**District:** **FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
**Date of Meeting:** **Thursday, May 28, 2026**
**Time:** **1:30 PM**
**Location:** **Forest Lake Amenity Center , 1595 Aspen Ave, Davenport, FL 33837**

**ZOOM**
**Phone: 1-305-224-1968**
**Meeting ID: 954 9443 7477**
**Passcode: 331764**

# AGENDA

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

I. **Call to Order / Roll Call**

II. **Pledge of Allegiance**

III. **Business Items**

A. Presentation of DRAFT PRELIMINARY Proposed Budget FY 2026-2027 **EXHIBIT 1**

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

V. **Adjournment**

EXHIBIT 1

RETURN TO AGENDA

Forest Lake CDD

DAVENPORT, FLORIDA

# FOREST LAKE
# COMMUNITY DEVELOPMENT DISTRICT

## FISCAL YEAR 2027
## PROPOSED ANNUAL BUDGET

**STATEMENT 1**
**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
**PROPOSED FY 2026-2027 BUDGET**

| | | Adopted Budget FY2022 | Adopted Budget FY2023 | Adopted Budget FY2024 | Adopted Budget FY2025 | Adopted FY2026 Budget | ACTUAL FY 2026 03.31.2026 | Proposed FY2027 Budget | FY 26-27 Variance |
|---|---|---|---|---|---|---|---|---|---|
| 1 | **Revenues** | | | | | | | | |
| 2 | **O&M Assessments/Other Income** | | | | | | | | |
| 3 | Assessments - Tax Roll & Off Roll | 328,430 | 412,422 | 617,756 | 617,756 | 578,091 | 560,909 | 578,091 | 0 |
| 4 | Miscellaneous Income | - | - | - | - | - | 7,135 | - | - |
| 5 | Fund balance forward | - | - | - | - | - | 0 | 10,000 | 10,000 |
| 5 | **O&M Assessments/Other Income Total** | **328,430** | **412,422** | **617,756** | **617,756** | **578,091** | **568,044** | **588,091** | **10,000** |
| 6 | **Revenues Total** | | | **617,756** | **617,756** | **578,091** | **568,044** | **588,091** | **10,000** |
| 7 | **Expenditures** | | | | | | | | |
| 8 | **Administrative** | | | | | | | | |
| 9 | Supervisor Fees | 12,000 | 12,000 | 12,000 | 12,000 | 12,000 | 7,600 | 13,000 | 1,000 |
| 10 | Engineering | 15,000 | 15,000 | 15,000 | 15,000 | 15,000 | 3,229 | 15,000 | 0 |
| 11 | Attorney | 30,000 | 30,000 | 30,000 | 30,000 | 30,000 | 98,327 | 35,000 | 5,000 |
| 12 | Annual Audit | 4,500 | 5,500 | 6,600 | 6,600 | 6,800 | 0 | 6,800 | 0 |
| 13 | Assessment Administration | 5,000 | 5,000 | 5,000 | 6,000 | 5,000 | 1,008 | 5,000 | 0 |
| 14 | Management Fees | 36,050 | 37,853 | 40,124 | 45,000 | 43,800 | 25,244 | 43,800 | 0 |
| 15 | Information Technology - Polk County | 1,800 | 1,800 | 1,800 | 1,890 | 1,890 | 6,150 | 6,200 | 4,310 |
| 16 | Website Maintenance | 1,200 | 1,200 | 1,200 | 1,260 | 1,260 | 0 | 1,260 | 0 |
| 17 | Postage & Delivery | 1,000 | 1,000 | 1,000 | 1,050 | 1,050 | 0 | 1,050 | 0 |
