Statutes*, and on August 14, 2025, at a duly noticed public meeting, the Board of Supervisors of the Forest Lake Community Development District (“District”) adopted the following policy to govern parking and parking enforcement on certain District property (the “Policy”). This Policy repeals and supersedes all prior rules and/or policies governing the same subject matter.

SECTION 1. INTRODUCTION. The District finds that parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (hereinafter defined) on certain of its property (hereinafter defined) cause hazards and danger to the health, safety and welfare of District residents, paid users and the public. This Policy is intended to provide the District’s residents and paid users with a means to remove such Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles from areas that are not designated for parking.

SECTION 2. DEFINITIONS.

- A. *Commercial Vehicle.* Any mobile item (including Utility Vans, Utility Trucks and Semi-Trucks) which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, or (ii) is used for business purposes even if titled, registered or leased to an individual person.
- B. *Designated Parking Areas.* Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.
- C. *Vehicle.* Any mobile item which normally uses wheels, whether motorized or not. As a point of clarification, the definition of ‘Vehicle’ includes tractor trailers and other non-mobilized trailers.
- D. *Vessel.* Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.
- E. *Recreational Vehicle.* A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.
- F. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, is visibly not operational, or has not moved for a period of 5 days.
- G. *Parked.* A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.
- H. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

- I. *Overnight.* Between the hours of 10:00 p.m. and 6:00 a.m. daily.

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways and property entrances.**

SECTION 4. ESTABLISHMENT OF TOW-AWAY ZONES. All District Property which is not explicitly designated for parking shall hereby be established as “Tow-Away Zones” for all Vehicles, including Commercial Vehicles, Vessels, Recreational Vehicles as set forth in Section 5 herein (“**Tow-Away Zone**”).

SECTION 5. EXCEPTIONS.

- A. **ON-STREET PARKING EXCEPTIONS.** Commercial Vehicles, Recreational Vehicles, and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner’s expense. Commercial Vehicles may only park on District Property for the limited purpose of loading or unloading goods, merchandise or household furnishings or performing customer services at a residence within the District. Commercial Vehicles shall not be left unattended at any time
- B. **ABANDONED/BROKEN-DOWN VEHICLES.** Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner’s expense.
- C. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.
- D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.
- E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses (e.g., loading and unloading). Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.
- F. **Holiday Enforcement**

SECTION 6. TOWING/REMOVAL PROCEDURES.

- A. **SIGNAGE AND LANGUAGE REQUIREMENTS.** Notice of the Tow-Away Zones shall be approved by the District’s Board of Supervisors and shall be posted on District property in the manner set forth in Section 715.07, *Florida Statutes*. Such signage is to be placed in conspicuous locations, in accordance with Section 715.07, *Florida Statutes*.

- B. TOWING/REMOVAL AUTHORITY.** To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.
- C. AGREEMENT WITH AUTHORIZED TOWING SERVICE.** The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein. The District reserves the right to contract with a separate towing contractor for overnight towing of heavy vehicles (e.g., tractor trailers).

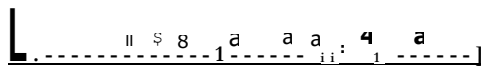
SECTION 7. PARKING AT YOUR OWN RISK. Vehicles, Vessels or Recreational Vehicles may be parked on District property pursuant to this rule, provided however that the District assumes no liability for any theft, vandalism and/ or damage that might occur to personal property and/or to such vehicles.

SECTION 8. AMENDMENTS; DESIGNATION OF ADDITIONAL TOW-AWAY ZONES OR DESIGNATED PARKING AREAS. The Board in its sole discretion may amend these Rules Related to Parking and Parking Enforcement from time to time to designate new Tow-Away Zones or Designated Parking Areas as the District acquires additional common areas. Such designations of new Tow-Away Zones and Designated Parking Areas are subject to proper signage and notice prior to enforcement of these rules in such areas.

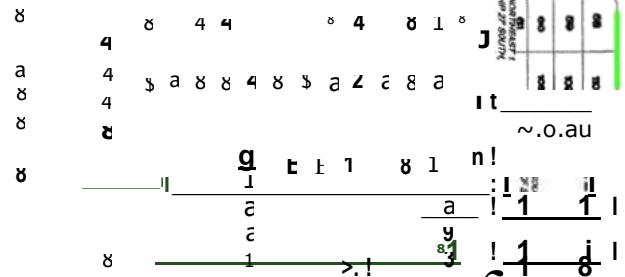
EXHIBIT A – *Designated Parking Areas (highlighted areas)*

Effective date: August 14, 2025

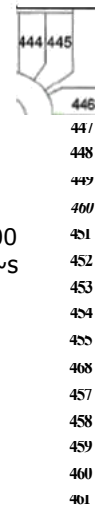
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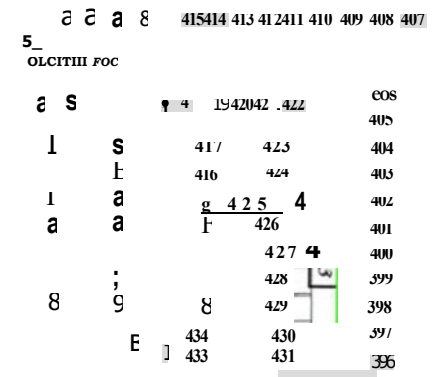
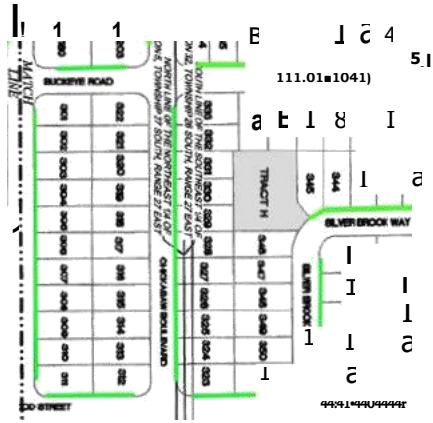
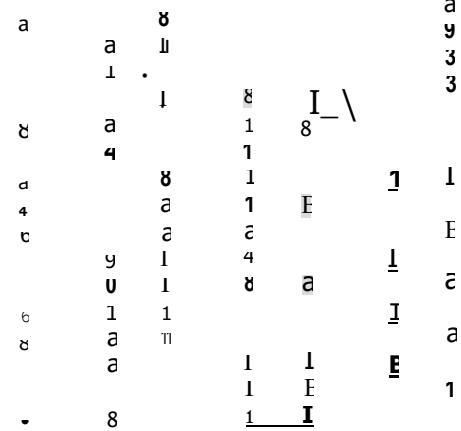


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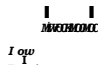
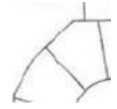


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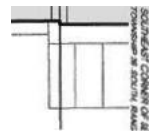
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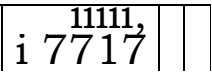


EXHIBIT 2

[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 3

[RETURN TO AGENDA](#)



EXHIBIT 4

[RETURN TO AGENDA](#)



**MINUTES OF 01/08/26 REGULAR MEETING
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, January 08, 2026 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

- Frank RiveraBoard of Supervisors, Chairman
- Randi Ribarich.....Board of Supervisors, Vice Chairman
- Jose Cortez..... Board of Supervisors, Assistant Secretary
- Jose Montalvo..... Board of Supervisors, Assistant Secretary
- George Thomas..... Board of Supervisors, Assistant Secretary

Also present were:

- Patricia Thibault District Manager, Haven Management Solutions
- Kyle Magee (via conference) District Counsel, Kutak Rock Law Firm
- Vasili Kostakis (via conference)..... Project Manager, Stantec

Chairman Rivera called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich, Supervisor Elect Thomas, Supervisor Cortez, and Supervisor Montalvo. It was acknowledged that a quorum was established. Also present were Haven Management staff, District Manager Ms. Thibault and Finance and Assessments Manager Ms. Lyalina.

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

The Chairman opened the floor for audience comments on agenda items, noting that each speaker was limited to three minutes. No audience comments were received at this time.

III. Supervisor Appointment

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

- Supervisor Thomas read his office oath and signed his paperwork. He will need to fill and sign Form 1 within 30 days of fulfilling the oath.

B. Designation of Officers

- Ms. Thibault maintained the same slate of officers that had been previously established by the board, stating that the board can make changes to the slate if they so wish. Currently, the slate reads Frank Rivera as chairperson, and Randi Ribarich as vice chair. It also lists Secretary Patricia Thibault and assistant secretaries Jose Cortez, Jose Montalvo, and George Thomas, with Ms. Thibault holding the role of treasurer.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **adopted consideration for Resolution 2026-04 A Designation of Officers** for the Forest Lake Community Development District.

C. Supervisor Consideration of Florida Statute Allowed Stipend - Ms. Thibault informed Mr. Thomas of his right to receive a Florida statute-allowed stipend of \$200 per meeting. Mr. Thomas accepted the stipend.

D. Discussion: Florida Sunshine Law

- Mr. Magee advised Mr. Thomas that he is not allowed to speak with any board members on district matters or matters that could come before the board outside of the meetings. He also advised Mr. Thomas that any emails he may send regarding board/district business will need to be maintained and retained in the public records. Ms. Thibault advised Mr. Thomas to set up his own email containing Forest Seat 5 on whatever email platform he uses, reasoning that it would help board/district emails from getting mixed with his personal emails for public record purposes. Mr. Magee advised against Mr. Thomas using his personal email but informed him that he is allowed should he wish. Mr. Magee also advised Mr. Thomas on social media using, stating it can be tricky as a board member and recommending board members avoid it completely. If he does wish to post something, Mr.

