

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Thursday, March 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: 910 4897 0029

Passcode: 285855

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 on Litigation Matter
- B. Status Discussion on District Transition
- C. Discussion on Towing of Utility Vehicles - Further Definition Clarification
- D. Status Discussion on Securitas Termination
- E. Status Discussion of - Water Meter behind Fence at 1136 Sugarwood

IV. District Engineer

- A. Status of Additional Stop Sign Placement
- B. Discussion for Approval – Addendum to Agreement with Advanced Drainage Solutions [EXHIBIT 1](#)

V. Field Manager

- A. [Presentation for Discussion: Monthly Field Report](#) [EXHIBIT 2](#)
- B. Consideration of Proposal: Mele Environmental – Annuals - \$2,300 [EXHIBIT 3](#)
- C. Consideration of Proposal Mele Environmental – Ant Treatment \$575 [EXHIBIT 4](#)
- D. Consideration of Proposal – Accurate Well – Pressure Gauge - \$175 [EXHIBIT 5](#)

VI. Administrative Items

- A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on February 12, 2026 [EXHIBIT 6](#)
- B. Consideration for Acceptance – The Unaudited Financial Statements – January 2026 [EXHIBIT 7](#)
- C. Presentation of Check Detail - January 2026 [EXHIBIT 8](#)
- D. Consideration for Ratification:
 - ❖ Good Home Services #440:Stripe Parking Lot \$780 [EXHIBIT 9A](#)
 - ❖ Good Home Services #441: - Pressure Wash Curbs at Amenity - \$200 [EXHIBIT 9B](#)
 - ❖ Cooper Pools – Cooping Repair- \$400 [EXHIBIT 9C](#)

VII. Other Items to Be Introduced

- A. Discussion of HOA Signage for Garage Sale

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

IX. Supervisors' Requests

X. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)

**FIRST AMENDMENT TO
AGREEMENT BETWEEN THE FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT AND ADVANCED DRAINAGE SOLUTIONS, LLC FOR
SIDEWALK REPAIR SERVICES**

THIS FIRST AMENDMENT ("First Amendment") is made and entered into this 27th day of February, 2026, by and between:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Polk County, Florida, and whose mailing address is 255 Primera Blvd, Suite 160, Lake Mary, FL 32746 ("District"); and

ADVANCED DRAINAGE SOLUTIONS, LLC, a Florida limited Liability company, with a mailing address of P.O. Box 526, Land O Lakes, FL 34639 ("Contractor", together with District, "Parties").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Act"), by ordinance adopted by Walton County, Florida; and

WHEREAS, the District was established for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District and Contractor entered into that certain *Agreement Between The Forest Lake Community Development District And Advanced Drainage Solutions, LLC for Sidewalk Repair Services* for services in the amount of \$6,050.00 (the "Agreement"); and

WHEREAS, the parties desire to amend the compensation for Contractor's services under the Agreement; and

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. INCORPORATION OF RECITALS. The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Agreement.

SECTION 2. AFFIRMATION OF THE MAINTENANCE AGREEMENT. The District and Contractor agree that nothing contained herein shall alter or amend the Parties' rights and obligations under the Agreement, except to the extent set forth in Section 3 of this First Amendment. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Defined terms not otherwise defined herein shall have the meanings ascribed to them in the Agreement.

EXHIBIT 2

[RETURN TO AGENDA](#)

Haven Management Solutions - Forest Lake

Monthly Maintenance Inspection Report

Area: Pool and Park

Month: March

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	7	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	8	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	10	Turf dying after freeze
Turf Fertility - Non Bahia - Color and Growth Density		15	10	Turf dying after freeze
Turf Areas - Weed Control		10	7	Some weeds through field between pool and playground
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	5	Shrub and plant material not yet come back from freeze
Shrub Fertility & Vitality		10	5	Shrub and plant material not yet come back from freeze
Debris & Trash Management		10	9	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	70%	100	70	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordance with Contract Terms Schedule		10	7	Shrub and plant material not yet come back from freeze
Mulch - Even Distribution - Not greater than 4" Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	85%	20	17	
Pond Inspection Items				
		Max Points Allowed	Points allocated	
Pond Algae & Growth - Check for the presence of spikerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50	NA	
Pond Debris & Trash in Pond and On Pond Bank		50	NA	
Total Points Pond Inspection- Failure is at 80%:80 or below	0%	100	0	
Clubhouse & Amenity Center Inspections				
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	8	
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Restroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularly		10	10	
Total Points Amenity Center Inspection. Failure is at 80%				

EXHIBIT 3

[RETURN TO AGENDA](#)



Proposal for Annual Flower Installation

Client: Forest Lake CDD
C/O Haven Management Solutions

Scope of Work:

Installation of approximately 400 four-inch annual flower bulbs at eight (8) entrance signs throughout the community. Price includes delivery, installation, and Osmocote fertilizer.

Pricing:

Price per 4-inch annual: \$5.75 (Osmocote fertilizer included)

Quantity: 400 annuals

Description	Quantity	Unit Price	Total
4-inch Annuals (Installed)	400	\$5.75	\$2,300.00

Grand Total: \$2,300.00

Please Note:

Due to the severity of the recent freeze, annual flower varieties are currently very limited. The community will need to work with us on the selection based on availability from the annual nursery. Lead time for acquiring annuals is approximately 2 to 3 weeks.

We appreciate the opportunity to provide this proposal and look forward to enhancing the entrance features at Forest Lake CDD.

EXHIBIT 4

RETURN TO AGENDA

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



Estimate

ADDRESS

Forest Lake CDD
Davenport
FL

ESTIMATE # 1182

DATE 02/17/2026

ACTIVITY	QTY	RATE	AMOUNT
Ant Prevention Fire ant treatment at playground and complete pool area. Treatment is good up to 6 months.	1	575.00	575.00

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

TOTAL

\$575.00

Accepted By

Accepted Date

EXHIBIT 5

[RETURN TO AGENDA](#)

From: Accurate Drilling Solutions <accurate3drilling@gmail.com>

Sent: Wednesday, March 4, 2026 2:32 PM

To: Patricia Thibault <Patricia@havenmgt.com>

Subject: Re: Forest Lake Well

160.00 for the service call and the gauge I believe costs 13.11.

EXHIBIT 6

[RETURN TO AGENDA](#)

1 **MINUTES OF 02/12/26 REGULAR MEETING**
2 **FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
3

4 The Regular Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday,
5 February 12, 2026 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to
6 listen and/or participate in-person or live via conference.
7

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

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

11 Frank Rivera..... Board of Supervisors, Chairman
12 Randi Ribarich Board of Supervisors, Vice Chairman
13 Jose Cortez..... Board of Supervisors, Assistant Secretary
14 Jose Montalvo Board of Supervisors, Assistant Secretary
15 George Thomas Board of Supervisors, Assistant Secretary

16 Also present were:

17 Patricia Thibault..... District Manager, Haven Management Solutions
18 Kyle Magee (via virtual means)..... District Counsel, Kutak Rock Law Firm
19 Vasili Kostakis (via virtual means) Project Manager, Stantec
20

21 Ms. Thibault called the meeting to order and conducted roll call. Present were Chairman Rivera, Vice Chair Ribarich,
22 Supervisor Thomas, Supervisor Cortez, and Supervisor Montalvo. It was acknowledged that a quorum was established.
23

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

25 There were no audience members present in person. Shanna Nastic inquired about the \$45 monthly business TV
26 streaming bill on the agenda. Ms. Thibault advised it is for the cameras at the pool area.

27 **III. District Counsel – Kutak Rock**
28

29 **A. Status Discussion: Transition of District Management & Invoicing**

- 30 - Mr. Magee reported that Patrick O'Brien, in the Kutak Rock office, drafted an opinion for the dispute resolution
31 process within the district to be sent out in the next few days. Mr. Magee assured the Board they need not
32 respond to further requests from Anchor Stone should they receive any, once this document goes out. He advised
33 the only option still available to Anchor Stone should they wish to pursue the invoices would be initiating a
34 court claim with the district. In that case, the district would have to respond. He noted the termination clause in
35 the agreement did not obligate the district to pay for services once management was transferred to Haven
36 Management Solutions.
37 - Ms. Thibault reminded the Board that Haven Management has not billed them for that time period until the
38 matter is solved.