| 18 | Insurance | 5,500 | 6,210 | 6,397 | 6,334 | 7,432 | 0 | 7,733 | 301 |
| 19 | Copies | 1,000 | 500 | 500 | 500 | 500 | 0 | 500 | 0 |
| 20 | Legal Advertising | 10,000 | 10,000 | 5,000 | 5,000 | 5,000 | 0 | 5,000 | 0 |
| 21 | Other Current Charges | 5,000 | 6,460 | 1,500 | 1,500 | 1,500 | 9 | 1,500 | 0 |
| 22 | Office Supplies | 625 | 625 | 625 | 625 | 625 | 0 | 625 | 0 |
| 23 | Dues, Licenses & Subscriptions | 175 | 175 | 175 | 175 | 175 | 175 | 175 | 0 |
| 24 | Telephone | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 25 | Travel & Per Diem | 660 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 26 | **Administrative Total** | **129,810** | **133,323** | **126,921** | **132,934** | **132,032** | **141,742** | **142,643** | **10,611** |
| 27 | **Debt Service Administration** | | | | | | | | |
| 28 | Arbitrage | 900 | 900 | 900 | 900 | 900 | 0 | 900 | 0 |
| 29 | Dissemination | 6,000 | 6,000 | 6,000 | 6,300 | 5,000 | 1,008 | 5,000 | 0 |
| 30 | Trustee Fees | 7,100 | 8,081 | 8,081 | 8,081 | 8,880 | 4,445 | 8,750 | (130) |
| 31 | **Debt Service Total** | **14,000** | **14,981** | **14,981** | **15,281** | **14,780** | **5,453** | **14,650** | **(130)** |
| 32 | **Field Expenditures** | | | | | | | | |
| 33 | Property Insurance | 5,000 | 5,000 | 14,118 | 16,045 | 15,006 | 21,154 | 13,418 | (1,588) |
| 34 | Field Management | 15,000 | 15,750 | 16,695 | 17,530 | 16,000 | 3,226 | 16,000 | 0 |
| 35 | Landscape Maintenance | 40,000 | 74,000 | 127,000 | 95,902 | 73,440 | 36,720 | 73,440 | 0 |
| 36 | Landscape Replacement | 2,500 | 12,000 | 12,000 | 16,000 | 28,262 | 0 | 28,262 | 0 |
| 37 | Streetlights | 15,000 | 16,764 | 42,410 | 42,410 | 42,410 | 12,204 | 42,410 | 0 |
| 38 | Electric | 5,000 | 6,600 | 7,260 | 7,260 | 7,260 | 1,427 | 7,260 | 0 |
| 39 | Water & Sewer | 3,000 | 3,000 | 1,000 | 1,000 | 1,000 | 425 | 1,000 | 0 |
| 40 | Sidewalk & Asphalt Maintenance | 500 | 2,500 | 2,500 | 2,500 | 2,500 | 0 | 2,500 | 0 |
| 41 | Irrigation Repairs | 2,500 | 7,500 | 7,500 | 7,500 | 7,500 | 0 | 7,500 | 0 |
| 42 | General Repairs & Maintenance | 5,000 | 12,000 | 12,000 | 15,000 | 15,000 | 8,756 | 15,000 | 0 |
| 43 | Contingency | 2,500 | 7,500 | 7,500 | 10,000 | 10,000 | 9,064 | 7,675 | (2,325) |
| 44 | **Field Expenditures Total** | **96,000** | **162,614** | **249,983** | **231,147** | **218,378** | **92,976** | **214,465** | **(3,913)** |
| 45 | **Amenity Expenses** | | | | | | | | |
| 46 | Amenity - Electric | 14,400 | 12,540 | 13,794 | 15,173 | 15,173 | 7,202 | 15,173 | 0 |
| 47 | Amenity - Water | 3,500 | 3,696 | 4,066 | 4,066 | 4,068 | 3,411 | 7,500 | 3,432 |
| 48 | Playground Lease | 14,000 | 28,688 | 28,688 | 28,688 | 0 | 0 | 0 | 0 |