52 Magee recommended running it past Ms. Thibault and her team first as all posts made in an official capacity
53 would have to be retained as public records.

54 **IV. District Counsel – Kutak Rock**

55

56 **A. Status Discussion: Tree Removal at 1636 Aspen Ave.**

57 - District Counsel Mr. Magee informed the board that they [Kutak Rock] had sent several letters to residents
58 about the tree removal and never received responses, eventually having Ms. Thibault and her team contract a
59 vendor to remove them. The trees have been removed as of December 30th, 2025, costing about \$325. Ms.
60 Thibault noted an invoice has already been sent and will continue to be sent every two weeks if no response is
61 given. If no response is given by the end of February, the matter will be handled by District Counsel.

62 **B. Status Discussion: Transition of District Management & Invoicing**

63 - Mr. Magee advised the board that, upon his review, Anchor Stone is not owed the pay for the full 60-day
64 termination period, based on how the contract is written. He notified the board that he had been in contact with
65 them over December, but his last correspondence has gone unanswered. Mr. Magee advised the board to send
66 Anchor Stone a final invoice with the amount for the days of service provided, listed as December 1st through
67 December 15th. The board was informed that if Anchor Stone were to cash their check, they would be waiving
68 any claims that they may seek moving forward.

69 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **approved**
70 **for District Counsel to send a final letter to Anchor Stone with a check for services rendered from December 1st**
71 **through December 15th** for the Forest Lake Community Development District.

72 - Mr. Magee informed the board that there is a 60-day termination notice period, but their assertion is that Anchor
73 Stone voluntarily waived that when they terminated the contract. District Counsel reiterated their confidence in
74 their position with Anchor Stone.

75 **C. Status Discussion: Securitas Agreement**

76 - Mr. Magee is in the process of setting up a call with Securitas regarding the \$14,000 they allege is owed for
77 equipment, reassuring the board that Counsel is trying to get them out of as much of that as possible. Mr. Magee
78 hoped to have more information for the January 22nd meeting. The board questioned Securitas' contention,
79 allowing Mr. Magee to explain a clause in the contract with language implying that money is owed to the
80 company for the rent-to-own equipment being used. As they [Securitas] terminated the contract, Kutak Rock is
81 confident that the \$14,000 is not owed. District Counsel and District Management have not received an official
82 termination.

83 - Ms. Thibault noted that Forest Lake terminated Securitas for weekly security but are still using them for
84 monitoring services. They [Securitas] called to inform Ms. Thibault of their overall termination, but no written
85 letters have been received, and they are still supplying the monitoring services and equipment.

86 - Chairman Rivera raised a question, asking Ms. Thibault if the two parts of the contract are the physical security
87 and monitoring side. Ms. Thibault informed him (and the board) that there are three parts, the third being the
88 lease of the equipment. She continued to explain that the personnel have already been terminated by the district,
89 and the current argument is regarding bringing on a new monitoring service that would be lower monthly. Ms.
90 Thibault continued, noting that Securitas has found them still liable to pay the lease because the original contract
91 spanned 5 years, and the buyout is what would cost \$14,000. This contract was signed with GMS with previous
92 counsel.

93 - Mr. Magee advised the board that the district does not owe Securitas the \$14,000 if they terminated the contract,
94 but the contract itself will be hard to get out of. He posed a hypothetical question for the board to be aware of
95 moving forward: is the cost of litigation worth the cost of just wiping their hands clean of it at a certain point.
96 He reiterated that he would need to speak to them to move forward.

97 **D. Status Discussion: Letter to Owner – Electric Meter Behind the Fence at 1136 Sugarwood**

98 - District management investigated and found that the property is owned by an LLC rather than an individual
99 resident. Mr. Magee has reached out to them but has not received a response. He committed to continuing to
100 reach out.

101 - The board debated whether the fence is on District property or not, as the monuments belong to the CDD. Mr.
102 Magee noted that the fence can be removed if it is on District property to go and access the meter.

103 - Ms. Thibault requested Mr. Kostakis check the latest property records to see what the fence line is at 41136
104 Sugarwood.

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

106 - Tabled until the January 22nd meeting

107 - Semis cannot be parked overnight

108 - Chairman Rivera cautioned that Davenport police do come and ticket all day, not just overnight. He warned that
109 Davenport police are looking to make fines more expensive as truck drivers are eating the cost rather than
110 paying for parking elsewhere.

111 **V. Field Manager**

112 **A. Presentation for Discussion: Facilities Maintenance Review – Sidewalk**

114 - Ms. Thibault shared the photos taken by Mr. Comings of the sidewalks that need repairs, Mr. Kostakis is going
115 to look for someone/a proposal to repair them. Mr. Kostakis stated he should be able to get two-three proposals
116 by the next meeting (February).

117 **B. Presentation for Discussion: Management Deliverable Schedule**

118 - Ms. Thibault went over the previous items, nothing that the trees are done and Securitas, towing, and the
119 playground enhancements are still outstanding. She noted the solar lights had been installed the day before,
120 bleeding into the following day, and lights installed on the 10ft posts. The Solar lights were placed in the right
121 front corner and the left back corner. She suggested that anyone who walks by the playground that night take a
122 picture of the lights so she can see how they came together/if there are enough lights. In total, there are 6 lights
123 at the playground.

124 - Chairman Rivera explained the reasoning for the lights, finding that it was too dark at the playground and too
125 dark for residents who were walking their dogs or checking their mail. He stated it was a safety issue with the
126 police department and kids doing things they aren't supposed to do. Additional sidewalks need to be pressure
127 washed – before the playground, on the left bordering the parking lot.

128 - Ms. Thibault reminded the board that the holiday lights do need to come down to meet the HOA deadlines. The
129 board debated the merit of adding more lights by the mailbox.

130 - Ms. Thibault has reached out to Greg Seel from Duke Energy about conversions but has had a hard time speaking
131 with him. The board members agreed that it could be good to work with him, and Ms. Thibault committed to
132 attempting to catch him. She explained to the board that when a developer develops, they go through phrases
133 and there is usually a contract for each phase and that is what needs to be looked at.

134 **VI. Administrative Items**

135 **A. Consideration of approval: The Summary Minutes of the Board of Supervisors Meeting Held on December 11, 2025**

136 - Board didn't see anything that needed to be changed.

138 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **approved**
139 **consideration of the Summary Minutes for December 11, 2025** for the Forest Lake Community Development District.

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

141 - Fiscal year started in September. Ms. Thibault expressed interest in speaking with Supervisor Thomas, as he has
142 a strong financial background. She would like to walk through the budget and financial statements so she can
143 answer any questions and remain transparent.

144 - Chairman Rivera applauded Ms. Thibault, emphasizing that she did it all herself, document by document.

- 145 - Supervisor Cortez raised concerns over certain bills being paid, namely that Kutak Rock had been paid twice.
146 Ms. Thibault explained that Kutak Rock submits two separate billings. One is from the litigator and is the higher
147 dollar amount, and the other is from General Counsel and would be the lower dollar amount. \$4,672 was related
148 to General Counsel and \$12,847 was related to litigation. Supervisor Cortez also referenced the cleaning
149 services, where Ms. Thibault cited the monthly service at \$800. Supervisor Cortez recommended finding a new
150 cleaning company as he believes the board is paying too much for the work and time spent cleaning. He averaged
151 that it has been costing them about \$10,000 a year. The board debated the cleaning tasks, figuring it's only the
152 bathrooms and one-two trashcans. Supervisor Cortez also advised that anyone they hire would have to have a
153 health certificate of sorts, to come and clean. Vice Chair Ribarich suggested opening the position to the
154 community, in case any of the residents are qualified. They asked Ms. Thibault if she can send out an email to
155 see if there are any professional house cleaners in the neighborhood who might want to take this on.
- 156 - The board listed what would be expected from anyone who would take the cleaning positions, listed as: the
157 bathrooms twice a week, cleaning the garbage around the pool area, cleaning the garbage outside by the post
158 box (two garbage cans inside and one outside by the playground), and taking the garbage out. The notice going
159 out will ask them to provide a price on two-three times a week, especially for the summer, and the removal of
160 the garbage as they would have to remove the trash from all three cans.
- 161 - Ms. Thibault informed the board they should be able to terminate the cleaning contract within 30 days.
- 162 - Supervisor Cortez raised concerns over numerous payments to Duke Energy for separate bills. Ms. Thibault
163 explained that they don't send one bill for everything, rather it comes individually based on the phases.

164 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **accepted**
165 **the Unaudited Financial Statements – November 2025** for the Forest Lake Community Development District.
166 Community Development District.

167 **C. Request Permission to Utilize District Marketing Logo on Agenda Items – Common Law Trademark**

168 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **will allow**
169 **the Utilization of the District Marketing Logo on Agenda Items per Common Law Trademark** for the Forest Lake
170 Community Development District.

- 171 - The board discussed the logo and their shirts, including acquiring one for Supervisor Thomas.

