

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, June 11, 2026
Time: 1:30 PM
Location: Davenport City Hall 1 S. Allapaha Ave.
Davenport, FL 33837

ZOOM
Phone: 1-305-224-1968
Meeting ID: 954 9443 7477
Passcode: 239971

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. Discussion of Amendment to Tow Contract **[EXHIBIT 1](#)**
- IV. District Engineer - Stantec**
 - A. Status on the Stop Sign Placement Project
- V. Field Manager**
 - A. Presentation for Discussion: Management Monthly Field Report **[EXHIBIT 2](#)**
 - B. Consideration to Approve Plant Proposal
 - 1. Monument Enhancement Proposal - \$2,500 each entry side **[EXHIBIT 3A](#)**
 - 2. Pool and Cabana Enhancement Proposal -\$4,800 **[EXHIBIT 3B](#)**
 - 3. Consideration of Agreement with HOA to Share Costs of Landscape Enhancement Project **[EXHIBIT 3C](#)**
- VI. District Manager**
 - A. Presentation of the FY 2026-2027 Proposed Budget **[EXHIBIT 4](#)**
 - B. Consideration to Adopt Resolution 2026-05 Adopting the Preliminary Budget and Setting a Public Hearing **[EXHIBIT 5](#)**
 - C. Consideration to Approve Forest Lake CDD Arbitrage Proposal (Bond Series 2020) – Arbitrage Rebate Counselors - LLC **[EXHIBIT 6](#)**
 - D. Consideration to Approve Forest Lake CDD Arbitrage Proposal (Bond Series 2022) – Arbitrage Rebate Counselors - LLC **[EXHIBIT 7](#)**

E. Reminder: Form 1 - Due July 1

VII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on May 14, 2026 [EXHIBIT 8](#)

B. Consideration for Acceptance – The Unaudited Financial Statements April, 2026 [EXHIBIT 9](#)

C. Presentation of Check Details – April 2026 [EXHIBIT 10](#)

D. Consideration to Ratify:

1. Cooper Pools - \$778.74 [EXHIBIT 11](#)

VIII. Other Items to be Introduced

A. Discussion on Amenity Policy Related to Rental Properties

B. Consideration to Approve Mele Environmental Services LLC's Irrigation Proposal - \$878.39 [EXHIBIT 12](#)

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

X. Supervisors' Request

XI. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



FIRST AMENDMENT TO AGREEMENT FOR TOWING SERVICES

This **FIRST AMENDMENT** (the “Amendment”) is made and entered into this 11th day of June 2026, by and between:

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

ON TIME ROAD ASSISTANCE LLC, a Florida limited liability company, with a mailing address of 701 Lafoley Ave, Haines City, FL 33844, (“**Contractor**” and together with the District, “**Parties**”).

RECITALS

WHEREAS, the Parties previously entered into that certain *Towing Services Agreement*, dated on or around February 2026 (the “Agreement”); and

WHEREAS, Section 11 of the Agreement provides that the Parties may amend the Agreement when such amendment is in writing and authorized by both Parties; and

WHEREAS, the Parties now desire to amend the towing schedule outlined in the agreement to and desire to execute this Amendment effectuating same.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

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

SECTION 2. AMENDMENT OF AGREEMENT.

- A.** Section 2 of the Agreement is hereby amended to reflect that Contractor shall conduct roving towing services within the District twice daily on the following schedule:
- i. Afternoon: Between 5:00 PM and 6:00 PM
 - ii. Night: Between 10:00 PM and 11:00 PM

SECTION 3. AFFIRMATION OF THE AGREEMENT. The Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this Amendment, nothing herein shall modify the rights and obligations of the Parties under the Agreement. All of the remaining provisions, including, but not limited to, the engagement of services, indemnification and sovereign immunity provisions, remain in full effect and fully enforceable.