| | | Adopted Budget FY2022 | Adopted Budget FY2023 | Adopted Budget FY2024 | Adopted Budget FY2025 | Adopted FY2026 Budget | ACTUAL FY 2026 | Proposed FY2027 Budget | FY 26-27 Variance |
|---|---|---|---|---|---|---|---|---|---|
| 49 | Internet | 3,000 | 1,500 | 1,500 | 1,500 | 1,500 | 1,025 | 1,500 | 0 |
| 50 | Pest Control | 720 | 480 | 528 | 648 | 648 | 160 | 648 | 0 |
| 51 | Janitorial Services | 8,500 | 6,600 | 9,600 | 10,400 | 10,400 | 4,800 | 10,400 | 0 |
| 52 | Security Services | 10,000 | 2,500 | 33,500 | 33,500 | 33,500 | 5,179 | 33,500 | 0 |
| 53 | Pool Maintenance | 18,000 | 18,000 | 19,800 | 23,700 | 23,700 | 12,621 | 23,700 | 0 |
| 54 | Amenity Management | 5,000 | 5,000 | 5,250 | 10,000 | 9,500 | 1,915 | 9,500 | 0 |
| 55 | Amenity Repairs & Maintenance | 1,000 | 10,000 | 10,000 | 10,000 | 10,000 | 0 | 10,000 | 0 |
| 56 | Contingency | 7,500 | 7,500 | 7,500 | 7,500 | 7,500 | 0 | 7,500 | 0 |
| **57** | **Amenity Expenses Total** | **85,620** | **96,504** | **134,226** | **145,175** | **115,989** | **36,313** | **119,421** | **3,432** |
| **58** | **Other Expenditures** | | | | | | | | |
| 59 | Capital Reserves - Transfer | 3,000 | 5,000 | 91,645 | 93,219 | 96,912 | 0 | 96,912 | 0 |
| **60** | **Other Expenditures Total** | **3,000** | **5,000** | **91,645** | **93,219** | **96,912** | **0** | **96,912** | **0** |
| **61** | **Expenditures Total** | **328,430** | **412,422** | **617,756** | **617,756** | **578,091** | **276,484** | **588,091** | **10,000** |
| **62** | **Excess Revenue Over / (Under) Expenditures** | **0** | **0** | **0** | **0** | **0** | **291,560** | **0** | **0** |

**STATEMENT 2**
**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
**FY 2027 PROPOSED RESERVE (O&M)**

| | Adopted Budget FY2024 | Adopted Budget FY2025 | Adopted Budget FY 2026 | Proposed Budget FY 2027 |
|---|---|---|---|---|
| **Revenues** | | | | |
| **Contributions and Surplus Funding** | | | | |
| Carry Forward Surplus | 0 | 91,645 | 0 | 0 |
| Reserve Contribution | 0 | 0 | 0 | 0 |
| **Contributions and Surplus Funding Total** | **0** | **91,645** | **0** | **0** |
| **Revenues Total** | **0** | **91,645** | **0** | **0** |
| **Expenditures** | | | | |
| **Asset Reserves** | | | | |
| Chair Lift Replacement | 0 | 10,500 | 0 | 0 |
| Mailbox Coverings | 0 | 65,000 | 0 | 0 |
| Traffic Enhancements | 0 | 16,000 | 0 | 0 |
| Pool Furniture | 0 | 10,000 | 0 | 0 |
| **Asset Reserves Total** | **0** | **101,500** | **0** | **0** |
| **Expenditures Total** | **0** | **101,500** | **0** | **0** |
| **Excess Revenue Over / (Under) Expenditures** | **0** | **(9,855)** | **0** | **0** |

| | | | | |
|---|---|---|---|---|
| **Other Financing Sources/(Uses)** | | | | |
| **Transfers** | | | | |
| Transfer In/(Out) | 91,645 | 93,219 | 96,912 | 96,912 |
| **Transfers Total** | **91,645** | **93,219** | **96,912** | **96,912** |
| **Other Financing Sources/(Uses) Total** | **91,645** | **93,219** | **96,912** | **96,912** |
| **Total Capital Reserve Contribution / (Usage)** | **91,645** | **83,364** | **96,912** | **96,912** |