172 **D. Discussion of Meeting to be Held on January 22, 2026, at 1:30 PM – Shade Session**

- 173 - Mr. Magee explained what a shade session is and why it's needed, stating it is an attorney-client meeting
174 regarding ongoing litigation that takes place during an open meeting, but the public is excluded. Minutes are
175 kept and released at the end of litigation.
- 176 - District counsel is requesting a shade session for discussion related to possible settlement and strategy related
177 to litigation expenditures with the case styled Forest Lake Community Development District versus NPG CAM
178 Servies, Inc. and Christopher A. Lopez, Polk County case number 2025-CA-2803.
- 179 - The session will include the Board of Supervisors, Legal Counsel Joseph Brown, Kyle Magee, Jere Earlywine,
180 District Manager/Chief Administrative Officer Patricia Thibault, and a court reporter.
- 181 - The meeting will take place during a regular open notice meeting on January 22nd, 20226, in the same location.

182 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board **approved**
183 **the Shade Session on January 22nd, 2026** for the Forest Lake Community Development District.

- 184 - Ms. Thibault reassured the board that the advertisement will run that Friday in Business Observer and will be
185 posted to the website.

186 **VII. Other Items to Be Introduced**

187 **A. District Engineer – Discussion of Stop Signs to be Installed – Mr. Kostakis**

- 188 - Mr. Kostakis informed the board that the Polk County Traffic Engineer wants to review the locations to verify,
189 but if the locations fall within CDD property, a permit is not required for those installations. He is going to work
190 with the county on the cross check.
- 191 - Mr. Kostakis noted that the property line of 1136 Sugarwood butts against the sidewalk and the 15-foot public
192 utility easement skirts the inside. The fence is technically allowed, but a gate should be put up if there is a public
193 utility behind the fence.
- 194 - Mr. Kostakis shared his screen, demonstrating what the property border and public utility easement look like in
195 respect to each other. He checked Chairman Rivera's house, explaining that everything up to the sidewalk is his
196 property.
- 197 - Ms. Thibault raised concerns over trespassing when residents aren't home. Mr. Kostakis reassured the board
198 that it would not be trespassing. The board discussed whether the electrical meter is a CDD issue or an energy
199 company issue. Chairman River explained, stating the CDD has a timer, so in case something goes wrong they
200 can turn the lights on, but they would be billed for it. They need access to the timer because the lights don't
201 work.
- 202 - Vice chair Ribarich suggested two more stop signs, at the intersection of Canyon Oak and Buckeye.
- 203 - Haven Management has reached out to the city of Davenport about the oil spills and to the waste company to
204 see about coming in. They also contacted the code enforcement individual to see about extra signage on the
205 outside of the district walls that says no parking. The city of Davenport has put some signs up to keep tractors
206 from parking in certain spots.

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

208 No Audience members were present in person or via conference.

209 **IX. Supervisor Requests**

- 210 - Board members suggested looking at speeding in the District, at how many cars are coming through and how
211 dangerously they're driving. Ms. Thibault referenced the capital projects plan, informing the board that it will
212 be done as part of the budgetary process. The preliminary budget needs to be adopted by June 15th, so these
213 plans will start to be put together in April. Depending on litigation, they will have a better sense of funds in
214 April.
- 215 - The board has to participate in 4 hours of Commission on Ethics training done every year, due December 31st.
216 The board was provided with free links and videos to assist.
- 217 - Supervisor Cortez requested a way to modify the website so supervisors can have access to certain files
218 compared to other people so they can look into the resolutions directly. Ms. Thibault explained the resolutions
219 are not included on the website due to ADA compliance.
- 220 - The board would like to receive a quarterly listing of the updated resolutions. Vice Chair Ribarich suggested
221 just keeping the emails, as the information is already there.

222 **X. Adjournment**

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

225

226 ~Any individual who wishes to appeal a decision made by the Board with respect to any matter considered at this meeting
227 is hereby advised that they may be responsible for ensuring that a verbatim record of the proceedings is made, including
228 all testimony and evidence upon which the appeal is based.~

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Signature

Printed Name Secretary Assistant Secretary

Signature

Printed Name Chairman Vice Chairman

EXHIBIT 5

[RETURN TO AGENDA](#)



Forest Lake Community Development District

**Summary Financial Statements
(Unaudited)**

December 31, 2025

**Forest Lake CDD
Balance Sheet
December 31, 2025**

		General Fund
1	<u>Assets:</u>	
2	Operating Account-SS	\$ 1,167,445
3	Money Market Account- SS	280,792
4	Accounts Receivable	325
5	Assessments Receivable-On Roll	31,661
6	Excess Fees - Receivable	-
7	Due from Other Funds	6,899
8	Prepaid Expenses	-
9	Deposits	-
10	TOTAL ASSETS	1,487,123
11	Liabilities:	
12	Accounts Payable	6,403
13	Accrued Expenses	-
14	Deffered Revenue-On Roll	31,661
15	Due to Other Funds	614,751
16	TOTAL LIABILITIES	652,815
17	Fund Balance	
18	Non-Spendable	-
19	Assigned: Capital Reserves	-
20	Assigned:2-Month Operating Capital	102,959
21	Unassigned	731,349
22	TOTAL LIABILITIES AND FUND BALANCE	\$ 1,487,123

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through December 31, 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	\$ 546,428.93	522,368.93
3 Interest	-	-	1,962	1,962
4 Misc Revenue	-	-	325	325.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	548,716	524,656
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	3,000	3,600	(600)
10 Engineering	15,000	3,750	-	3,750
11 Attorney	30,000	7,500	47,511	(40,011)
12 Annual Audit	6,800	1,700	-	1,700
13 Assessment Administration	5,000	1,250	833	417
14 Management Fees	43,800	10,950	7,300	3,650
15 Information Technology	1,890	473	-	473
16 Website Maintenance	1,260	315	-	315
17 Postage & Delivery	1,050	263	-	263
18 Insurance	7,432	7,432	6,148	1,284
19 Copies	500	125	-	125
20 Legal Advertising	5,000	1,250	-	1,250
21 Other Current Charges	1,500	375	9	366
22 Office Supplies	625	156	-	156
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	132,032	33,008	71,727	(93,013)
26 Debt Service Administration				
27 Arbitrage	900	225	-	225
28 Dissemination	5,000	1,250	833	417
29 Trustee Fees	8,880	2,220	4,445	(2,225)
30 Debt Service Total	14,780	3,695	5,278	(1,583.03)
29 Field Expenditures				
30 Property Insurance	15,006	15,006	15,006	-
31 Field Management	16,000	4,000	2,667	1,333
32 Landscape Maintenance	73,440	18,360	18,360	-
33 Landscape Replacement	28,262	7,066	-	7,066
34 Streetlights	42,410	10,603	6,793	3,809
35 Electric	7,260	1,815	-	1,815
36 Water & Sewer	1,000	250	985	(735)
37 Sidewalk & Asphalt Maintenance	2,500	625	-	625
38 Irrigation Repairs	7,500	1,875	-	1,875
39 General Repairs & Maintenance	15,000	3,750	881	2,869
40 Contingency	10,000	2,500	5,284	(2,784)
41 Field Expenditures Total	218,378	65,849	49,976	15,873
42 Amenity Expenses				
43 Amenity - Electric	15,173	3,793	2,113	1,680
44 Amenity - Water	4,068	1,017	327	690
45 Internet	1,500	375	510	(135)
46 Pest Control	648	162	120	42
47 Janitorial Services	10,400	2,600	2,400	200
48 Security Services	33,500	8,375	4,129	4,246
49 Pool Maintenance	23,700	5,925	6,312	(387)
50 Amenity Management	9,500	2,375	1,583	792
51 Amenity Repairs & Maintenance	10,000	2,500	-	2,500
52 Contingency	7,500	1,875	9,555	(7,680)
53 Amenity Expenses Total	115,989	28,997	27,049	1,948
54 Capital Reserves Transfer	96,912	-	-	-
55 Expenditures Total	578,091	131,549	154,030	(22,480)
55 Fund Balance - Beginning			\$ 439,621	
56 Net Change In Fund Balance			394,687	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 834,308	

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

Balance per Bank Statement	\$	1,178,064
Plus: Deposits in Transit		-
Less: Outstanding Checks		(10,619)
<i>Adjusted Bank Balance</i>	\$	1,167,445

Beginning Balance	\$	57,621
Receipts		1,138,394
Disbursements		(28,570)
<i>Balance per Book</i>	\$	1,167,445