SECTION 4. AUTHORIZATION. The execution of this Amendment has been duly authorized by the appropriate body or official of the Parties, both Parties have complied with all the requirements of law, and both the Parties have full power and authority to comply with the terms and provisions of this Amendment.

SECTION 5. EXECUTION IN COUNTERPARTS. This Amendment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 6. MERGER. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of the Agreement. The Agreement, as amended by this First Amendment, shall supersede all other written instruments executed between the Parties between the date of the Agreement and the date first written above.

[Remainder of this page left intentionally blank]

IN WITNESS WHEREOF, the parties hereto have signed this Amendment on the day and year first written above.

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

ON TIME ROAD ASSISTANCE LLC

Witness

By: _____
Its: _____

EXHIBIT 2

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY INSPECTION FIELD REPORT



HAVEN MANAGEMENT SOLUTIONS

FOREST LAKE PHASE 2

Entries

-Mowed

-No signs of edging

-Turf sparse, Weedy, hungry



moto_g stylus - 2025

May 21, 2026







- Common areas not mowed
- Outfalls need to be treated







FOREST LAKE PHASE 1

- Debris dumped in common areas appear to from the home





Entry

- Plants not recovering







- Turf mowed but week and patch
- Weeds need treating in beds and around trees







moto g stylus - 2023

May 21, 2023







moto g stylus - 2025

May 21, 2026



- Not the way riprap is supposed to be distributed



- Common areas and DRAs mowed









EXHIBIT 3A

[RETURN TO AGENDA](#)





🌴 Landscape Enhancement Proposal – Monuments

- **Scope of Work**

- **Plantings**

- (2) 30-gallon Foxtail Palms, 8–10 ft
- (30) 3-gallon Dwarf Ixora, multi-colored
- (5) 7-gallon Variegated Blue Agave clusters
- (6) 3-gallon Blue Agave

- **Materials**

- Crushed white shell for ground cover

- **Installation Details**

- Complete installation including pickup, delivery, demolition, and disposal
- Beds vary in size and shape
- Approximate spacing: 5 feet
- Dwarf Ixora used for multicolor filling
- Foxtail Palms positioned at corners for symmetry

- **Cost**

- **Total Installed Price: \$2,500.00**





Variegated Blue Agave clusters



Blue Agave



Dwarf Ixora



Dwarf Ixora



Dwarf Ixora



Foxtail Palm

EXHIBIT 3B

[RETURN TO AGENDA](#)





Proposal – Pool & Cabana Enhancements

Scope of Work

Shell Installation – Pool & Cabana

Remove existing mulch and redistribute it around trees surrounding the pool

Install crushed shell around pool and cabana areas

Includes pickup, delivery, distribution, and redistribution of mulch

Cost: \$3,650

Front Plantings

(12) Dwarf Ixora with shell ground cover

Includes pickup, delivery, plant removal, disposal, installation of plants and shell

Cost: \$400

Rock Glue Application

Rock glue installation for stabilization

Cost: \$750

Total Project Cost

\$4,800.00 (inclusive of all labor, materials, pickup, delivery, installation, demolition, and disposal)



EXHIBIT 3C

[RETURN TO AGENDA](#)



**AGREEMENT BETWEEN THE FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT AND _____
FOR LANDSCAPE ENHANCEMENT AND MAINTENANCE**

THIS AGREEMENT ("Agreement") is made and entered into this ___ day of _____, 2026,
by and between:

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

_____, a Florida not-for-profit corporation,
whose address is _____, FL _____ ("Association" and together
with the District, the "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*; and

WHEREAS, pursuant to the Act, the District is authorized to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge and extend, equip, operate, and maintain systems, facilities and infrastructure in conjunction with the development of lands within the District; and

WHEREAS, the Association is a Florida not-for-profit corporation established pursuant to Chapter 720, *Florida Statutes*, as the governing homeowners' association for the _____ community; and

WHEREAS, the District and Association desire to enter into this Agreement to provide for the sharing of costs, including all labor and materials, associated with the landscape enhancements and maintenance for the mutual benefit of the community;