39 **B. Status Discussion: Securitas Agreement**

- 40 - Mr. Magee reminded the Board of their standing with Securitas, noting it was their understanding that Securitas
41 was terminating their contract with the district after the district revised the scope of services to remove the in-
42 person personnel. He also noted a \$14,000 equipment fee for which Securitas was seeking payment. Mr. Magee
43 reported that he and Ms. Thibault had spoken with a representative of Securitas over the phone, where they
44 found a misunderstanding had occurred between groups. Securitas is willing to continue to provide services for
45 the district at the revised scope which Mr. Magee noted will change the legal analysis they had been engaged
46 in. As Securitas had agreed to provide the reduced services, Mr. Magee advised the district would need to pay
47 the \$14,000 equipment fee buyout should they still wish to terminate the contract. His understanding being that
48 even after paying that fee, the district may be able to save by going to a new company. Mr. Magee asked for
49 direction from the Board, passing the baton to Ms. Thibault.
50 - Ms. Thibault reported the \$14,000 charge may be lower than reported, though they had not received the revised
51 amount. She noted the other vendor they had brought forward was substantially lower than Securitas, so either
52 way, if they were to pay the approximate \$14,000 now, they would likely be able to earn it back in savings over

- 53 a couple of years. She advised Mr. Magee the Board members were looking for direction from him to send them
54 a formal termination service on the agreement to confirm what the outstanding equipment charge is and take
55 care of the 30-day clause.
- 56 - Chairman Rivera expressed his confusion and frustration, noting that at one point, Securitas had resigned
57 verbally, failed to provide their resignation in writing, and are now recanting and stating they did not resign,
58 leaving the district to pay a charge to terminate. Ms. Thibault assured the Board that there was no
59 misunderstanding, but they continued to provide a service. Supervisor Cortez raised a question, asking if
60 Securitas wants to keep providing their services but at a different charge. Ms. Thibault informed him no, they
61 would continue to provide the same service at the same rate noted in the contract. He asked how many years
62 are left on the contract, which Ms. Thibault answered three. Supervisor Thomas questioned whether there is a
63 penalty to terminate, to which Ms. Thibault answered no. She did advise that it would escalate the clause for
64 the buyout, meaning the Board would have to pay the approximate \$14,000 at once instead of in monthly
65 installments, which is what they currently do. She noted it is a lease, so there would be no depreciation
66 calculated.
- 67 - Chairman Rivera updated Supervisor Thomas, noting that the contract was made this way, putting the Board in
68 a bad spot because the equipment doesn't upgrade, they're kind of stuck with it. Ms. Thibault advised the Board
69 that they can retain the equipment, so they don't have to foot the bill for new equipment. She noted her concern
70 that purchasing camera equipment with how quickly technology advances would render it obsolete, but they
71 don't have any other options. She confirmed the new company will use the equipment for as long as they can
72 make it work. Supervisor Montalvo shared his opinion on the matter, stating he thought it would be best to move
73 away from Securitas. He asked if the new company would upgrade the system later, which Ms. Thibault
74 confirmed they could do. At this point, the new company is willing to work with what they have so the district
75 won't be out infrastructure dollars. Supervisor Cortez suggested putting this item on hold until they have the
76 official amount they owe, which Supervisor Ribarich advised doesn't matter as they are going to get rid of them
77 and pay whatever the amount is anyway. Ms. Thibault confirmed the number should be less than \$14,000 amidst
78 doubts of the Securitas' integrity. She noted that the Board owes Securitas the money for the cameras either
79 way, and the only benefit to keeping them on would be to have the sum split into monthly payments. She advised
80 that if they were to switch companies, they would have to make the payment (as they would no matter what)
81 and get to pay less a month for services.
- 82 - Supervisor Thomas asked how long it would take for the equipment to pay itself back, which Ms. Thibault noted
83 approximately two years.

84 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
85 District Counsel to Terminate the Securitas Agreement for the Forest Lake Community Development District.

- 86 - Mr. Magee informed the board he believed the termination clause to be 30 days. He agreed to get that
87 information to the Board.

88 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Agreed
89 to Enter into an Agreement with ECS for After the Securitas Termination Date for the Forest Lake Community
90 Development District.

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

- 92 - Mr. Magee reported he had received a response from the owner today, noting they might have been confusing
93 the CDD for the HOA, as they had informed him their paperwork for the fence with the HOA was approved.
94 Mr. Magee confirmed he will communicate with them to get this cleared up. He recommended entering an
95 easement agreement for the CDD to gain access to the meter but noted he would need to discuss the subject
96 with the owner first. Chairman Rivera noted even though the HOA approved it, the meter and pillars his fence
97 are attached to are on CDD property. Mr. Magee noted he will inform them of that in his response. Supervisor
98 Montalvo suggested it could be an error with the survey or the fence installer. Mr. Magee confirmed his plan to
99 request the information the resident provided to the HOA so the Board can take a look at it. He noted that the
100 district does have a public utility easement, but the CDD would not be covered by it.

101 **D. Revised Towing Agreement & Policy**

- 102 - Mr. Magee informed the Board that he has revised the towing agreement policy to have stronger language
103 reflecting state and local language regarding semi-tractor trailers. The changes advise that trailers cannot be
104 parked overnight, cannot be parked in the street if they aren't engaging in the job they are there for (loading,
105 unloading, etc.), and cannot be left unattended.
- 106 - Ms. Thibault advised the Board that another district of hers close in proximity to them had added that blocking
107 the sidewalk is an ADA violation into their towing agreement. Chairman Rivera agreed that would make a good
108 addition. Supervisor Cortez suggested adding parking against traffic to the towing agreement as well. Supervisor
109 Ribarich questioned how they would determine what constitutes as "against traffic" as there are two sides of the
110 street. Supervisor Cortez advised that parking on the right side if the street would be following traffic. Chairman
111 Rivera confirmed with Mr. Magee that the new policy would have any trailers that are not parked for a job
112 towed during the day. Ms. Thibault recommended spelling out no parking on the grass between the sidewalk
113 and the curb for clarification.

114 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
115 the Towing Policy in Substantial Form with Final Approval of Cited Changes by the Chairman for the Forest Lake
116 Community Development District.

- 117 - Mr. Magee noted he had touched base with Joe Brown, their litigator, who informed him they are still processing
118 the discovery portion of the case. The forensic audit has been completed and sent to law enforcement.

119 **IV. District Engineer – Stantec**

120 **A. Proposal for Sidewalk Maintenance Proposals – (to be distributed)**

- 121 - Mr. Kostakis presented the sidewalk proposals, noting both companies are similar and do good work, plus or
122 minus 275 square feet of concrete remediation. ADS was \$6,050 and Site Masters was \$6,000. He confirmed
123 both companies do work for other CDD's currently. Chairman Rivera asked how many panels of sidewalk they
124 will be replacing, which Mr. Kostakis answered 10. Chairman Rivera noted he only had six on his table.
125 Supervisor Ribarich questioned Mr. Kostakis, asking if he did an inspection around the neighborhood or if
126 someone else sent him pictures. Mr. Kostakis noted it was in the field report conducted by Mr. Comings on his
127 bike.
- 128 - Ms. Thibault asked after ADS's turnaround time as they are completing a project at Highland Meadows II. Mr.
129 Kostakis assured the Board that their response time is very quick, and he's had them come out to projects
130 quickly. He also assured that ADS would be fixing the entire panels, not just filling the cracks. Supervisor
131 Montalvo suggested going with ADS as they are quicker, more responsive, and only \$50 more than the other
132 proposal. Chairman Rivera asked what the timeframe would be if they go with ADS. Mr. Kostakis muted himself
133 to call ADS. While they waited, the Board discussed the reasons why the sidewalk is so cracked.
- 134 - Mr. Kostakis returned and informed the Board that ADS could be out there in a week or two. The Board briefly
135 discussed Site Masters, hypothesizing that their timeframe would likely be longer as they are a bigger company.
136 Mr. Kostakis muted himself again to reach out to the other company. Site Masters notified him that their
137 timeframe would be three to four weeks. The Board immediately agreed on ADS.

138 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
139 the Proposal for ADS for the Amount of \$6,050 for the Forest Lake Community Development District.

- 140 - Mr. Magee confirmed he will get the Board a contract.
141 - Supervisor Cortez asked if either company offered a warranty, which they did not. Mr. Kostakis confirmed he
142 can ask them to provide one.
143 - ADS can offer a six-month warranty; Ms. Thibault requested the amend the proposal and send that over.
144 - Site Masters offered a one-year warranty, ADS was able to match it.

145 **B. Discussion of Stop Signs to be Installed**

- 146 - Mr. Kostakis reported that their drafter will be submitting the plan no later than Monday to get it approved by
147 the county. He confirmed with the Board that they are talking about a Chickasaw and Buckeye four way stop, a
148 Sugarwood and Chestnut entrance, and 1576 Chickasaw. Mr. Kostakis mentioned he could go out and inspect
149 the intersections. Chairman Rivera advised adding stop signs to Chickasaw and Sugarwood if he's adding them
150 to Sugarwood and Chestnut, as the areas are very similar and people blow through them. Mr. Kostakis confirmed
151 he had added Buckeye and Canyon Oak to his list.
- 152 - Supervisor Thomson suggested speedbumps at some point. The Board briefly discussed a few of the pros and
153 cons of different types of speed bumps/humps.

154 **V. Field Manager**

155
156 **A. Presentation for Discussion: Management Deliverable Schedule & Monthly Field Report (to be distributed)**

- 157 - Ms. Thibault reported freeze damage on some of the plants, planning to keep an eye out for root damage.
158 - She reported the Accurate pump doesn't have enough pressure, which Chairman Rivera stated is why the plants
159 on Holy Hill are dying. He stated it has been an issue for two years, and they had had an estimate on a pump
160 from Prince's son for \$7,300 but preferred to buy from a company that specializes in that work.

161 **B. Discussion of Towing Vendor**

162 *(Addressed out of order/ under District Counsel)*

- 163 - Ms. Thibault noted last week the towing company had pulled one car, and over a three-week period they had
164 pulled five. She noted that the new towing company is very aggressive, having pulled 70 violations from
165 Highland Meadows in the span of two weeks. Supervisor Montalvo shared his support for switching to a
166 different towing company. Chairman Rivera advised that they have to let the residents know about the policies.
167 Ms. Thibault suggested emailing the updates consistently before they are set to take place. Supervisor Ribarich
168 shared her support for whatever the Board wanted to do, noting they would also need to put the notification on
169 the bulletin board and on the website as not everyone has their email signed up. The new company would take
170 care of the signage and cannot start towing until the new signage has been up for 24 hours. The Board noted the
171 repercussions and policies needed to be enforced from the beginning.
- 172 - Supervisor Thomas expressed concern over the residents having enough warning. Ms. Thibault confirmed she
173 will email for a week before the new policies go in place, and the notice will be posted on the website and on
174 the bulletin board. She noted helpful neighbors could also spread the word.
- 175 - Ms. Thibault requested Mr. Magee add that parking is only allowed where designated signage allows it to the
176 towing policy.