**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
12/1/25		Funds Transfer	15,000.00		72,621.37
12/1/25	5086 Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	66,501.37
12/1/25	120125ach1 Duke Energy	1084 Sugarwood St		139.14	66,362.23
12/1/25	120125ach2 Duke Energy	930 Holly Hill Rd		32.47	66,329.76
12/1/25	120125ach Duke Energy	1701 Forest lake		32.46	66,297.30
12/3/25	5087 Good Home Services, LLC	Lighting-deposit		1,140.00	65,157.30
12/4/25	5089 Securitas Security Services USA, Inc	Guard Svcs-Security (11/1-11/30/25)		737.63	64,419.67
12/7/25	5090 Cooper Pools Inc	Monthly Pool Maint		715.00	63,704.67
12/7/25	5091 Cooper Pools Inc	Monthly Pool Maint		1,750.00	61,954.67
12/7/25	5092 Frank Rivera	12-01-025 BOS MTG		200.00	61,754.67
12/7/25	5093 Randi Ribarich	12-01-25 BOS MTG		200.00	61,554.67
12/7/25	5094 Jose Cortez	12-01-25 BOS MTG		200.00	61,354.67
12/7/25	5095 Jose Montalvo	12-01-25 BOS MTG		200.00	61,154.67
12/8/25		Deposit	124,216.88		185,371.55
12/9/25	5096 Advanced Drainage Solutions	Erosion Project		8,400.00	176,971.55
12/10/25	5098 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	176,931.55
12/10/25		Funds Transfer	15,000.00		191,931.55
12/10/25	5097 Good Home Services, LLC			1,140.00	190,791.55
12/11/25	121125ach Duke Energy	1595 Aspen Ave-		1,012.58	189,778.97
12/11/25	121725ach2 Duke Energy	0 Holly Hill		742.43	189,036.54
12/14/25	5099 Frank Rivera	12-11-025 BOS MTG		200.00	188,836.54
12/14/25	5100 Randi Ribarich	12-11-25 BOS MTG		200.00	188,636.54
12/14/25	5101 Jose Montalvo	12-11-25 BOS MTG		200.00	188,436.54
12/14/25	5102 Jose Cortez	12-11-25 BOS MTG		200.00	188,236.54
12/15/25	121525ach Duke Energy	00 Holly Hill Rd		1,951.10	186,285.44
12/17/25	121725ach Duke Energy	2702 Cedar Ridge		27.79	186,257.65
12/19/25	5103 Good Home Services, LLC	Playground solar lights		500.00	185,757.65
12/19/25	5104 Good Home Services, LLC	Pressure Washing		175.00	185,582.65
12/19/25		Deposit	973,714.03		1,159,296.68
12/22/25	5106 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	1,158,496.68

12/22/25	12/22/25 Haines City	Irrigation	94.23	1,158,402.45
12/22/25	12/22/25 Haines City	Sewer/Water	429.24	1,157,973.21
12/22/25	12/22/25 Spectrum	Act# 8711 (12/22/25)	169.98	1,157,803.23
12/29/25	122925ach Duke Energy	1084 Sugarwood St	127.50	1,157,675.73
12/29/25	122925ach2 Duke Energy	930 Holly Hill Rd	32.46	1,157,643.27
12/29/25	122925ach4 Duke Energy	1701 Forest lake	32.46	1,157,610.81
12/29/25	5107 Haven Management Solutions	Reimb Legal Adv paid by DM	298.87	1,157,311.94
12/30/25	5108 Good Home Services, LLC	Tree removal	325.00	1,156,986.94
12/31/25		Deposit	10,462.62	1,167,449.56
12/31/25		Service Charge	4.18	1,167,445.38
12/31/25			1,138,393.53	28,569.52
				1,167,445.38

EXHIBIT 6

[RETURN TO AGENDA](#)



Forest Lake CDD Transactions by Account As of December 31, 2025

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							57,621.37
Transfer	12/01/2025			Funds Transfer	15,000.00		72,621.37
Bill Pmt ...	12/01/2025	5086	Mele Environme...	Landscape Maint Svc-Month...		6,120.00 ✓	66,501.37
Bill Pmt ...	12/01/2025	12012...	Duke Energy	1084 Sugarwood St		139.14 ✓	66,362.23
Bill Pmt ...	12/01/2025	12012...	Duke Energy	930 Holly Hill Rd		32.47 ✓	66,329.76
Bill Pmt ...	12/01/2025	12012...	Duke Energy	1701 Forest lake		32.46 ✓	66,297.30
Bill Pmt ...	12/03/2025	5087	Good Home Ser...	Lighting-deposit		1,140.00 ✓	65,157.30
Bill Pmt ...	12/04/2025	5089	Securitas Secur...	Guard Svcs-Security (11/1-1...		737.63 ✓	64,419.67
Bill Pmt ...	12/07/2025	5090	Cooper Pools Inc	Monthly Pool Maint		715.00 ✓	63,704.67
Bill Pmt ...	12/07/2025	5091	Cooper Pools Inc	Monthly Pool Maint		1,750.00 ✓	61,954.67
Bill Pmt ...	12/07/2025	5092	Frank Rivera	12-01-025 BOS MTG		200.00 ✓	61,754.67
Bill Pmt ...	12/07/2025	5093	Randi Ribarich	12-01-25 BOS MTG		200.00 ✓	61,554.67
Bill Pmt ...	12/07/2025	5094	Jose Cortez	12-01-25 BOS MTG		200.00 ✓	61,354.67
Bill Pmt ...	12/07/2025	5095	Jose Montalvo	12-01-25 BOS MTG		200.00 ✓	61,154.67
Deposit	12/08/2025			Deposit	124,216.88		185,371.55
Bill Pmt ...	12/09/2025	5096	Advanced Drain...	Erosion Project		8,400.00 ✓	176,971.55
Bill Pmt ...	12/10/2025	5098	Massey Service...	Pest Prevention- Act 86484...		40.00 ✓	176,931.55
Transfer	12/10/2025			Funds Transfer	15,000.00		191,931.55
Bill Pmt ...	12/10/2025	5097	Good Home Ser...			1,140.00 ✓	190,791.55
Bill Pmt ...	12/11/2025	12112...	Duke Energy	1595 Aspen Ave-		1,012.58 ✓	189,778.97
Bill Pmt ...	12/11/2025	12172...	Duke Energy	0 Holly Hill		742.43 ✓	189,036.54
Bill Pmt ...	12/14/2025	5099	Frank Rivera	12-11-025 BOS MTG		200.00 ✓	188,836.54
Bill Pmt ...	12/14/2025	5100	Randi Ribarich	12-11-25 BOS MTG		200.00 ✓	188,636.54
Bill Pmt ...	12/14/2025	5101	Jose Montalvo	12-11-25 BOS MTG		200.00 ✓	188,436.54
Bill Pmt ...	12/14/2025	5102	Jose Cortez	12-11-25 BOS MTG		200.00 ✓	188,236.54
Bill Pmt ...	12/15/2025	12152...	Duke Energy	00 Holly Hill Rd		1,951.10 ✓	186,285.44
Bill Pmt ...	12/17/2025	12172...	Duke Energy	2702 Cedar Ridge		27.79 ✓	186,257.65
Bill Pmt ...	12/19/2025	5103	Good Home Ser...	Playground solar lights		500.00 ✓	185,757.65
Bill Pmt ...	12/19/2025	5104	Good Home Ser...	Pressure Washing		175.00 ✓	185,582.65
Deposit	12/19/2025			Deposit	973,714.03		1,159,296.68
Bill Pmt ...	12/22/2025	5106	CSS Clean Star...	Monthly Cleaning		800.00 ✓	1,158,496.68
Bill Pmt ...	12/22/2025	12/22/25	Haines City	Irrigation		94.23 ✓	1,158,402.45
Bill Pmt ...	12/22/2025	12/22/25	Haines City	Sewer/Water		429.24 ✓	1,157,973.21
Bill Pmt ...	12/22/2025	12/22/25	Spectrum	Act# 8711 (12/22/25)		169.98 ✓	1,157,803.23
Bill Pmt ...	12/29/2025	12292...	Duke Energy	1084 Sugarwood St		127.50 ✓	1,157,675.73
Bill Pmt ...	12/29/2025	12292...	Duke Energy	930 Holly Hill Rd		32.46 ✓	1,157,643.27
Bill Pmt ...	12/29/2025	12292...	Duke Energy	1701 Forest lake		32.46 ✓	1,157,610.81
Bill Pmt ...	12/29/2025	5107	Haven Manage...	Reimb Legal Adv paid by DM		298.87 ✓	1,157,311.94
Bill Pmt ...	12/30/2025	5108	Good Home Ser...	Tree removal		325.00 ✓	1,156,986.94
Deposit	12/31/2025			Deposit	10,462.62		1,167,449.56
Check	12/31/2025			Service Charge		4.18 ✓	1,167,445.38
Total 1. GF					1,138,393.53	28,569.52	1,167,445.38
TOTAL					1,138,393.53	28,569.52	1,167,445.38

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

INVOICE

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

INVOICE # 5908
DATE 12/01/2025
DUE DATE 12/16/2025
TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Landscape Maintenance Services Monthly mowing services	1	6,120.00	6,120.00

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

BALANCE DUE

\$6,120.00

We're here for you

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Electric outage duke-energy.com/outages
800.228.8485

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Speedpay (fee applies) duke-energy.com/pay-now
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By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 4

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Current electric usage for meter number 4362214	
Actual reading on Nov 6	26733
Previous reading on Oct 7	- 26050
<hr/>	
Energy Used	683 kWh
Billed kWh	683.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 07 25 to Nov 06 25	
Meter - 4362214	
Customer Charge	\$17.32
Energy Charge	
683.000 kWh @ 12.173c	83.14
Fuel Charge	
683.000 kWh @ 3.925c	26.81
Asset Securitization Charge	
683.000 kWh @ 0.194c	1.33
<hr/>	
Total Current Charges	\$128.60