WHEREAS, the District and the Association have a mutual obligation to the District's property owners and residents to provide for the proper and efficient operation of the District's facilities, and the parties accordingly agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, 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. ASSOCIATION OBLIGATIONS. The Association shall contribute an amount not to exceed Ten Thousand Dollars (\$10,000.00) for the costs associated with installation of the landscape enhancements to community areas located on the parcels depicted in **Exhibit A** for. The Association shall promptly and properly pay the sum of _____ (\$_____) to **[Insert Contractor]** for installation of landscape enhancements as depicted in **Exhibit B**. The Association shall not be entitled, for any reason, to reimbursement or refund from the District of any funds expended in the performance of its obligations under this Agreement. The Association shall keep the District Property free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Association's performance under this Agreement, and the Association shall immediately discharge any such claim or lien.

SECTION 3. DISTRICT OBLIGATIONS. Following the completion of the landscape enhancement installations referenced in Section 2 above, the District shall assume landscape maintenance responsibilities for the parcels included in Exhibit A.

SECTION 4. TERM AND TERMINATION. The term of this Agreement shall commence as of the effective date of this Agreement. A party shall provide a minimum of ninety (90) days' written notice of its intent to terminate the Agreement to the other party hereto.

SECTION 5. PUBLIC RECORDS. The Association understands and agrees that all documents of any kind provided to the CDD or the CDD's staff in connection with the activities contemplated under this Agreement are public records pursuant to Chapter 119, *Florida Statutes*, and are treated as such in accordance with Florida law.

SECTION 6. NOTICES. All notices, requests, consents and other communications, hereunder ("Notices") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

A. If to HOA: _____

Attn: _____

B. If to District: Forest Lake Community Development District
c/o Haven Management Solutions,
255 Primera Boulevard, Suite 160,
Lake Mary, FL 32746
Attn: District Manager

With a copy to: Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 7. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

SECTION 8. AMENDMENTS; ASSIGNMENT. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by each of the parties hereto. Neither of the parties may assign their rights, duties or obligations under this Agreement without prior written approval of the other party. Any purported assignment without said written authorization is void.

SECTION 9. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 10. EXECUTION IN COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgement pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

SECTION 11. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

SECTION 12. CONTROLLING LAW AND VENUE. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. The parties agree that venue shall be in Polk County, Florida.

SECTION 13. FINAL AGREEMENT. This instrument shall constitute the final and complete expression between the District and the Association relating to the subject matter of this Agreement.

SECTION 14. INDEMNIFICATION.

- A.** The Association agrees to require that, by written contract, any contractor and subcontractors hired in connection with this Agreement indemnify, defend and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or harm of any nature, arising out of, or in connection with, the acts or omissions of such contractors and subcontractors, including litigation or any appellate proceedings with respect thereto, to the maximum extent permitted by Florida law.
- B.** Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, paralegal fees, and expert witness fees and costs (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

SECTION 15. RECOVERY OF COSTS AND FEES. In the event either the District or the Association are required to enforce this Agreement or any provision hereof by court proceedings or otherwise then, if prevailing, the District or the Association, as applicable, shall be entitled to recover from the other all fees and costs incurred, including but not limited to reasonable attorney's fees, paralegal fees and expert witness fees and costs incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.

SECTION 16. LIMITATIONS ON GOVERNMENTAL LIABILITY. Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

[CONTINUED ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

Attest:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary/Secretary

Chairperson, Board of Supervisors

[INSERT HOA ENTITY]

(Signature of Witness)

By: _____

Its: _____

(Print Name of Witness)

Exhibit A – Landscape Enhancement Parcels
Exhibit B – Landscape Enhancement Proposal

Exhibit A
Landscape Enhancement Parcels

Exhibit B
Landscape Enhancement Proposal

EXHIBIT 4

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET**

Forest Lake

Community Development District



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
6 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 amounts	\$	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