177 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
178 the Termination of Bolton's Towing for the Forest Lake Community Development District.

- 179 - On Time Assistance can start towing once they have an official termination date for Bolton's Towing. Ms.
180 Thibault noted it would probably be around two to three weeks as she needs to get the contract to them, get the
181 new policies, and have a week to notify residents.

182 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
183 On Time Assistance and for District Counsel to scribe an Agreement for the Forest Lake Community Development
184 District.

- 185 - Ms. Thibault suggested using the Highland Meadows II termination contract for Bolton's Towing for Forest
186 Lake, provided he changed the characters.

187
188 **VI. Administrative Items**

189
190 **A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on January 8, 2026**

- 191 - Chairman Rivera requested a correction to the minutes: when discussing another cleaning company, he had
192 made the statement, not Supervisor Cortez.

193 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
194 the Summary Minutes of the Board of Supervisors Meeting Held on January 8, 2026, with the Change Noted for the
195 Forest Lake Community Development District.

196 **B. Consideration for Acceptance – The Unaudited Financial Statements – December 2025**

197 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved
198 the Unaudited Financial Statements for December 2025, for the Forest Lake Community Development District.

199

200 Fiscal year started in September. Ms. Thibault expressed interest in speaking with Supervisor Thomas, as he has a
201 **Request Permission to Utilize District Marketing Logo on Agenda Items – Common Law Trademark**

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

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

206 **C. Presentation of Check Detail – December 2025**

207 **D. Presentation of Index of Resolutions**

208 - New resolutions will be presented to the Board.

209 **E. Consideration for Ratification:**

210 - Good Home Services #427 – Paver Walkway - \$645

211 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
212 Good Home Services #427 Paver Walkway for \$645 for the Forest Lake Community Development District.

213 o Supervisor Thomas stepped out.

214 - Good Home Services #431 – Amenity Center Shelf - \$300

215 o If anything goes wrong with the hot tank, the Board will be able to remove it and fix it. The Board
216 discussed the new look.

217 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
218 Good Home Services #431 Amenity Center Shelf for \$300 for the Forest Lake Community Development District.

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

220 **A. Consideration of Copper Pools Proposal – Shower Line - \$250**

221 - They discovered a leak in the shower line. The original estimate was \$250, approved by the Chair. However,
222 when they went out to inspect it, they found the part they had to replace was \$408. Chairman Rivera suggested
223 having them take the parts apart before receiving an estimate. Ms. Thibault explained why they were unable to
224 go to another company to fix the leak. Supervisor Thomas suggested they have another company to do
225 maintenance like this.

226 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
227 the Consideration of Cooper Pools Proposal for the Shower Line at \$250 for the Forest Lake Community Development
228 District.

229 **B. Walk On – Cooper Pools – Part for Valve - \$408**

230 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
231 the Cooper Pools Part for Valve at \$408 for the Forest Lake Community Development District.

232 **C. Walk on Ratification – Paint the Poles - \$120**

233 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified
234 the Walk on Ratification to Paint the Poles at \$120 for the Forest Lake Community Development District.

235 **D. Verbal Walk on Proposal - \$200 to pressure wash the curbs and \$78- to paint the lines - \$980 total**

236 - Chairman Rivera explained his reasoning for agreeing to the walk on proposal.

237 - Ms. Thibault suggested putting the district on a biannual pressure washing program and anticipates receiving a
238 proposal for that.

239 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Accepted
240 the Verbal Walk On Proposal to Paint the Lines for \$780 and Pressure Wash the Curbs for \$200, Totaling \$980 for the
241 Forest Lake Community Development District.

242

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

244 No Audience members were present in person or via virtual means.

245 **IX. Supervisor Requests**

246 - Chairman Rivera accepted an offer to run for City Commissioner, seat 4. He asked permission from the Board
247 to put signs up.

248 On a MOTION by Supervisor Cortez, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Agreed
249 to Allow Chairman Rivera Post Signs at the Entrance and by the Pool for the Forest Lake Community Development
250 District.

251

252 On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Agreed
253 that Board Permission will be Required for Anyone Who Wants to Post Signage for the Forest Lake Community
254 Development District.

255

256 **X. Adjournment**

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

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

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Signature

Signature

Printed Name Secretary Assistant Secretary

Printed Name Chairman Vice Chairman

EXHIBIT 7

[RETURN TO AGENDA](#)

**Forest Lake
Community Development District**

**Summary Financial Statements
(Unaudited)**

January 31, 2026

**Forest Lake CDD
Balance Sheet
January 31, 2026**

	General Fund
1 <u>Assets:</u>	
2 Operating Account-SS	\$ 1,124,339
3 Money Market Account- SS	281,339
4 Accounts Receivable	1,625
5 Assessments Receivable-On Roll	28,250
6 Excess Fees - Receivable	-
7 Due from Other Funds	6,899
8 Prepaid Expenses	-
9 Deposits	-
10 TOTAL ASSETS	1,442,453
11 Liabilities:	
12 Accounts Payable	21,972
13 Accrued Expenses	-
14 Deffered Revenue-On Roll	28,250
15 Due to Other Funds	618,577
16 TOTAL LIABILITIES	668,799
17 Fund Balance	
18 Non-Spendable	-
19 Assigned: Capital Reserves	-
20 Assigned:2-Month Operating Capital	102,959
21 Unassigned	670,695
22 TOTAL LIABILITIES AND FUND BALANCE	\$ 1,442,453

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through January 1, 2026

	FY2026 Adopted Budget	FY 2026 Budget Year to Date	FY 2026 Actual Year to Date	Variance Over / (Under) Budget
1 Revenue:				
2 Assessments - Tax Roll	\$ 578,000	\$ 24,000.00	\$ 549,836.84	525,776.84
3 Interest	-	-	2,509	2,509
4 Misc Revenue	-	-	1,625	1,625.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	553,971	529,911
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	4,000	5,600	(1,600)
10 Engineering	15,000	5,000	-	5,000
11 Attorney	20,000	10,000	94,076	(84,076)
12 Annual Audit	6,800	2,267	-	2,267
13 Assessment Administration	5,000	3,667	1,035	632
14 Management Fees	43,800	14,600	9,066	5,534
15 Information Technology	1,800	630	-	630
16 Website Maintenance	1,200	420	-	420
17 Postage & Delivery	1,050	350	-	350
18 Insurance	2,432	2,432	6,148	3,284
19 Copies	500	167	-	167
20 Legal Advertising	5,000	3,667	-	3,667
21 Other Current Charges	1,500	500	9	491
22 Office Supplies	625	208	-	208
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	122,892	64,013	122,298	(29,377)
26 Debt Service Administration				
27 Arbitrage	900	300	-	300
28 Dissemination	5,000	3,667	1,035	632
29 Trustee Fees	8,880	2,960	4,445	(3,485)
30 Debt Service Total	14,780	6,927	5,480	(531.82)
31 Field Expenditures				
30 Property Insurance	15,000	15,000	15,000	-
31 Field Management	16,000	5,333	3,212	2,002
32 Landscape Maintenance	23,440	24,480	24,480	-
33 Landscape Replacement	28,262	9,421	-	9,421
34 Streetlights	42,410	14,137	9,738	4,299
35 Electric	2,260	2,420	-	2,420
36 Water & Sewer	1,000	333	985	(652)
37 Sidewalk & Asphalt Maintenance	2,500	833	-	833
38 Irrigation Repairs	2,500	2,500	-	2,500
39 General Repairs & Maintenance	15,000	5,000	881	4,119
40 Contingency	10,000	3,333	5,484	(2,152)
41 Field Expenditures Total	188,372	82,797	58,885	22,881
42 Amenity Expenses				
43 Amenity - Electric	15,173	5,058	3,120	3,607
44 Amenity - Water	4,068	1,356	870	486
45 Internet	1,500	500	680	(180)
46 Pest Control	648	216	160	56
47 Janitorial Services	10,400	3,467	3,200	267
48 Security Services	13,500	11,167	4,054	6,503
49 Pool Maintenance	23,700	7,900	9,062	(162)
50 Amenity Management	9,500	3,167	1,966	3,200
51 Amenity Repairs & Maintenance	10,000	3,333	-	3,333
52 Contingency	2,500	2,500	9,605	(2,105)
53 Amenity Expenses Total	125,989	38,663	32,718	6,345
54 Capital Reserves Transfer	66,992	-	-	-
55 Expenditures Total	578,661	176,397	219,343	(149,545)
56 Fund Balance - Beginning			\$ 409,621	
56 Net Change in Fund Balance			234,032	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 643,653	

**Forest Lake
Bank Reconciliation
As of January 31, 2026**

Balance per Bank Statement	\$	1,167,486
Plus: Deposits in Transit		-
Less: Outstanding Checks		(43,157)
<i>Adjusted Bank Balance</i>	\$	<u>1,124,329</u>

Beginning Balance	\$	1,167,445
Receipts		7,227
Disbursements		(50,343)
<i>Balance per Book</i>	\$	<u>1,124,329</u>