STATEMENT 3
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS

| | | | |
|---|---|---|---|
| 7 | **Expenditures** | | |
| 8 | **Administrative** | | |
| 9 | **Supervisor Fees** | | |
| | Compensation paid to elected CDD Board Supervisors for attendance at noticed meetings, as authorized by Florida Statutes. | $ | 13,000.00 |
| 10 | **Engineering** | | |
| | Professional fees for the District Engineer, including general consultation, construction oversight, and preparation of required regulatory reports. | $ | 15,000.00 |
| 11 | **Attorney** | | |
| | Legal services provided by the District's Attorney, including meeting attendance, legal opinions, and contract preparation/review. | $ | 35,000.00 |
| 12 | **Annual Audit** | | |
| | Annual independent financial audit of the District, as required by Florida Statutes and conducted by a licensed CPA firm. | $ | 6,800.00 |
| 13 | **Assessment Administration** | | |
| | Services related to the calculation, certification, and administration of the District's annual special assessments. | $ | 5,000.00 |
| 28 | **Arbitrage** | | |
| | Required calculations to ensure compliance with IRS arbitrage rebate regulations on tax-exempt bond proceeds. | $ | 900.00 |
| 29 | **Dissemination** | | |
| | Annual requirement for preparation and filing of mandated disclosure reports to bondholders and the MSRB's EMMA system. | $ | 5,000.00 |
| 30 | **Trustee Fees** | | |
| | Annual fees paid to the bond trustee for administration of debt service accounts and disbursement of bond funds. | $ | 8,750.00 |
| 14 | **Management Fees** | | |
| | Monthly payment to the District Management firm for administration, financial services, meeting coordination, and recordkeeping. | $ | 43,800.00 |
| 15 | **Information Technology - Polk County** | | |
| | Technology support and infrastructure costs including software licensing, secure cloud data storage, and financial systems access. | $ | 6,200.00 |
| 16 | **Website Maintenance** | | |
| | Costs for maintaining and updating the District's official website to comply with accessibility standards and transparency laws. | $ | 1,260.00 |
| 17 | **Postage & Delivery** | | |
| | Costs associated with printing, shipping, and delivery of District correspondence, agenda packets, and official notices. | $ | 1,050.00 |
| 18 | **Insurance** | | |
| | Premiums for required general liability, and public officials' liability insurance coverage for the District. | $ | 7,733.00 |
| 19 | **Copies** | | |
| | Cost of printing, photocopying, and document reproduction needed for District operations and official records. | $ | 500.00 |
| 20 | **Legal Advertising** | | |
| | Required legal advertisements in newspapers for meetings, budget hearings, and other public notices under Florida law. | $ | 5,000.00 |
| 21 | **Other Current Charges** | | |
| | Miscellaneous operational expenses that do not fall under other specific categories but are necessary for District administration. | $ | 1,500.00 |
| 22 | **Office Supplies** | | |
| | Expenditures for consumable office materials such as paper, pens, printer toner, and general administrative supplies. | $ | 625.00 |
| 23 | **Dues, Licenses & Subscriptions** | | |
| | Annual dues for memberships and required licenses or subscriptions for professional compliance and industry resources. | $ | 175.00 |
| 26 | **Administrative Total** | **$** | **157,293.00** |
| 32 | **Field Expenditures** | | |
| 33 | **Property Insurance** | | |
| | Premiums for insurance coverage on District-owned property, including buildings, amenities, and other physical assets. | $ | 13,418.00 |
| 34 | **Field Management** | | |
| | On-site oversight and coordination of field operations, vendor performance, and maintenance activities across District property. | $ | 16,000.00 |
| 35 | **Landscape Maintenance** | | |
| | Routine grounds maintenance including mowing, edging, trimming, and fertilization of common areas and right-of-ways. Contract does not include amoujnts | $ | 73,440.00 |
| 36 | **Landscape Replacement** | | |
| | Replacement of dead, damaged, or overgrown plant material to maintain aesthetic and safety standards within the District. | $ | 28,262.00 |
| 37 | **Streetlights** | | |
| | Monthly utility and maintenance expenses related to District-owned streetlighting to ensure proper roadway and pedestrian visibility. | $ | 42,410.00 |
| 38 | **Electric** | | |
| | Electric utility costs associated with common areas, amenity centers, irrigation systems, streetlights, and other District facilities. | $ | 7,260.00 |
| 39 | **Water & Sewer** | | |
| | Water and sewer service costs for irrigation systems, and other District-maintained infrastructure. | $ | 1,000.00 |
| 40 | **Sidewalk & Asphalt Maintenance** | | |
| | Repairs and upkeep of sidewalks, roadways, and other paved surfaces within the District to ensure safety and functionality. | $ | 2,500.00 |
| 41 | **Irrigation Repairs** | | |
| | Maintenance and repair of the District's irrigation systems, including valves, pumps, lines, and controllers. | $ | 7,500.00 |
| 42 | **General Repairs & Maintenance** | | |
| | General upkeep and repair of District facilities and assets, including fencing, signage, structures, and equipment. | $ | 15,000.00 |
| 43 | **Contingency** | | |
| | Unanticipated or miscellaneous expenses that may arise during the fiscal year and are not allocated under a specific line item. | $ | 7,675.00 |
| 44 | **Field Expenditures Total** | **$** | **214,465.00** |