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.11
Gross Receipts Tax	3.30
Municipal Franchise Fee	7.13
<hr/>	
Total Taxes	\$10.54



duke-energy.com
877.372.8477

Your Energy Bill

Service address
FOREST LAKE CDD
930 HOLLY HILL RD
WEST ENTRANCE

Bill date Nov 10, 2025
For service Oct 7 - Nov 6
31 days

Account number 9100 8879 4301

Billing summary

Previous Amount Due	\$32.47
Payment Received Oct 29	-32.47
Current Electric Charges	30.00
Taxes	2.47
Total Amount Due Dec 01	\$32.47

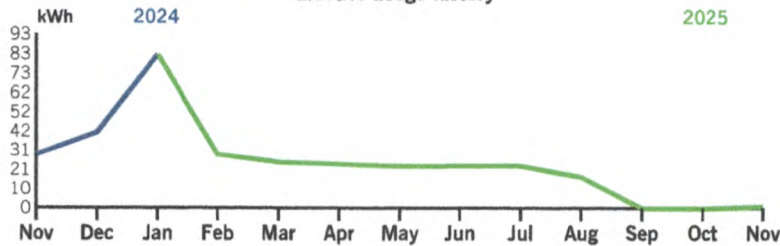


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

71° 63° 56° 68° 68° 75° 79° 81° 83° 83° 80° 74° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1	29	289	24
Avg. Daily (kWh)	0	1	1	

12-month usage based on most recent history

Find ways to save.

duke-energy.com/FindWays

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8879 4301

Amount of automatic draft

\$32.47 by Dec 1	After 90 days from bill date, a late charge will apply.
----------------------------	---

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100887943010006600000000000000000324700000032476

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 8270042	
Actual reading on Nov 6	820
Previous reading on Oct 7	- 819
<hr/>	
Energy Used	1 kWh
Billed kWh	1.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 07 25 to Nov 06 25	
Meter - 8270042	
Customer Charge	\$17.32
Energy Charge	
1.000 kWh @ 12.173c	0.12
Fuel Charge	
1.000 kWh @ 3.925c	0.04
Minimum Bill Adjustment	12.52
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.67
<hr/>	
Total Taxes	\$2.47

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

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St Petersburg, FL 33733

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Your usage snapshot - Continued

Current electric usage for meter number 8325080	
Actual reading on Nov 6	411
Previous reading on Oct 7	- 394
<hr/>	
Energy Used	17 kWh
Billed kWh	17.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 07 25 to Nov 06 25	
Meter - 8325080	
Customer Charge	\$17.32
Energy Charge	
17.000 kWh @ 12.173c	2.07
Fuel Charge	
17.000 kWh @ 3.925c	0.67
Asset Securitization Charge	
17.000 kWh @ 0.194c	0.03
Minimum Bill Adjustment	9.91
<hr/>	
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.66
<hr/>	
Total Taxes	\$2.46

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 # 417
Date 12/03/2025

Description	Total
White C9 LED Christmas light strands for (6) monuments C9 LED White Christmas lights for (6) monuments	\$305.00
(7) 15 ft Extension cords These extnsion cords are to connect from the outlet to run over to where the lighting starts	\$125.00
(6) 48 inch LED pre lit Christmas wreaths	\$625.00
(6) 23 inch Bows for the wreaths	\$75.00
Labor to install lighting at monuments and amenities center	\$500.00
Light removal after Christmas season This includes removal of lighting and purchasing a bin for storage	\$350.00
(12) Garlands for the six monuments	\$300.00

Subtotal	\$2,280.00
<hr/>	
Total	\$2,280.00
<hr/>	
Deposit Due	\$1,140.00

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.

Forest Lake CDD

Securitas Security Services USA, Inc
 Lakeland 2
 4175 Pipkin Rd S
 Lakeland FL 33811
 863-648-5335



Account#	593307
Engagement#	5000083851
PO#	
Inv#	12382727
Invoice Amount	\$737.63
Invoice Date	11/30/2025
Invoice Period	11/01/2025 - 11/30/2025
Page 1 of 1	Please Pay Promptly

E02 Email

NCC #:

Dept: 47256

Tax ID: 71-0912217

FOREST LAKE CDD
 219 E. LIVINGSTON ST
 ORLANDO, FL 32801

Subject to 1.5% monthly finance charge if not paid by 12/30/2025

SITE: FOREST LAKE CDD 1595 ASPEN AVE DAVENPORT, FL 33837 ENG: Forest Lake Community Development District

Description	Fri	Sat	Sun	Mon	Tue	Wed	Thu	ST	PR	SP	Total
-------------	-----	-----	-----	-----	-----	-----	-----	----	----	----	-------

Expenses

TS-PKG1 Forest Lake CDD - Davenport, FL - VSS - Pool area-11/01/2025--11/30/202	1.00	\$	689.370	\$	689.37						
Total - Expenses	1.00									\$	689.37

Comments:

Invoice Recap 1595 ASPEN AVE DAVENPORT, FL 33837 ENG: Forest Lake Community Development District	
Total - Expenses	\$ 689.37
Total - Sales Tax 7.000%	\$ 48.26
Invoice Amount	\$ 737.63

Lakeland 2
 4175 Pipkin Rd S
 Lakeland FL 33811
 863-648-5335

Remittance Advice

Invoice#	12382727
Invoice Date	11/30/2025

Invoice Total \$ **737.63**

Subject to 1.5% monthly finance charge if not paid by 12/30/2025

E02 Email
 Dept: 47256

Amount Paid \$

Account #: 593307
 FOREST LAKE CDD
 Phone#
 Email# ap@anchorstonemgt.com,james.davis2@sec
 PO#

Remit To:

Securitas Security Services USA, Inc.
 P.O. Box 403412
 Atlanta GA 30384-3412

Comments

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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

Invoice details

Invoice no.: 2025-1545
Terms: Net 30
Invoice date: 12/04/2025
Due date: 01/03/2026

Technician: Hunter

#	Date	Product or service	Description	Qty	Rate	Amount
1.		STENNER PUMP 45M5 SERIES	STENNER PUMP 45M5 SERIES INCLUDES INSTALLATION 1 YEAR WARRANTY	1	\$715.00	\$715.00
2.			Technician advised that they are currently manually dosing since the stenner pump needs to be replaced as soon as possible			

Total

\$715.00

Ways to pay



View and pay

INVOICE

Cooper Pools Inc CPC1459240
4850 Allen Rd PMB 13
Zephyrhills, FL 33541-3551

info@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

Invoice details

Invoice no.: 2025-1462
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance December 2025	1	\$1,750.00	\$1,750.00

Total

\$1,750.00

Ways to pay



[View and pay](#)

HM2

Meeting Date:

12.01.2025

Riveria	Yes
Ribarich	Yes
Cortez	Yes
Montalvo	Yes

INVOICE

Advanced Drainage Solutions
P.O. Box 526
Land O Lakes, FL 34639

adsofflorida@gmail.com
+1 (813) 568-2891



Bill to

Forest Lakes CDD

Invoice details

Invoice no.: 1139
Terms: Net 30
Invoice date: 12/05/2025
Due date: 01/04/2026

Job Site Address: 1304 Sugarwood St

#	Product or service	Description	Qty	Rate	Amount
1.	Services	Riprap will be installed from the top of the pond bank to the toe of the slope, using a 25x15-foot riprap section with Merify.	1	\$8,400.00	\$8,400.00
				Total	\$8,400.00



P.O. Box 547668 | Orlando, FL 32854-7668
 Customer Care: (407) 645-2500 | (888) 262-7739
 MasseyServices.com

GOT A PROBLEM, CONCERN OR SUGGESTION?
WE WANT TO HEAR FROM YOU!
CONTACT US AT: WeCare@MasseyServices.com OR
1-888-2MASSEY (262-7739)
TOTAL SATISFACTION IS OUR COMMITMENT

Invoice

68494629
 Dated: 12/03/2025

Anchor Stone Management, LLC
 Forest Lake CDD
 255 Primera Blvd Suite 160 Lake Mary FL 32746
 Lake Mary FL 32746

Item Description	Amount	Tax	Payments and Credits	Amount Due
Site Ref # 8684733 Forest Lake CDD 1595 Aspen Ave Davenport, FL 33837				
Pest Prevention	\$40.00	\$0.00	\$0.00	\$40.00

This statement reflects monies received as of 12/09/2025. If you have already sent your payment, please disregard. For the most current Status of your account, log onto www.masseyservices.com and click on "My Massey".

Please Remit: \$40.00



P.O. Box 547668 | Orlando, FL 32854-7668

If you have any questions regarding your statement, please call Customer Care at (407) 645-2500 | (888) 262-7739

Please Return This Portion With Payment To Ensure Proper Credit. Thank You.