**Forest Lake
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning Balance			20,410.89
10/1/2025	5043	Anchor Scene Management, LLC	District Management		6,688.13	13,722.76
10/1/2025	5044	Mela Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	7,602.76
10/1/2025	5045	DCS Integrations	access mgmt (pool system)		525.00	7,077.76
10/1/2025	5046	Cooper Pools Inc	Monthly Pool Maint		1,750.00	5,327.76
10/1/2025	5047	Cooper Pools Inc	Pool repair		2,850.00	2,477.76
10/2/2025	10/2/2025	Duke Energy	1701 Forest lake (8/8-9/6)		12.47	2,465.29
10/2/2025	10/2/2025	Duke Energy	930 Holly Hill Rd (8/8/25-9/6/25)		12.47	2,452.82
10/2/2025	10/2/2025	Duke Energy	1084 Sugarwood St		145.66	2,307.16
10/8/2025	5048	Securitas Security Services USA, Inc	Guard Svc:Security (9/1-9/30/25)		3,889.88	1,417.28
10/7/2025	5049	Batak Rock LLP	Legal Services		4,672.50	1,154.78
10/8/2025			Funds Transfer	25,000.00		26,154.78
10/8/2025	5050	Batak Rock LLP	Legal Services		12,847.13	13,307.65
10/13/2025	10132	Sach Duke Energy	1555 Aspen Ave-		1,138.96	12,168.69
10/15/2025	5051	Polk County Prop	Property Appraiser		6,899.12	5,269.57
10/15/2025	5052	Mansury Services Inc.	Pest Prevention - Act #6484733		40.00	5,229.57
10/15/2025	5054	Business Observer	Legal Advertisement		158.13	5,071.44
10/15/2025	5055	Business Observer	Legal Advertisement		96.15	4,975.29
10/15/2025	10/15/2025	Florida Dept of Economic Opportunity	Special District Filing Fee		175.00	4,800.29
10/16/2025			Funds Transfer	25,000.00		27,300.29
10/16/2025	10162	Sach Duke Energy	00 Holly Hill Rd		1,851.10	25,449.19
10/18/2025	10/18/2025	Spectrum	Act# 8711 (10/18/25)		169.98	25,279.21
10/20/2025	10100	Sach Duke Energy	2700 Cedar Ridge		27.65	25,251.56
10/20/2025	10/20/2025	Haines City	Irrigation		131.68	25,119.88
10/20/2025	10/20/2025	Haines City	Sewer/Water		564.18	24,555.70
10/23/2025	5056	Good Home Services, LLC	Light removal on playground		800.00	23,755.70
10/23/2025	5057	CS Clean Star Services of Central FL	Monthly Cleaning (1 day a week)/Trash 2x a week		800.00	22,955.70
10/23/2025	5058	Egis Insurance Advisors, LLC	Policy # 100125459		21,154.00	801.70
10/26/2025	5059	Polk County Prop	VOIR: Property Appraiser		6,549.88	1,251.82
10/26/2025	5060	Frank Rivera	10-08-25 BCS MTG		300.00	951.82
10/26/2025	5061	Randi Ribarich	10-08-25 BCS MTG		300.00	651.82
10/26/2025	5062	Travis Lemaur	10-08-25 BCS MTG		300.00	351.82
10/26/2025	5063	Jose Montalvo	10-08-25 BCS MTG		300.00	51.82
10/26/2025	5064	Jose Cortes	10-08-25 BCS MTG		300.00	151.82
10/27/2025			Funds Transfer	25,000.00		25,151.82
10/27/2025	5065	Batak Rock LLP	Legal Services		21,573.18	3,578.64
10/29/2025	10182	Sach Duke Energy	1084 Sugarwood St		140.88	3,437.76
10/29/2025	10282	Sach3 Duke Energy	930 Holly Hill Rd		12.47	3,425.29
10/29/2025	10283	Sach4 Duke Energy	1701 Forest lake		12.47	3,412.82
10/30/2025	5067	Good Home Services, LLC	Light removal on playground		90.00	3,322.82
10/30/2025			Deposit	3,403.82		6,726.64
10/31/2025			Service Charge		-1.74	6,724.90
10/31/2025				78,460.82	101,100.51	6,726.64
11/3/2025	5068	Mela Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	600.28
11/3/2025	5069	Cooper Pools Inc	Monthly Pool Maint		1,750.00	(1,149.72)
11/3/2025			Funds Transfer	25,000.00		23,850.28
11/3/2025	5070	Anchor Scene Management, LLC	District Management		6,688.13	17,162.15
11/4/2025	5071	Good Home Services, LLC	Replace (7) GFCI outlets at monument signs		600.00	16,562.15
11/5/2025	11052	Sach Duke Energy	0 Holly Hill		747.10	15,815.05
11/6/2025	5072	Securitas Security Services USA, Inc	Guard Svc:Security (10/1-10/31/25)		2,781.63	13,033.42

11/6/2025	5073	Good Home Services, LLC	Replace 8ft of Vinyl fencing at corner of monument sign		750.00	12,413.02
11/10/2025			Deposit:	3,493.83		15,906.85
11/11/2025	5074	Cooper Pools Inc	Monthly Pool Maint:		347.38	15,559.47
11/12/2025	11123	Sach Duke Energy	1595 Aspen Ave-	1,390.73		14,458.86
11/17/2025	5075	Frank Rivera	111325 BCS M/TG	300.00		14,258.86
11/17/2025	5076	Randi Ribarich	111325 BCS M/TG	300.00		14,058.86
11/17/2025	5077	Travis Lemear	111325 BCS M/TG	300.00		13,858.86
11/17/2025	5078	Jose Cortez	111325 BCS M/TG	300.00		13,658.86
11/17/2025	5079	Jose Montalvo	111325 BCS M/TG	300.00		13,458.86
11/18/2025	5080	Massary Services Inc.	Pest Prevention - Act 86484733		40.00	13,418.86
11/18/2025	11182	Sach Duke Energy	00 Holly Hill Rd	1,951.30		11,467.56
11/19/2025	5083	Image360	Signs- (E-32219)	355.75		11,111.81
11/20/2025	11202	Sach Duke Energy	2700 Cedar Ridge	28.86		11,082.95
11/20/2025	11203	Sach2 Duke Energy	0 Holly Hill	742.43		10,340.52
11/20/2025	11/20/2025	Haines City	Irrigation	538.29		10,222.43
11/20/2025	11/20/2025	Haines City	Sewer/Water	555.73		9,666.70
11/20/2025	11/20/2025	Spectrum	Act# 8713 (11/20/25)		889.98	9,496.72
11/21/2025			Funds Transfer	10,000.00		19,496.72
11/21/2025			Deposit:	13,584.42		33,081.14
11/25/2025	5082	Good Home Services, LLC	Monument Lighting		375.00	32,906.14
11/25/2025			Deposit:	33,973.68		66,879.82
11/30/2025	5083	Etatak Rock LLP	Legal Services		1,329.45	65,550.37
11/30/2025	5084	Etatak Rock LLP	Legal Services		7,089.00	58,461.37
11/30/2025	5085	Massary Services Inc.	Pest Prevention - Act 86484733		40.00	58,421.37
11/30/2025	5088	CSS Clean Star Services of Central FL	Monthly Cleaning (5 days a week)/Trash 2x a week		800.00	57,621.37
11/30/2025				86,061.93	16,150.34	9,521.37
12/1/2025			Funds Transfer	15,000.00		72,621.37
12/1/2025	5086	Mela Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,320.00	66,501.37
12/1/2025	13802	Sach1 Duke Energy	1084 Sugarwood St	529.34		65,972.03
12/1/2025	13802	Sach2 Duke Energy	000 Holly Hill Rd	32.47		65,329.56
12/1/2025	13802	Sach Duke Energy	1701 Forest lake	32.46		65,297.10
12/3/2025	5087	Good Home Services, LLC	Lighting-deposit	1,340.00		63,957.10
12/4/2025	5088	Securitas Security Services USA, Inc	Guard Svcs-Security (11/1-11/30/25)		737.63	64,419.67
12/7/2025	5089	Cooper Pools Inc	Monthly Pool Maint:		735.00	63,704.67
12/7/2025	5090	Cooper Pools Inc	Monthly Pool Maint:		1,750.00	61,954.67
12/7/2025	5092	Frank Rivera	12-00-025 BCS M/TG	300.00		61,754.67
12/7/2025	5093	Randi Ribarich	12-00-25 BCS M/TG	300.00		61,554.67
12/7/2025	5094	Jose Cortez	12-00-25 BCS M/TG	300.00		61,354.67
12/7/2025	5095	Jose Montalvo	12-00-25 BCS M/TG	300.00		61,154.67
12/8/2025			Deposit:	124,216.88		185,371.55
12/9/2025	5096	Advanced Drainage Solutions	Erosion Project		8,480.00	176,971.55
12/10/2025	5098	Massary Services Inc.	Pest Prevention - Act 86484733		40.00	176,931.55
12/10/2025			Funds Transfer	15,000.00		191,931.55
12/10/2025	5097	Good Home Services, LLC			1,340.00	190,791.55
12/11/2025	13102	Sach Duke Energy	1595 Aspen Ave-	1,832.58		189,778.97
12/11/2025	13172	Sach2 Duke Energy	0 Holly Hill	742.43		189,036.54
12/14/2025	5099	Frank Rivera	12-13-025 BCS M/TG	300.00		188,836.54
12/14/2025	5100	Randi Ribarich	12-13-25 BCS M/TG	300.00		188,636.54
12/14/2025	5101	Jose Montalvo	12-13-25 BCS M/TG	300.00		188,436.54
12/14/2025	5102	Jose Cortez	12-13-25 BCS M/TG	300.00		188,236.54
12/15/2025	13152	Sach Duke Energy	00 Holly Hill Rd	1,951.30		186,285.44
12/17/2025	13172	Sach Duke Energy	2700 Cedar Ridge	27.79		186,257.65
12/19/2025	5103	Good Home Services, LLC	Playground solar lights		500.00	185,757.65
12/19/2025	5104	Good Home Services, LLC	Pressure Washing		375.00	185,582.65
12/19/2025			Deposit:	973,714.83		1,159,296.88
12/22/2025	5106	CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	1,158,496.88