| | | | |
|---|---|---|---|
| 45 | Amenity Expenses | | |
| 46 | **Amenity - Electric** | | |
| | Electric utility costs for the operation of amenity facilities such as the clubhouse, pool, and recreational areas. | $ | 15,173.00 |
| 47 | **Amenity - Water** | | |
| | Water utility charges for the amenity center, including restrooms, irrigation, and other facility-related usage. | $ | 7,500.00 |
| 48 | **Playground Lease** | | |
| | Lease payments for playground equipment installed on District property under a financing or rental agreement. Lease has been paid off | $ | - |
| 49 | **Internet** | | |
| | Internet service fees for the amenity facility, supporting resident access, security systems, and staff operations. | $ | 1,500.00 |
| 50 | **Pest Control** | | |
| | Scheduled pest control treatments and termite protection for the amenity center and other District facilities. | $ | 648.00 |
| 51 | **Janitorial Services** | | |
| | Custodial services for the cleaning and upkeep of the amenity center, including restrooms, common areas, and pool deck. | $ | 10,400.00 |
| 52 | **Security Services** | | |
| | Costs associated with contracted security personnel or patrol services for monitoring the amenity and common areas. | $ | 33,500.00 |
| 53 | **Pool Maintenance** | | |
| | Ongoing servicing of the community pool, including chemical treatments, cleaning, inspections, and routine upkeep. | $ | 23,700.00 |
| 54 | **Amenity Management** | | |
| | Contracted personnel to manage day-to-day operations of the amenity center, assist residents, and enforce facility rules. | $ | 9,500.00 |
| 55 | **Amenity Repairs & Maintenance** | | |
| | General repairs and maintenance of amenity facilities and equipment, including lighting, fixtures, and recreational assets. | $ | 10,000.00 |
| 43 | **Contingency** | | |
| | Funds reserved for unexpected expenses related to the amenity center or common area operations not otherwise budgeted. | $ | 7,500.00 |
| 57 | **Amenity Expenses Total** | **$** | **119,421.00** |
| 58 | Other Expenditures | | |
| 59 | **Capital Reserves - Transfer** | | |
| | Funds transferred to the Capital Reserve account to support future repair, replacement, or refurbishment of District infrastructure and major assets in accordance with the adopted reserve study or capital improvement plan. | $ | 96,912.00 |
| 60 | **Other Expenditures Total** | **$** | **96,912.00** |
| 61 | **Expenditures Total** | **$** | **588,091.00** |

**STATEMENT 4**
**FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
**FY 2027 PROPOSED BUDGET GENERAL FUND (O&M) ASSESSMENT ALLOCATION**

### 1. EAU ASSIGNMENT

| Lot Size | O&M Unit Count | EAU Value per Unit | Total EAUs | | EAUs % |
|---|---|---|---|---|---|
| Single Family | 574 | 1 | 574 | | 100.00% |
| **Total:** | **574** | | **574** | **[A]** | **100.00%** |

### 2. O&M BUDGET & TOTAL ASSESSMENT

| | | |
|---|---|---|
| Total O&M Expenditures - Less Other Revenues, Net | 578,091 | from STMT 1 |
| Plus: Early Payment Discount (4%) | 24,600 | |
| Plus: County Collection Fees (2%) | 12,300 | |
| **Total Assessment, gross** | **614,990** | [B] |

### 3. O&M ASSESSMENT PER EAU

| | | |
|---|---|---|
| Total Assessment, gross | 614,990 | [B] |
| Total EAU | 574.00 | [A] |
| **O&M Assessment per EAU, gross** | **1,071.41** | [B] / [A] |

### 4. O&M ASSESSMENT ALLOCATION 2026

| Lot Size | EAU Value per Unit | O&M per Unit, Gross | O&M Unit Count | Total O&M Assmt, Gross | |
|---|---|---|---|---|---|
| Single Family | 1 | **$ 1,071.41** | 574 | $ 614,990 | |
| **Total:** | | | **574** | **$ 614,990** | [B] |

### 5. CHANGE IN O&M ASSESSMENTS, FY 2026A VS FY 2026

| Lot Size | FY 2026 per Unit, Gross | FY 2027 per Unit, Gross | $ Change | % Change | Change per Month |
|---|---|---|---|---|---|
| Single Family | $ 1,071.41 | $ 1,071.41 | $ 0.00 | 0.00% | $ 0.00 |