Invoice Date	Account Key
12/03/2025	8684733
Billing Zip	Please Remit
32746	\$40.00

DUE UPON RECEIPT

Amount Paid \$
Check #

MAKE CHECKS PAYABLE TO "MASSEY SERVICES"
IF PAYING BY MASTERCARD, VISA, DISCOVER CARD, OR AMERICAN EXPRESS; FILL OUT BELOW

CHECK CARD USING FOR PAYMENT
 MASTERCARD VISA DISCOVER AMERICAN EXPRESS

CARD NUMBER	AMOUNT
STREET ADDRESS	
SIGNATURE	EXP. DATE

Massey Services, Inc.
 P.O. Box 547668
 Orlando FL 32854-7668

***Please Complete Reverse Side for Credit Card AutoPay, Name or Billing Address Change, and Comments.**

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 45 Days
Invoice # 528
Date 12/12/2025

Description	Total
White C9 LED Christmas light strands for (6) monuments C9 LED White Christmas lights for (6) monuments	\$305.00
(7) 15 ft Extension cords These extnsion cords are to connect from the outlet to run over to where the lighting starts	\$125.00
(6) 48 inch LED pre lit Christmas wreaths	\$625.00
(6) 23 inch Bows for the wreaths	\$75.00
Labor to install lighting at monuments and amenities center	\$500.00
Light removal after Christmas season This includes removal of lighting and purchasing a bin for storage	\$350.00
(24) Garlands for the six monuments	\$300.00

Subtotal	\$2,280.00
<hr/>	
Total	\$2,280.00

Payment Summary

<hr/>	
12/03/2025 - Check #5087	\$1,140.00
12/12/2025 - Check #5097	\$1,140.00
<hr/>	
Paid Total	\$2,280.00
<hr/>	
Remaining Amount	\$0.00

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Forest Lake CDD



duke-energy.com
877.372.8477

Your Energy Bill

Service address
FOREST LAKE CDD
1595 ASPEN AVE
DAVENPORT FL 33837

Bill date Nov 20, 2025
For service Oct 21 - Nov 18
29 days

Account number **9100 9084 9576**

Billing summary

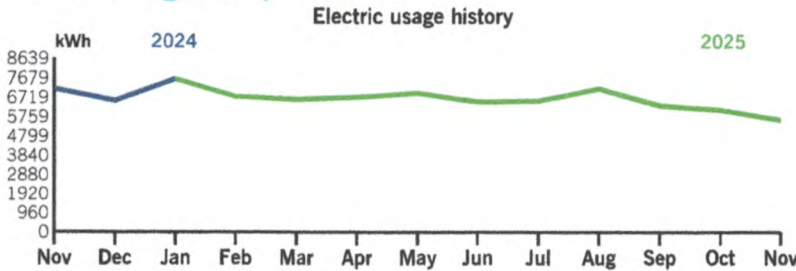
Previous Amount Due	\$1,100.71
Payment Received Nov 12	-1,100.71
Current Electric Charges	935.86
Taxes	76.72
Total Amount Due Dec 11	\$1,012.58



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

71° 63° 56° 68° 68° 75° 79° 81° 83° 83° 80° 74° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,638	7,174	79,896	6,658
Avg. Daily (kWh)	194	231	219	

12-month usage based on most recent history

Important update for users of the Business and Landlord Portal: On Nov. 14, we're moving to a more secure digital platform. Know your username (email) and password for your initial login on or after Nov. 14. Visit duke-energy.com/enhancedsecurity.

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 9084 9576

Amount of automatic draft

\$1,012.58
by Dec 11

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light

Amount enclosed

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910090849576000660000000000000010125800001012583

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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P.O. Box 14042
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Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 8292692	
Actual reading on Nov 18	320303
Previous reading on Oct 21	- 314665
Energy Used	5,638 kWh
Billed kWh	5,638.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 21 25 to Nov 18 25	
Meter - 8292692	
Customer Charge	\$17.32
Energy Charge	
5,638.000 kWh @ 12.173c	686.31
Fuel Charge	
5,638.000 kWh @ 3.925c	221.29
Asset Securitization Charge	
5,638.000 kWh @ 0.194c	10.94
Total Current Charges	\$935.86

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.82
Gross Receipts Tax	24.02
Municipal Franchise Fee	51.88
Total Taxes	\$76.72

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
-----------------	---

Convenient ways to pay your bill

Online	duke-energy.com/billing
Automatically from your bank account	duke-energy.com/automatic-draft
Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
------	---------------------

Check utility rates

Check rates and charges	duke-energy.com/rates
-------------------------	-----------------------

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 19

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.



Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 30 - Nov 25		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - Oct 30 25 to Nov 25 25	
MLDF Charge	\$319.85
Customer Charge	1.86
Energy Charge	
459.000 kWh @ 6.782c	31.13
Fuel Charge	
459.000 kWh @ 3.829c	17.58
Asset Securitization Charge	
459.000 kWh @ 0.062c	0.28
Fixture Charge	
50 MICRO II 3K UG	131.49
Maintenance Charge	
50 MICRO II 3K UG	55.08
Pole Charge	
CONCRETE, 30/35	
27 Pole(s) @ \$6.680	180.36
Total Current Charges	\$737.63

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.64
Gross Receipts Tax	1.30
Municipal Franchise Fee	2.86
Total Taxes	\$4.80

HM2

Meeting Date:

12.11.2025

Rivera	Yes
Ribarich	Yes
Montalvo	Yes
Cortez	Yes



duke-energy.com
877.372.8477

Your Energy Bill

Service address
FOREST LAKE CDD
00 HOLLY HILL RD
LITE FOREST LAKE

Bill date Nov 24, 2025
For service Oct 28 - Nov 22
26 days

Account number 9100 8879 3566

Billing summary

Previous Amount Due	\$1,951.10
Payment Received Nov 18	-1,951.10
Current Lighting Charges	1,936.37
Taxes	14.73
Total Amount Due Dec 15	\$1,951.10

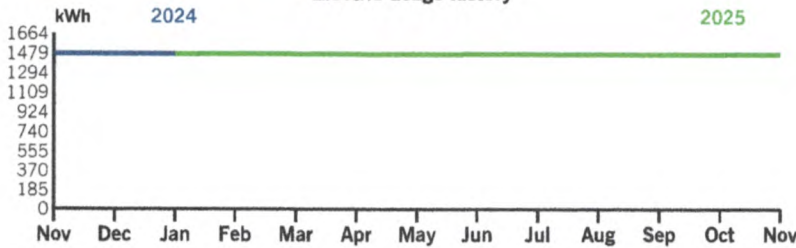


Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot

Electric usage history



Average temperature in degrees

71° 63° 56° 68° 68° 75° 79° 81° 83° 83° 80° 74° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	57	53	49	

12-month usage based on most recent history

Find ways to save.
duke-energy.com/FindWays

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8879 3566

Amount of automatic draft

\$1,951.10
by Dec 15

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light

Amount enclosed

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

88910088793566000660000000000000000019511000001951102

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

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Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 23

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

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Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Oct 28 - Nov 22		
Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	87	1,479 kWh

Billing details - Lighting

Billing Period - Oct 28 25 to Nov 22 25	
MLDF Charge	\$594.32
Customer Charge	1.86
Energy Charge	
1,479.000 kWh @ 6.782c	100.31
Fuel Charge	
1,479.000 kWh @ 3.829c	56.63
Asset Securitization Charge	
1,479.000 kWh @ 0.062c	0.92
Fixture Charge	
50 MICRO II 3K UG	423.69
Maintenance Charge	
50 MICRO II 3K UG	177.48
Pole Charge	
CONCRETE, 30/35	
87 Pole(s) @ \$6.680	581.16
Total Current Charges	\$1,936.37

Your current rate is Lighting Service Company Owned/Maintained (LS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$1.69
Gross Receipts Tax	4.10
Municipal Franchise Fee	8.94
Total Taxes	\$14.73



duke-energy.com
877.372.8477

Your Energy Bill

Service address
FOREST LAKE CDD
2702 CEDAR RIDGE CT
DAVENPORT FL 33837

Bill date Nov 26, 2025
For service Oct 29 - Nov 24
27 days

Account number 9101 5019 0754

Billing summary

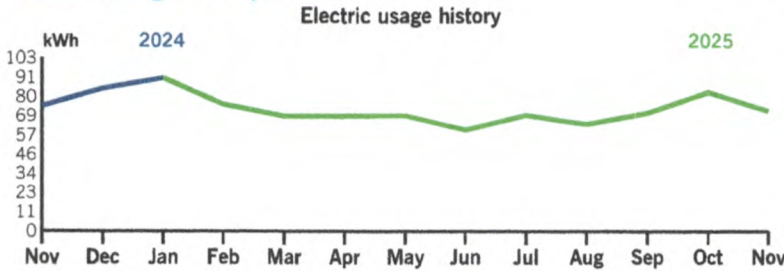
Previous Amount Due	\$28.86
Payment Received Nov 20	-28.86
Current Electric Charges	27.08
Taxes	0.71
Total Amount Due Dec 17	\$27.79



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 7.1%, Purchased Power 2.5%, Gas 83%, Oil 0.1%, Nuclear 0%, Solar 7.3% (For prior 12 months ending September 30, 2025).

Your usage snapshot



Average temperature in degrees

71° 63° 56° 68° 68° 75° 79° 81° 83° 83° 80° 74° 66°

	Current Month	Nov 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	72	75	877	73
Avg. Daily (kWh)	3	3	2	

12-month usage based on most recent history

Important update for users of the Business and Landlord Portal: On Nov. 14, we're moving to a more secure digital platform. Know your username (email) and password for your initial login on or after Nov. 14. Visit duke-energy.com/enhancedsecurity.

Find ways to save.
duke-energy.com/FindWays

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Payments for this statement within 90 days from the bill date will avoid a 1.0% late payment charge.

Amount of automatic draft

Account number
9101 5019 0754

\$27.79
by Dec 17

After 90 days from bill date, a late charge will apply.