12/22/2005	12/22/2005	Haines City	Irrigation		94.23	1,158,902.45	
12/22/2005	12/22/2005	Haines City	Sewer/Water		429.24	1,157,979.21	
12/22/2005	12/22/2005	Spectrum	Acct# 80710 (12/22/05)		269.88	1,157,809.23	
12/29/2005	122925each	Duke Energy	1084 Sugarwood St		127.59	1,157,676.73	
12/29/2005	122925each2	Duke Energy	900 Holly Hill Rd		32.46	1,157,643.27	
12/29/2005	122925each4	Duke Energy	1701 Forest lake		32.46	1,157,610.81	
12/29/2005	5100	Haven Management Solutions	Reimb Legal Actv paid by DM		288.87	1,157,311.94	
12/30/2005	5108	Good Home Services, LLC	Tree removal		325.00	1,156,986.94	
12/31/2005			Deposit	10,962.62		1,167,949.56	
12/31/2005			Service Charge		-4.38	1,167,945.18	
12/31/2005					1,118,393.53	18,569.52	1,167,445.28
1/1/2006	5109	ECS Integrations	access mgmt pool system		5.25	1,166,920.28	
1/1/2006	5110	Male Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	1,160,800.28	
1/2/2006	5112	Cooper Pools Inc	Monthly Pool Maint		1,750.00	1,159,050.28	
1/9/2006	010926each	Duke Energy	1585 Aspen Ave-		1,407.11	1,158,043.27	
1/9/2006			Deposit	5,120.58		1,163,163.85	
1/12/2006	5114	Good Home Services, LLC	solar lights for playground & posts		635.00	1,162,548.85	
1/12/2006	5115	Frank Rivers	1-5-26 BDS MTG		200.00	1,162,348.85	
1/12/2006	5116	Randi Ribarich	1-5-26 BDS MTG		200.00	1,162,148.85	
1/12/2006	5117	José Montalvo	1-5-26 BDS MTG		200.00	1,161,948.85	
1/12/2006	5118	José Cortez	01-5-26 BDS MTG		200.00	1,161,748.85	
1/13/2006	5120	Good Home Services, LLC	remove christmas lights		200.00	1,161,548.85	
1/14/2006	5119	Good Home Services, LLC	Xmas light takedown-storage syst install		540.00	1,161,008.85	
1/14/2006	5121	Good Home Services, LLC	Install new solar light		50.00	1,160,958.85	
1/16/2006	5122	George Thomas	BDS MTG 1-6-26		200.00	1,160,758.85	
1/16/2006	5124	Securitas Security Services USA, Inc	Guard Svcs-Security (12/1-02/01/05)		689.37	1,160,069.48	
1/16/2006	011626each	Duke Energy	00 Holly Hill Rd		1,951.30	1,158,118.28	
1/18/2006	011826each	Spectrum	Acct# 80710 (1/1/2006)		269.88	1,157,948.40	
1/19/2006	5126	Anchor Scene Management, LLC	District Mgt-Prorated 12/1-12/15/05		2,197.60	1,154,750.80	
1/20/2006	012026each	Haines City	Irrigation		134.28	1,154,616.52	
1/20/2006	012026each1	Duke Energy	2702 Cedar Ridge		29.67	1,154,606.85	
1/20/2006	012026each2	Duke Energy	0 Holly Hill		742.43	1,153,864.42	
1/20/2006	012026each	Haines City	Sewer/Water		543.08	1,153,321.34	
1/22/2006	5127	US Bank	Trustee Fees Series 2000		4,444.68	1,148,876.65	
1/23/2006	5128	Frank Rivers	1-23-26 BDS MTG		200.00	1,148,676.65	
1/23/2006	5129	Randi Ribarich	1-23-26 BDS MTG		200.00	1,148,476.65	
1/23/2006	5130	José Cortez	01-23-26 BDS MTG		200.00	1,148,276.65	
1/23/2006	5131	José Montalvo	1-23-26 BDS MTG		200.00	1,148,076.65	
1/23/2006	5132	George Thomas	BDS MTG 1-23-26		200.00	1,147,876.65	
1/27/2006	5134	Ratak Rock LLP	Legal Services		12,021.94	1,134,854.71	
1/27/2006	5135	Ratak Rock LLP	Legal Services		12,430.79	1,122,423.92	
1/29/2006			Deposit	2,116.90		1,124,540.82	
1/30/2006	013026each2	Duke Energy	900 Holly Hill Rd		32.46	1,124,528.26	
1/30/2006	013026each3	Duke Energy	1701 Forest lake		32.47	1,124,495.79	
1/30/2006	013026each4	Duke Energy	1084 Sugarwood St		156.59	1,124,339.20	
1/31/2006					7,237.48	50,343.47	1,124,339.20

EXHIBIT 8

[RETURN TO AGENDA](#)

1:03 PM

03/04/26

Accrual Basis

Forest Lake CDD Transactions by Account As of January 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							1,167,445.38
Bill Pmt -C...	01/01/2026	5109	ECS Integrations	access mgmt pool system		525.00	1,166,920.38
Bill Pmt -C...	01/01/2026	5110	Mele Environmental ...	Landscape Maint Svc-Monthly Mowing	6,120.00		1,160,800.38
Bill Pmt -C...	01/05/2026	5112	Cooper Pools Inc	Monthly Pool Maint	1,750.00		1,159,050.38
Bill Pmt -C...	01/09/2026	01092...	Duke Energy	1595 Aspen Ave-	1,007.11		1,158,043.27
Bill Pmt -C...	01/12/2026	5114	Good Home Services...	solar lights for playground & posts	615.00		1,157,428.27
Bill Pmt -C...	01/12/2026	5115	Frank Rivera	1-5-26 BOS MTG	200.00		1,157,228.27
Bill Pmt -C...	01/12/2026	5116	Randi Ribarich	1-5-26 BOS MTG	200.00		1,157,028.27
Bill Pmt -C...	01/12/2026	5117	Jose Montalvo	1-5-26 BOS MTG	200.00		1,156,828.27
Bill Pmt -C...	01/12/2026	5118	Jose Cortez	01-5-26 BOS MTG	200.00		1,156,628.27
Bill Pmt -C...	01/13/2026	5120	Good Home Services...	remove christmas lights	200.00		1,156,428.27
Bill Pmt -C...	01/14/2026	5119	Good Home Services...	Xmas light takadown-storage syst ins...	540.00		1,155,888.27
Bill Pmt -C...	01/14/2026	5121	Good Home Services...	Instal new solar light	50.00		1,155,838.27
Bill Pmt -C...	01/16/2026	5122	George Thomas	BOS MTG 1-5-26	200.00		1,155,638.27
Bill Pmt -C...	01/16/2026	5124	Securitas Security S...	Guard Svcs-Security (12/1-12/31/25)	689.37		1,154,948.90
Bill Pmt -C...	01/16/2026	01162...	Duke Energy	00 Holly Hill Rd	1,951.10		1,152,997.80
Bill Pmt -C...	01/18/2026	01182...	Spectrum	Act# 8711 (1/1/26)	169.98		1,152,827.82
Bill Pmt -C...	01/19/2026	5126	Anchor Stone Manag...	District Mgt-Prorated 12/1-12/15/25	3,197.60		1,149,630.22
Bill Pmt -C...	01/20/2026	01202...	Haines City	Irrigation	114.28		1,149,515.94
Bill Pmt -C...	01/20/2026	01202...	Duke Energy	2702 Cedar Ridge	29.67		1,149,486.27
Bill Pmt -C...	01/20/2026	01202...	Duke Energy	0 Holly Hill	742.43		1,148,743.84
Bill Pmt -C...	01/20/2026	01202...	Haines City	Sewer/Water	543.08		1,148,200.76
Bill Pmt -C...	01/22/2026	5127	US Bank	Trustee Fees Series 2020	4,444.69		1,143,756.07
Bill Pmt -C...	01/25/2026	5128	Frank Rivera	1-22-26 BOS MTG	200.00		1,143,556.07
Bill Pmt -C...	01/25/2026	5129	Randi Ribarich	1-22-26 BOS MTG	200.00		1,143,356.07
Bill Pmt -C...	01/25/2026	5130	Jose Cortez	01-22-26 BOS MTG	200.00		1,143,156.07
Bill Pmt -C...	01/25/2026	5131	Jose Montalvo	1-22-26 BOS MTG	200.00		1,142,956.07
Bill Pmt -C...	01/25/2026	5132	George Thomas	BOS MTG 1-22-26	200.00		1,142,756.07
Bill Pmt -C...	01/27/2026	5134	Kutak Rock LLP	Legal Services	13,021.94		1,129,734.13
Bill Pmt -C...	01/27/2026	5135	Kutak Rock LLP	Legal Services	12,410.79		1,117,323.34
Bill Pmt -C...	01/30/2026	01302...	Duke Energy	930 Holly Hill Rd	32.46		1,117,290.88
Bill Pmt -C...	01/30/2026	01302...	Duke Energy	1701 Forest lake	32.47		1,117,258.41
Bill Pmt -C...	01/30/2026	01302...	Duke Energy	1084 Sugarwood St	156.50		1,117,101.91
Total 1. GF					0.00	50,343.47	1,117,101.91
TOTAL					0.00	50,343.47	1,117,101.91

waiting on Haines City Inv.
for 543.08 from vendor!