\$ _____ \$ _____

Add here, to help others with a contribution to Share the Light

Amount enclosed

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

FOREST LAKE CDD
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

8891015019075400066000000000000000000277900000027796

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

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Business duke-energy.com/manage-bus

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Dec 26

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

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Your usage snapshot - Continued

Current Electric Usage		
<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8390099	Actual	Oct 29 - Nov 24
<u>Usage Values</u>		
Billed kWh		71.742 kWh
Billed Demand kW		0.208 kW
Load Factor		53.23 %



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Oct 29 25 to Nov 24 25	
Meter - 8390099	
Customer Charge	\$17.85
Energy Charge	
71.742 kWh @ 5.370c	3.85
Fuel Charge	
71.742 kWh @ 3.925c	2.82
Demand Charge	
0.208 kW @ \$11.65	2.43
Asset Securitization Charge	
71.742 kWh @ 0.181c	0.13
Total Current Charges	\$27.08

Your current rate is General Service Demand Sec (GSD-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.69
Total Taxes	\$0.71

INVOICE



Good Home Services LLC

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

Bill To

Forest Lake CDD
1595 Aspen Ave
Davenport, FL 33837

Payment terms 45 Days
Invoice # 529
Date 12/16/2025

Description	Total
Purchase and install (2) new solar lights for playground	\$500.00
This is to purchase and install (2) new Endurance 9000 lumen solar lights for playground at 1595 Aspen Ave, to replace the (2) faulty lights at the corners of the playground	

Subtotal	\$500.00
Total	\$500.00

Payment Summary

12/19/2025 - Check #5103	\$500.00
Paid Total	\$500.00
Remaining Amount	\$0.00

INVOICE



Good Home Services LLC

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

Bill To

Forest Lake CDD
1595 Aspen Ave
Davenport, FL 33837

Payment terms 45 Days
Invoice # 530
Date 12/16/2025

Description	Total
Pressure Wash 1595 Aspen	\$175.00
This is to pressure wash the mailbox area and the sidewalk in front of the amenities center to the playground	

Subtotal	\$175.00
Total	\$175.00

Payment Summary

12/19/2025 - Check #5104	\$175.00
Paid Total	\$175.00
Remaining Amount	\$0.00



P.O. Box 771328
Orlando, FL 32877-1328

Invoice

Date	Invoice #
12/22/2025	16834

Bill To:

Forest Lake Community CDD
C/O Anchor Stone Management
1595 Aspen Ave
Davenport, FL 33837

		P.O. No.	Account #	Due Date
			0054	1/15/2026
Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 12/2025		550.00	12/31/2025	550.00
Monthly Service trash collect twice a week.	5	50.00	12/31/2025	250.00
1595 Aspen Ave. Davenport, FL 33837				

Thank you for your business.	Total	\$800.00
Please make checks payable to: CSS Clean Star Services of Central Florida Inc.	Payments/Credits	\$0.00
Past due invoices may be subject to legal allowable charges	Balance Due	\$800.00

11121 Camden Park Drive
Windermere, FL 34786
1-877-277-2350

Account Number: 70216 / Name: FOREST LAKE CDD / Billing Address: C/O ANCHOR STONE MANAGEMENT, LLC / 255 Primera Blvd Suite 160, Lake Mary, FL 32746
Location Code: 20714130 / Service Address: 1110 Holly Hill Rd (ph3 Ent Forest Lake), Davenport, FL 33837

Transactions From: 12/01/2025 To: 12/31/2025

Transaction Type	Posted Date	Bill From Date	Bill To Date	Due Date	Creation Date	Tran Amount	Read To	Read From	Days	Tax Amount	Prev Read	Curr Read	Penalty Amount	Penalty Forgiven	Total	Account Balance	Details
Cycle Bill	12/31/2025	11/16/2025	12/15/2025	01/20/2026	12/31/2025	103.89	12/19/2025	12/31/2025	34	10.39	910	0.00	0.00	0.00	114.28	114.28	Run: 10285 / No: 8046
		Amount	Tax Amount	10.39	1	CHARGE	11/15/2025	12/19/2025	34	923	13,000	0					Demand Description

Payment	12/22/2025	Amount	85.66	Tax	8.57	Bill Date	11/26/2025	Due Date	12/20/2025	Type	CHARGE
		Amount	85.66	Tax	8.57	11/26/2025	12/20/2025	CHARGE			
	12/22/2025	Amount	94.23	Tax	0.00	12/22/2025	94.23	CHARGE			
		Amount	85.66	Tax	8.57	11/26/2025	12/20/2025	CHARGE			

0.00 Receipt: 55Bank Draft

Account Number: 70216 / Name: FOREST LAKE CDD / Billing Address: C/O ANCHOR STONE MANAGEMENT, LLC / 255 Primera Blvd Suite 160, Lake Mary, FL 32746
 Location Code: 20714130 / Service Address: 1110 Holly Hill Rd (ph3 Ent Forest Lake), Davenport, FL 33837

Transactions From: 12/01/2025 To: 12/31/2025

Metered Services Averages/Totals

SVC Code	SVC No	Total Usage	Total Charges	Average Usage	Average Charge	Total Demand	Average Demand	No Of Bills
IR	0	13,000	103.89	13,000	103.89	0	0	1

Payments: 94.23

Account Number: 64210 / Name: FOREST LAKE CDD / Billing Address: C/O ANCHOR STONE MANAGEMENT, LLC / 255 Primera Blvd Ste 160, Lake Mary, FL 32746
 Location Code: 20706335 / Service Address: 1595 Aspen (amenities/clubhouse) Dr, Davenport, FL 33837

Transactions From: 12/01/2025 To: 12/31/2025

Metered Services Averages/Totals

SVC Code	SVC No	Total Usage	Total Charges	Average Usage	Average Charge	Total Demand	Average Demand	No Of Bills
SW	0	21,000	335.72	21,000	335.72	0	0	1
WA	0	21,000	188.51	21,000	188.51	0	0	1

Payments: 429.24

Internet • TV • Business Phone
December 1, 2025

Service from Dec 1 - Dec 31

Collapse All

Amount Due

Auto Pay Scheduled **Dec 18**

\$169.98

Account Holder Information

FORESTLAKE C-D-D
1595 Aspen Ave Davenport, FL 33837
Account Number:8337120342118711



PREVIOUS ACTIVITY

Remaining Balance	\$0.00 ^
Previous Balance	\$169.98
EFT Payment - 11/18	-\$169.98

CURRENT ACTIVITY

Spectrum Business TV	\$45.00 ^
Spectrum Business TV Stream	\$40.00
Your promotional price will expire on 07/31/28	\$0.00
Xumo Stream Box	\$5.00
Spectrum Business Internet	\$100.00 ^
Security Suite	\$0.00
Domain Name	\$0.00
Vanity Email	\$0.00

Static IP 1	\$20.00
Spectrum Business Internet Ultra	\$160.00
Promotional Discount	-\$90.00
Your promotional price will expire on 07/31/28	\$0.00
Business WiFi	\$10.00

Spectrum Business Voice \$20.00 ^

To view these details, we need to make sure it's you. To continue, please verify your account. You can also verify your account by connecting to your home network.

Verify Your Account

Other Charges	\$0.00 ^
Payment Processing	\$5.00
Auto Pay Discount	-\$5.00

Taxes, Fees and Charges	\$4.98 ^
State and Local Sales Tax	\$0.35
Communications Services Tax	\$4.63

Amount Due **\$169.98**
Auto Pay Scheduled **Dec 18**

[View Printable Statement](#) 



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[Billing Information and Disclosures](#) >

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Check utility rates

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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

A charge to recover cost associated with nuclear asset-recovery bonds. Duke Energy Florida is acting as the collection agent for Special Purpose Entity (SPE) until the bonds have been paid in full or legally discharged.

Medical Essential Program

Identifies customers who are dependent on continuously electric-powered medical equipment. The program does not automatically extend electric bill due dates, nor does it provide priority restoration. To learn more or find out if you qualify, call 800.700.8744 or visit duke-energy.com/home/billing/special-assistance/medically-essential.

Special Needs Customers

Florida Statutes offer a program for customers who need special assistance during emergency evacuations and sheltering. Customers with special needs may contact their local emergency management agency for registration and more information.

Para nuestros clientes que hablan Español

Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 4362214	
Actual reading on Dec 4	27350
Previous reading on Nov 7	- 26733
<hr/>	
Energy Used	617 kWh
Billed kWh	617.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 07 25 to Dec 04 25	
Meter - 4362214	
Customer Charge	\$17.32
Energy Charge	
617.000 kWh @ 12.173c	75.10
Fuel Charge	
617.000 kWh @ 3.925c	24.22
Asset Securitization Charge	
617.000 kWh @ 0.194c	1.20
<hr/>	
Total Current Charges	\$117.84

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.10
Gross Receipts Tax	3.02
Municipal Franchise Fee	6.54
<hr/>	
Total Taxes	\$9.66

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
Home duke-energy.com/manage-home
Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.) 877.372.8477
For hearing impaired TDD/TTY 711
International 1.407.629.1010

Call before you dig

Call 800.432.4770 or 811

Check utility rates

Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jan 7

Please be sure we can safely access your meter. Don't worry if your digital meter flashes eights from time to time. That's a normal part of the energy measuring process.