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

INVOICE

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

INVOICE # 5961
DATE 01/01/2026
DUE DATE 01/16/2026
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 FL, 33809

BALANCE DUE

\$6,120.00

INVOICE

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

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



Cleaning Commercial Acct:Haven Management Solutions: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.: 2026-1078
Terms: Net 30
Invoice date: 01/01/2026
Due date: 01/31/2026

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

Ways to pay



[View and pay](#)

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 20

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 8292692	
Actual reading on Dec 17	325910
Previous reading on Nov 19	- 320303
Energy Used	5,607 kWh
Billed kWh	5,607.000 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 19 25 to Dec 17 25	
Meter - 8292692	
Customer Charge	\$17.32
Energy Charge	
5,607.000 kWh @ 12.173c	682.55
Fuel Charge	
5,607.000 kWh @ 3.925c	220.07
Asset Securitization Charge	
5,607.000 kWh @ 0.194c	10.88
Total Current Charges	\$930.82

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	\$0.81
Gross Receipts Tax	23.89
Municipal Franchise Fee	51.59
Total Taxes	\$76.29

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 # 533
Date 12/16/2025

Description	Total
Purchase (2) bracket sets to install on old Solar lights for playground	\$355.00
This is to purchase (2) new bracket sets for old solar lighting from 1595 Aspen Ave, and to install new brackets on old lights, and install lighting on the playground	
Install (2) 10ft Posts at the Playground	\$260.00
This is for labor and materials to install (2) 10ft posts to install the solar lights. The posts will be set in concrete footers	
Subtotal	\$615.00
Total	\$615.00

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

Forest Lake - January 8th

Frank Rivera – zeffren

Randi Robarich

Jose Montalvo

Jose Cortez

George Thomas = gthomas2860@gmail.com (you will need to get paperwork)

Do not hold up payroll for Mr. Thomas paperwork

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 # 532
Date 12/16/2025

Description	Total
Install Christmas decorations at the Amenities Center This is to install the taken down decorations from the monuments to the Amenities Center	\$195.00
Take down of Christmas decorations at monuments This is labor to take down the decorations at the monuments at Forest Lake before installation of the new decorations	\$100.00
Install a storage system for the Christmas decorations in the storage closet at the amenities center	\$245.00
<hr/>	
Subtotal	\$540.00
Total	\$540.00

Payment Summary

01/14/2026 - Check #5119	\$540.00
Paid Total	\$540.00
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 # 541
Date 01/14/2026

Description	Total
Install (1) new solar light at the front left corner of the amenities center	\$50.00
Labor to install (1) new solar light, new light was obtained from Chairman	

Subtotal	\$50.00
Total	\$50.00

Payment Summary

01/14/2026 - Check #5121	\$50.00
Paid Total	\$50.00
Remaining Amount	\$0.00

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



Account#	593307
Engagement#	5000083851
PO#	
Inv#	12417562
Invoice Amount	\$737.63
Invoice Date	12/31/2025
Invoice Period	12/01/2025 - 12/31/2025
Page 1 of 1	Please Pay Promptly <small>Subject to 1.5% monthly finance charge if not paid by 01/30/2026</small>

E02 Email

NCC #:

Dept: 47256

Tax ID: 71-0912217

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

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-12/01/2025--12/31/202 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	\$	48.26
7.000%		

Invoice Amount	\$	737.63
----------------	----	--------

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

Remittance Advice

Invoice#	12417562
Invoice Date	12/31/2025

Invoice Total \$ **737.63**

Subject to 1.5% monthly finance charge if not paid by 01/30/2026

E02 Email
 Dept: 47256

Amount Paid \$

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

Remit To:

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

Comments

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

Bill date Dec 26, 2025
For service Nov 23 - Dec 23
31 days

Account number 9100 8879 3566

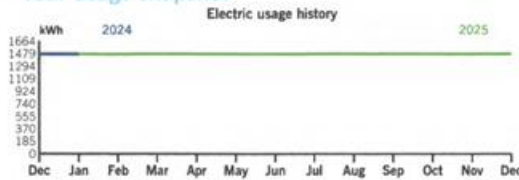
Billing summary

Previous Amount Due	\$1,951.10
Payment Received Dec 15	-1,951.10
Current Lighting Charges	1,936.37
Taxes	14.73
Total Amount Due Jan 16	\$1,951.10



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

63° 56° 68° 68° 75° 79° 81° 83° 83° 80° 74° 67° 65°

	Current Month	Dec 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	48	48	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 Jan 16

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

88910088793566000660000000000000019511000001951102

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 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.

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

Outdoor Lighting		
Billing period Nov 23 - Dec 23		
Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	87	1,479 kWh

Billing details - Lighting

Billing Period - Nov 23 25 to Dec 23 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

Internet • TV • Business Phone

January 1, 2026

Service from Jan 1 - Jan 31

[Expand All](#)

Amount Due

\$169.98

Auto Pay Scheduled **Jan 18**

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 - 12/18

-\$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 Jan 18	

[View Printable Statement](#) 



Get the latest offers and information about your account.

[View News and Information](#)

[Billing Information and Disclosures](#) >

KUTAKROCK

Kutak Rock LLP
107 West College Avenue, Tallahassee, FL 32301-7707
office 850.692.7300

Patrick S. O'Bryant
850.692.7300
patrick.o'bryant@kutakrock.com

January 15, 2026

VIA US MAIL AND EMAIL

James Paleveda
Anchor Stone Management, LLC
255 Primera Boulevard,
Suite 160
Lake Mary, FL 32746
James@AnchorstoneMgt.com

***Re: Forest Lake Community Development District
Agreement for District Management Services***

Dear Mr. Paleveda:

I am writing on behalf of Forest Lake Community Development District (the "District"). We have received your correspondence dated January 13, 2026 concerning certain disputed invoices.

Despite your characterization of the law, the Local Government Prompt Payment Act (the "Act") only requires timely payment of undisputed portions of a proper payment request or invoice. Additionally, pursuant to the Act, the payment due date for any services rendered by Anchor Stone Management, LLC ("Anchor Stone") is forty-five days from the date services were completed or the date the proper invoice was received, whichever is later. *See Fla. Stat. § 218.74(2).*

The District received the invoice for the month of December on December 13, 2025, but services were not completed until December 15, 2025. The January invoice was received on January 13, 2026. Accordingly, any under the Act, payment of any undisputed portion of the December invoice is due on January 29, 2026 and payment for any undisputed portion of the January invoice is due on February 27, 2025. Thus, even to the extent Anchor Stone alleges undisputed portions of any invoice have yet to be paid, despite your assertions, the District is not presently out of compliance with the Act and no interest has begun to accrue.

Furthermore, the District has previously put Anchor Stone on notice that it disputes any invoice demanding payment for alleged services provided after December 15, 2025. As noted in prior correspondence, Anchor Stone no longer provided services to the District after December 15, 2025, and Anchor Stone is not entitled to any payment beyond the final date of services rendered.

KUTAKROCK

James Paleveda
January 15, 2026
Page 2

In your correspondence dated November 18, 2025, you stated that Anchor Stone would accommodate a shortened transition period, subject to Board approval. Subsequently on December 11, 2025, in reliance on your assertion in your letter, the Board in fact approved a shortened transition period. Thereafter, Anchor Stone voluntarily transitioned district management services to Haven Management Solutions, LLC in advance of December 15, 2025. As such, Anchor Stone ceased providing any services to the District after December 15, 2025.

The Agreement for District Management Services ("Agreement") between Anchor Stone and the District makes clear that Anchor Stone is not entitled to payment beyond the final date on which services were rendered. *See* Agreement ¶ 12(D). The Agreement was effectively terminated upon the transition of district management services to Haven Management Solutions, LLC.

Anchor Stone's attempts to strongarm the District to provide payment for services never provided runs contrary to the Agreement and to the law. The District will provide payment for services actually rendered between December 1 and December 15, 2025, the undisputed portion of the December invoice, by January 29, 2026. The District has calculated this amount to be approximately \$3,197.60.

All remaining portions of the December invoice and the entirety of the January invoice are in dispute. There is no basis for the District to be required to remit payment for these disputed amounts. Pursuant to Section 218.76(2)(a), Florida Statutes, the District shall begin its dispute resolution procedures and notify Anchor Stone of its final decision.

Should you have any questions, please contact me at (850) 692-7342 or patrick.obryant@kutakrock.com.

Sincerely,



Patrick Scott O'Bryant

PSO



HAINES CITY UTILITIES STATEMENT

THE HEART OF FLORIDA

SERVICE DETAILS

ACCOUNT NUMBER: 70216
PAY ID: 116GA
CUSTOMER NAME: FOREST LAKE CDD
SERVICE ADDRESS: 1110 HOLLY HILL RD (PH3 ENT FOREST LAKE

BILLING DATE: 12/31/25
READ DATES: 11/15/25 - 12/19/25

Service	Previous	Current	Multiplier	Consumption
IRRIGATION	910	923	1000	13000

CURRENT CHARGES DETAIL:	AMOUNT
IRRIGATION	\$103.89
TAX	\$10.39
TOTAL CURRENT CHARGES	\$114.28

SUMMARY OF CHARGES

PREVIOUS BALANCE	\$94.23
PAYMENTS/CREDIT	(\$94.23)
PAST DUE / (CREDIT)	\$0.00
CURRENT CHARGES/FEES	\$114.28
TOTAL AMOUNT DUE	\$114.28
CYCLE 2 - PAYMENT DUE DATE	01/20/26

NEWS AND NOTES

City Commission Meeting: First and Third Thursday of each month at 7:00 PM, City Hall City Commission Chambers, 620 E. Main St. (Agendas are available on the city website or through the City Clerk's office)

Payment Information:

**** FAILURE TO RECEIVE BILL DOES NOT EXCUSE RESPONSIBILITY FOR PAYMENT ****

A \$20.00 late fee will be assessed to your account if full payment is not received by the payment due date.

Due date applies to current charges. Any past due balance is due immediately, otherwise services are subject to disconnection. If your account is placed on the disconnect list, your account will be charged an additional \$25.00 disconnect fee.

There will be a \$50.00 charge for same-day service if payment is not made by 3:30 pm during weekday business hours.

Returned Payment Policy

\$0.00 - \$50.00 Service Charge - \$25.00
\$50.01 - \$300.00 Service Charge - \$30.00
\$300.01 - \$800.00 Service Charge - \$40.00
\$800.01 and Up Service Charge 5% of Total

PLEASE BRING ENTIRE BILL IF PAYING IN PERSON. PLEASE DETACH AND RETURN BOTTOM PORTION IF PAYING BY MAIL. PLEASE WRITE YOUR ACCOUNT NUMBER ON YOUR CHECK.



HAINES CITY

THE HEART OF FLORIDA

620 EAST MAIN STREET
HAINES CITY FL 33844

PAYMENT COUPON

Account Number: 70216 Payment Due Date: 01/20/26
Pay ID: 116GA

Total Amount Due: **\$114.28** Amount Enclosed: _____

Check and complete the form on back of statement.

Change in billing address

Your Bank Account will be charged on the payment due date.

012389



AUTO ALL FOR AADC 328 12389 729 32 12389 1 AR 0 636

FOREST LAKE CDD
C/O ANCHOR STONE MANAGEMENT, LLC
255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168



Your Energy Bill

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

Bill date Dec 30, 2025
For service Nov 25 - Dec 26
32 days

Account number 9101 5019 0754

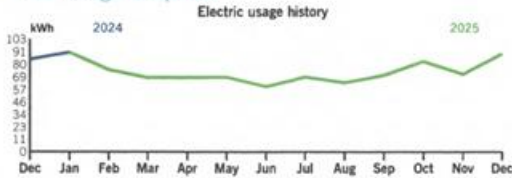
Billing summary

Previous Amount Due	\$27.79
Payment Received Dec 17	-27.79
Current Electric Charges	28.90
Taxes	0.77
Total Amount Due Jan 20	\$29.67



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

	63°	56°	68°	72°	79°	81°	83°	83°	80°	74°	67°	65°	
Current Month													
Dec 2024													
12-Month Usage													
Avg Monthly Usage													
Electric (kWh)	90	85										882	73
Avg. Daily (kWh)	3	3										2	

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

Account number
9101 5019 0754

Amount of automatic draft

\$29.67
by Jan 20

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

889101501907540006600000000000000000296700000029679

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 27**

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.

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Para nuestros clientes que hablan Español

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Your usage snapshot - Continued

Current Electric Usage		
Meter Number	Usage Type	Billing Period
8390099	Actual	Nov 25 - Dec 26
Usage Values		
Billed kWh		90.033 kWh
Billed Demand kW		0.218 kW
Load Factor		53.78 %



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 25 25 to Dec 26 25	
Meter - 8390099	
Customer Charge	\$17.85
Energy Charge	
90.033 kWh @ 5.370c	4.83
Fuel Charge	
90.033 kWh @ 3.925c	3.53
Demand Charge	
0.218 kW @ \$11.65	2.53
Asset Securitization Charge	
90.033 kWh @ 0.181c	0.16
Total Current Charges	\$28.90

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	\$0.03
Gross Receipts Tax	0.74
Total Taxes	\$0.77

Your Energy Bill

Service address
FOREST LAKE CDD
0 HOLLY HILL RD
DAVENPORT FL 33837

Bill date Dec 30, 2025
For service Nov 26 - Dec 29
34 days

Account number 9101 3840 6191

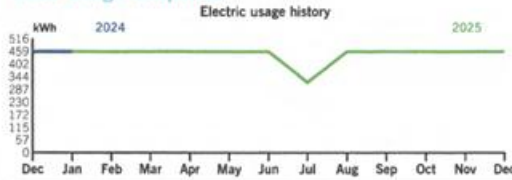
Billing summary

Previous Amount Due	\$742.43
Payment Received Dec 17	-742.43
Current Lighting Charges	737.63
Taxes	4.80
Total Amount Due Jan 20	\$742.43



Thank you for your payment.

Your usage snapshot



Average temperature in degrees

	63°	56°	68°	68°	75°	79°	81°	83°	83°	80°	74°	67°	60°
	Current Month		Dec 2024	12-Month Usage		Avg Monthly Usage							
Electric (kWh)	459		459	5,369		447							
Avg. Daily (kWh)	14		15	15									

12-month usage based on most recent history

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PO Box 1090
Charlotte, NC 28201-1090

Account number
9101 3840 6191

Amount of automatic draft

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by Jan 20

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\$ _____ \$ _____
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255 PRIMERA BLVD STE 160
LAKE MARY FL 32746-2168

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Charlotte, NC 28201-1094

889101384061910006600000000000007424300000742436

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Your usage snapshot - Continued

Outdoor Lighting		
Billing period Nov 26 - Dec 29		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - Nov 26 25 to Dec 29 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



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

*Copy of Previously Printed Invoice

Invoice Number: 7942363
 Account Number: 236860000
 Invoice Date: 10/24/2025
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

Forest Lake CDD
 C/O Anchor Stone Management
 255 Primera Boulevard
 Suite 160
 Lake Mary, FL 32746
 United States
**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2020
 (ASSESSMENT AREA ONEPROJECT)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,444.69

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BONDS, SERIES 2020
 (ASSESSMENT AREA ONEPROJECT)**

Invoice Number:	7942363
Account Number:	236860000
Current Due:	\$4,444.69

Direct Inquiries To:	Audette, James J
Phone:	(407)-835-3820

Wire Instructions:
 U.S. Bank
 ABA # 091000022
 Acct # 1-801-5013-5135
 Trust Acct # 236860000
 Invoice # 7942363
 Attn: Fee Dept St. Paul

Please mail payments to:
 U.S. Bank
 CM-9690
 PO BOX 70870
 St. Paul, MN 55170-9690



Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 Copied from Previously Printed Invoice

Invoice Number: 7942363
 Invoice Date: 10/24/2025
 Account Number: 236860000
 Direct Inquiries To: Audette, James J
 Phone: (407)-835-3820

**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
 SPECIAL ASSESSMENT BONDS, SERIES 2020
 (ASSESSMENT AREA ONEPROJECT)**

Accounts Included 236860000 236860001 236860002 236860003 236860004 236860005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP				
Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	4,125.00	100.00%	\$4,125.00
Subtotal Administration Fees - In Advance 10/01/2025 - 09/30/2026				\$4,125.00
Incidental Expenses 10/01/2025 to 09/30/2026	4,125.00	0.0775		\$319.69
Subtotal Incidental Expenses				\$319.69
TOTAL AMOUNT DUE				\$4,444.69

Forest Lake

Meeting Date: 01.22.2026

Frank Rivera	Yes
Randi Robarihc	Yes
Jose Cortez	Yes
Jose Montalvo	Yes
Goerge Thomas	Yes

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

January 27, 2026

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3689276
Client Matter No. 62023-2
Notification Email: eftgroup@kutakrock.com

Forest Lake CDD
c/o Anchor Stone Management, LLC
Suite 160
255 Primera Boulevard
Lake Mary, FL 32746

Invoice No. 3689276
62023-2

Re: NPG Litigation Matter

For Professional Legal Services Rendered

11/03/25	J. Brown	1.10	440.00	Review status; draft notes and to do list for team; prepare for and attend conference with District Manager and Chair
11/03/25	B. Ward	0.40	74.00	Prepare notice of cancellation of hearing and file same; review status and update case file
11/04/25	P. O'Bryant	1.40	476.00	Review discovery response; research motion to compel issues
11/05/25	P. O'Bryant	4.30	1,462.00	Correspondence with opposing counsel; review discovery issues; research legal issues regarding discovery of financial information
11/05/25	B. Ward	0.20	37.00	Confer with court reporter regarding deposition
11/07/25	P. O'Bryant	3.40	1,156.00	Review and revise corporate representative deposition topics; review correspondence; research financial discovery issues

KUTAK ROCK LLP

Forest Lake CDD
January 27, 2026
Client Matter No. 62023-2
Invoice No. 3689276
Page 2