Your electric service may be disconnected if your payment is past due

If payment for your electric service is past due, we may begin disconnection procedures. The due date on your bill applies to current charges only. Any unpaid, past due charges are not extended to the new due date and may result in disconnection.

Electric service does not depend on payment for other products or services

Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

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Your usage snapshot - Continued

Current electric usage for meter number 8270042	
Actual reading on Dec 4	842
Previous reading on Nov 7	- 820
Energy Used	22 kWh
Billed kWh	22.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 07 25 to Dec 04 25	
Meter - 8270042	
Customer Charge	\$17.32
Energy Charge	
22.000 kWh @ 12.173c	2.68
Fuel Charge	
22.000 kWh @ 3.925c	0.86
Asset Securitization Charge	
22.000 kWh @ 0.194c	0.04
Minimum Bill Adjustment	9.10
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.66
Total Taxes	\$2.46



We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

Convenient ways to pay your bill

Online duke-energy.com/billing
Automatically from your bank account duke-energy.com/automatic-draft
Speedpay (fee applies) duke-energy.com/pay-now
800.700.8744
By mail payable to Duke Energy P.O. Box 1094
Charlotte, NC 28201-1094
In person duke-energy.com/location

Help managing your account (not applicable for all customers)

Register for free paperless billing duke-energy.com/paperless
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Business duke-energy.com/manage-bus

General questions or concerns

Online duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.) 800.700.8744
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For hearing impaired TDD/TTY 711
International 1.407.629.1010

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Check rates and charges duke-energy.com/rates

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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Non-payment for non-regulated products or services (such as surge protection or equipment service contracts) may result in removal from the program but will not result in disconnection of electric service.

When you pay by check

We may process the payment as a regular check or convert it into a one-time electronic check payment.

Asset Securitization Charge

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Representantes bilingües están disponibles para asistirle de lunes a viernes de 7 a.m. - 7 p.m. Para obtener más información o reportar problemas con su servicio eléctrico, favor de llamar al 800.700.8744.

Your usage snapshot - Continued

Current electric usage for meter number 8325080	
Actual reading on Dec 4	433
Previous reading on Nov 7	- 411
Energy Used	22 kWh
Billed kWh	22.000 kWh



A kilowatt-hour (kWh) is a measure of the energy used by a 1,000-watt appliance in one hour. A 10-watt LED lightbulb would take 100 hours to use 1 kWh.

Billing details - Electric

Billing Period - Nov 07 25 to Dec 04 25	
Meter - 8325080	
Customer Charge	\$17.32
Energy Charge	
22.000 kWh @ 12.173c	2.68
Fuel Charge	
22.000 kWh @ 3.925c	0.86
Asset Securitization Charge	
22.000 kWh @ 0.194c	0.04
Minimum Bill Adjustment	9.10
Total Current Charges	\$30.00

The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will see the difference noted as a Minimum Bill Adjustment under the Billing Details section. Learn more about the minimum charge adjustment and additional customer charges at duke-energy.com/minimum.

Your current rate is General Service Non-Demand Sec (GS-1).

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.66
Total Taxes	\$2.46

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
12/29/2025	6

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

PAID
12/29/2025

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Legal Advertisement	298.87	298.87
Total			\$298.87

INVOICE



Good Home Services LLC

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

Bill To

Forest Lake CDD
1595 Aspen Ave
Davenport, FL 33837

Payment terms 45 Days
Invoice # 536
Date 12/30/2025

Description

Total

Remove (2) trees at 1636 Aspen Ave. Davenport FL 33837	\$325.00
Remove (2) trees at address stated above with Guard on duty. Remove trees, fill holes, add sod.	

Subtotal	\$325.00
Total	\$325.00

EXHIBIT 7

[RETURN TO AGENDA](#)



EXHIBIT 8A

[RETURN TO AGENDA](#)



ESTIMATE



Executed on behalf of Chairman
Rivera = via directive email

Patricia Thibault

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 # 427
Date 01/08/2026

Description	Total
Install paver walkway from amenities center to the pool pump area This is for labor to install paver walkway, which includes paver base, pavers, and concrete edging	\$645.00
Subtotal	\$645.00
Total	\$645.00

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.

Forest Lake CDD

EXHIBIT 8B

[RETURN TO AGENDA](#)



ESTIMATE



Executed on Behalf of Chairman Rivera
Via email dated 02.05.2026

Prepared For
Forest Lake CDD
1595 Aspen Ave
Davenport, FL 33837

Good Home Services LLC

Patricia Thibault

Estimate # 431
Date 01/20/2026

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

Description

Total

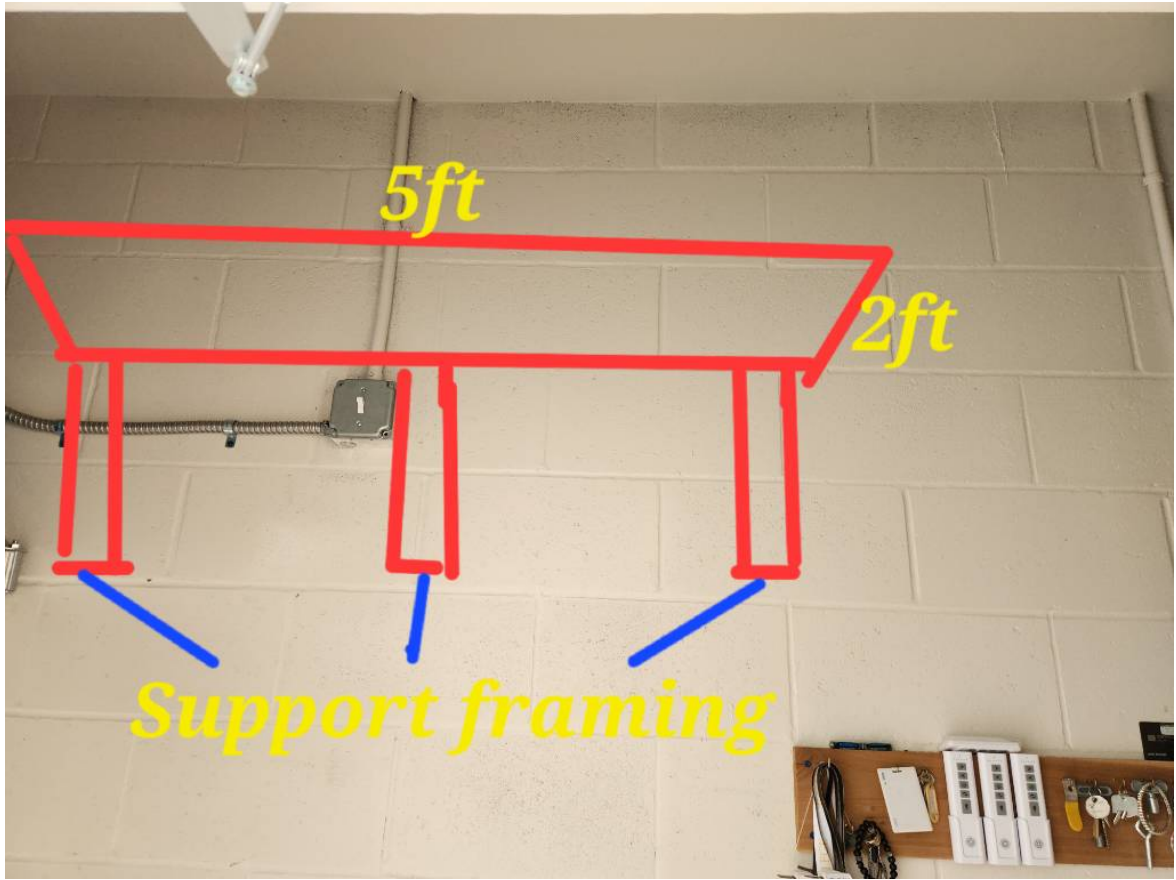
Install 5'x2' shelf in amenities center closet at 1595 Aspen \$185.00

This is for labor and to purchase materials, fabricate a 5'x2' shelf on the back wall of the amenities center closet to the right of the water heater, down 24 inches from the ceiling. (This shelf will be able to hold (3) 27 gallon bins, the bins are not included in this pricing) The shelf will have framing connected to the wall with Ramset anchors, the shelf will then be built and connected to the framing with supports extending off of the wall at an angle to the front of the shelf for strength. The shelf will have decking on top of the shelf for the bins/storage to rest on.

Add 12 inch shelf to the bottom of the structure of the top shelf \$115.00

Subtotal \$300.00

Total **\$300.00**



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.

Forest Lake CDD

EXHIBIT 9

RETURN TO AGENDA



Review quote and press Approve or Reject below

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
<https://cooperpoolsinc.com/>

QUOTE

Quote Number
363

Quote Total
\$250.00

Bill To:
Forest Lakes CDD
255 Primera Blvd Ste 160
Lake Mary, FL 32746

Quote Date
February 3, 2026
Expiration Date
March 3, 2026


LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
Fix Shower Supply Line	Fix Shower Supply Line	1	250.00	250.00

This was reported by technician on Feb 3

Subtotal	\$250.00
Tax	\$0.00
Quote Total	\$250.00

Pay over time today

0% APR or as low as \$19.50 with  sunbit ⓘ

Get pre-approved (https://apply.sunbit.com/YourPoolPro-lpyq7t7h?origin=ALLIANCE_PREQUAL_LINK)

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