11/10/25	J. Brown	1.40	560.00	Review answer and affirmative defenses; draft reply and motion to strike same
11/10/25	P. O'Bryant	2.40	816.00	Review motion to dissolve temporary injunction; research legal issues; draft response
11/10/25	B. Ward	0.20	37.00	Review status and correspond with O'Bryant
11/11/25	P. O'Bryant	3.10	1,054.00	Research financial discovery issues; research temporary injunction issues; draft response
11/12/25	J. Brown	0.30	120.00	Review financial audit materials and forward same for discovery requests
11/12/25	B. Ward	3.30	610.50	Review and finalize notice of corporate deposition; confer with O'Bryant regarding same; research and review bank records; update list of topics for deposition; prepare requests for production
11/13/25	J. Brown	0.30	120.00	Work session regarding discovery issues
11/13/25	B. Ward	1.70	314.50	Review discovery requests and bank records; revise same and confer with O'Bryant; review status
11/14/25	J. Brown	0.30	120.00	Correspondence regarding deposition and discovery matters; follow-up regarding same
11/14/25	C. Sugg	0.20	67.00	Telephone conference with litigation team regarding case strategy
11/18/25	J. Brown	1.90	760.00	Follow-up regarding meet and confer on discovery issues; prepare for and attend same; review back-up concerning financial transactions; review and revise discovery requests; correspondence with client regarding status; draft, review, and revise reply and motion to strike NPG CAM affirmative defenses
11/18/25	P. O'Bryant	3.20	1,088.00	Call with opposing counsel; revise discovery; draft motion to compel
11/18/25	B. Ward	0.80	148.00	Review and revise motion to strike; review and update case file

KUTAK ROCK LLP

Forest Lake CDD

January 27, 2026

Client Matter No. 62023-2

Invoice No. 3689276

Page 3

11/19/25	J. Brown	0.30	120.00	Review discovery requests; correspondence regarding same
11/19/25	P. O'Bryant	0.50	170.00	Review discovery responses; correspondence with opposing counsel regarding outstanding items
11/19/25	B. Ward	0.80	148.00	Review correspondence for insurance documents; review and edits to motion to strike
11/20/25	J. Brown	0.40	160.00	Conference with team regarding status and next steps; review insurance policy; follow-up regarding same
11/20/25	B. McCarthy	0.90	481.50	Analyze insuring agreements and exclusions in NPG's professional liability policy, for purposes of assisting with coverage issues and potential revisions to draft amended complaint against NPG
11/20/25	C. Sugg	0.80	268.00	Analyze case strategy; telephone conference with Brown regarding case strategy
11/20/25	B. Ward	0.30	55.50	Review case status; correspondence to judicial assistant regarding request for hearing
11/21/25	J. Brown	0.70	280.00	Confer with colleague regarding insurance coverage issues; follow-up from same and send update to client
11/21/25	B. McCarthy	0.40	214.00	Attend teleconference with Mr. Brown to discuss coverage issues related to NPG's professional liability policy
11/21/25	P. O'Bryant	0.50	170.00	Review insurance documents
11/21/25	C. Sugg	0.40	134.00	Telephone conference with litigation team regarding case strategy
11/21/25	B. Ward	0.10	18.50	Correspond with judicial assistant regarding hearing dates
11/25/25	J. Brown	1.30	520.00	Review and follow-up regarding motion to compel and filing; review and revise requests for production; confer with Thibault

KUTAK ROCK LLP

Forest Lake CDD

January 27, 2026

Client Matter No. 62023-2

Invoice No. 3689276

Page 4

11/25/25	J. Brown	0.50	200.00	Prepare for and attend conference with team regarding status and next steps
11/25/25	P. O'Bryant	1.80	612.00	Finalize motion to compel; file same
TOTAL HOURS		39.60		
TOTAL FOR SERVICES RENDERED				\$13,011.50
DISBURSEMENTS				
Freight and Postage			10.44	
TOTAL DISBURSEMENTS				<u>10.44</u>
TOTAL CURRENT AMOUNT DUE				<u>\$13,021.94</u>

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Federal ID 47-0597598

January 27, 2026

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3689275

Client Matter No. 62023-1

Notification Email: eftgroup@kutakrock.com

Forest Lake CDD
c/o Anchor Stone Management, LLC
Suite 160
255 Primera Boulevard
Lake Mary, FL 32746

Invoice No. 3689275

62023-1

Re: General Counsel

For Professional Legal Services Rendered

11/02/25	P. O'Bryant	0.20	68.00	Conduct research and prepare memorandum regarding current law on the open carry of firearms on district property or at meetings
11/03/25	K. Magee	0.20	58.00	Review and prepare correspondence regarding security services termination
11/13/25	J. Earlywine	2.20	792.00	Prepare for, travel to and from, and attend Board meeting; follow-up
11/14/25	J. Earlywine	0.20	72.00	Email regarding tree removal item
11/14/25	K. Magee	0.80	232.00	Review documentation and plats regarding easement blockage
11/17/25	K. Magee	0.30	87.00	Review DM agreement with Anchor Stone
11/19/25	K. Magee	0.60	174.00	Draft review termination notice for DM services; draft notice for special meeting
11/24/25	K. Magee	0.60	174.00	Draft general election resolution and notice
11/25/25	K. Magee	2.30	667.00	Review agenda for special board of supervisors meeting; draft license agreement for holiday monument lighting

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

KUTAK ROCK LLP

Forest Lake CDD
January 27, 2026
Client Matter No. 62023-1
Invoice No. 3689275
Page 2

11/26/25	K. Magee	0.80	232.00	Draft letter to homeowner regarding damage to District property	
TOTAL HOURS		8.20			
TOTAL FOR SERVICES RENDERED					\$2,556.00
DISBURSEMENTS					
Travel Expenses			222.95		
TOTAL DISBURSEMENTS					<u>222.95</u>
TOTAL CURRENT AMOUNT DUE					\$2,778.95
UNPAID INVOICES:					
October 23, 2025			Invoice No. 3642134		9,631.84
TOTAL DUE					<u>\$12,410.79</u>

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800.228.8485

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Your usage snapshot - Continued

Current electric usage for meter number 4362214	
Actual reading on Jan 7	28095
Previous reading on Dec 5	- 27350
Energy Used	745 kWh
Billed kWh	745.000 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 - Dec 05 25 to Jan 07 26	
Meter - 4362214	
Customer Charge	\$17.92
Energy Charge	
745.000 kWh @ 12.394c	92.33
Fuel Charge	
745.000 kWh @ 4.422c	32.94
Asset Securitization Charge	
745.000 kWh @ 0.194c	1.45
Total Current Charges	\$144.64

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	\$0.13
Gross Receipts Tax	3.71
Municipal Franchise Fee	8.02
Total Taxes	\$11.86

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Automatically from your bank account duke-energy.com/automatic-draft
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Charlotte, NC 28201-1094
In person duke-energy.com/location

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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 8270042	
Actual reading on Jan 7	884
Previous reading on Dec 5	- 842
Energy Used	42 kWh
Billed kWh	42.000 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 - Dec 05 25 to Jan 07 26	
Meter - 8270042	
Customer Charge	\$17.92
Energy Charge	
42.000 kWh @ 12.394c	5.21
Fuel Charge	
42.000 kWh @ 4.422c	1.86
Asset Securitization Charge	
42.000 kWh @ 0.194c	0.08
Minimum Bill Adjustment	4.93
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
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: Feb 5

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.

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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 Jan 7	467
Previous reading on Dec 5	- 433
Energy Used	34 kWh
Billed kWh	34,000 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 - Dec 05 25 to Jan 07 26	
Meter - 8325080	
Customer Charge	\$17.92
Energy Charge	
34,000 kWh @ 12.394c	4.22
Fuel Charge	
34,000 kWh @ 4.422c	1.50
Asset Securitization Charge	
34,000 kWh @ 0.194c	0.07
Minimum Bill Adjustment	6.29
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
Total Taxes	\$2.47

EXHIBIT 9A

RETURN TO AGENDA

ESTIMATE



Prepared For

Forest Lake C D D
1595 Aspen Ave
Davenport, FL 33837

Good Home Services LLC

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

Executed on behalf of Chairman Rivera
via email directive on 02.16.2025

Estimate # 440
Date 02/16/2026

Patricia Thibault

Description	Total
Stripe parking lot at amenities center 1595 Aspen	\$780.00
This is to stripe the amenities center parking lot, and repaint Handicap signs in parking spaces. *paint will be provided by Good Home Services LLC	
Subtotal	\$780.00
Total	\$780.00

EXHIBIT 9B

RETURN TO AGENDA

ESTIMATE



Good Home Services LLC

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

Executed on behalf of Chairman Rivera Estimate # 441
via email directive on 02.16.2025 Date 02/16/2026

Patricia Thibault

Prepared For

Forest Lake C D D
1595 Aspen Ave
Davenport, FL 33837

Description	Total
Pressure wash curbs at amenities center	\$200.00
Pressure wash the curbs around the amenities center parking lot, this includes the curbs around the parking lot spaces and around the mailboxes	
Subtotal	\$200.00
Total	\$200.00

Exhibit 9C

[Return to Agenda](#)



Cooper Pools Inc DBA
Cooper Pools Remodeling
4740B Allen Rd PMB
Zephyrhills, FL 33541

info@cooperpoolsinc.com
www.cooperpoolsinc.com
License No. CPC1459240

QUOTE No. 704

Order No.
Valid for 30 days

Forest Lakes CDD
255 Primera Boulevard
Lake Mary, FL,32746

Site: 1595 Aspen Avenue
Davenport

Site Contact:

Salesperson: Michael Goodrich

Date: 03/10/2026

Coping Repair

14314 - Commercial Remodeling / Resurfacing Income

Item	Quantity	Unit Price	Total
Coping Repair	1.00	\$400.00	\$400.00
Sub-Total ex Tax			\$400.00
Tax			\$0.00
Total inc Tax			\$400.00

Patricia Thibault

Executed on Behalf of Chairman Rivera
as directed by email on 03.10.2026