EXHIBIT 5

[RETURN TO AGENDA](#)



RESOLUTION 2026-05
[FY 2027 BUDGET APPROVAL RESOLUTION]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FY 2027; SETTING A PUBLIC HEARING THEREON AND DIRECTING PUBLICATION; ADDRESSING TRANSMITTAL AND POSTING REQUIREMENTS; ADDRESSING SEVERABILITY AND EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) prior to June 15, 2026, the proposed budget(s) attached hereto as **Exhibit A** (“**Proposed Budget**”); and

WHEREAS, the Board now desires to set the required public hearing on the Proposed Budget.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget attached hereto as **Exhibit A** is hereby approved preliminarily.
2. **SETTING A PUBLIC HEARING; DIRECTING PUBLICATION.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, time, and location, and District staff is directed to provide notice of the same in accordance with Florida law:
DATE: August 13, 2026
TIME: 1:30 PM
LOCATION: Davenport City Hall, 1 S Allapaha Ave.,
Davenport, Florida 33837
3. **TRANSMITTAL TO LOCAL GENERAL PURPOSE GOVERNMENT; POSTING OF PROPOSED BUDGET.** The District Manager is hereby directed to (i) submit a copy of the Proposed Budget to the applicable local general-purpose government(s) at least 60 days prior to its adoption, and (ii) post the approved Proposed Budget on the District’s website in accordance with Chapter 189, Florida Statutes.
4. **SEVERABILITY; EFFECTIVE DATE.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof. This Resolution shall take effect immediately upon adoption.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Proposed Budget

EXHIBIT 6

[RETURN TO AGENDA](#)



Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Forest Lake Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$8,845,000 Forest Lake Community Development District – Special Assessment Bonds, Series 2020 (One) (“Series 2020”)

Dear Forest Lake Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2020.

We understand that proceeds of Series 2020 were issued for the purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area One Project, (2) funding a deposit to a Reserve Account, (3) paying a portion of the interest coming due on Series 2020, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period September 29, 2025 to September 29, 2026, and each successive annual period thereafter ending on September 29th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Forest Lake CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 7

[RETURN TO AGENDA](#)



Arbitrage Rebate Counselors, LLC

Arbitrage Regulations Compliance for Issuers of Tax-Exempt Bonds

April 28, 2026

Forest Lake Community Development District
c/o Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Re: Proposal – Annual Arbitrage Calculations – \$4,700,000 Forest Lake Community Development District – Special Assessment Bonds, Series 2022 (Two) (“Series 2022”)

Dear Forest Lake Community Development District:

Arbitrage Rebate Counselors is pleased to provide you with this proposal to perform Annual Arbitrage Calculations for the above-referenced Series 2022.

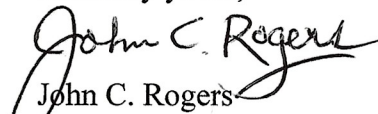
We understand that proceeds of Series 2022 were issued for the purposes of: (1) providing funds to pay the costs of planning, financing, acquisition, construction, equipping and installation of the Assessment Area One Project, (2) funding a deposit to a Reserve Account, (3) paying a portion of the interest coming due on Series 2022, and (4) paying the costs of issuance.

The Annual Arbitrage Calculations will cover the initial annual period May 24, 2025 to May 24, 2026, and each successive annual period thereafter ending on May 24th.

Our services include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analyses, (6) preparing arbitrage opinion letter, and (7) preparing I.R.S. Form “8038-T” for paying any arbitrage due.

Our fee to prepare each Annual Arbitrage Calculation is a “flat-fee” of \$475.00. Forest Lake CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

EXHIBIT 8

[RETURN TO AGENDA](#)



**MINUTES OF 05/14/26 REGULAR MEETING
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**

The Regular Meeting of the Board of Supervisors of the Forest Lake Community Development District was held Thursday, May 14, 2026 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

Frank Rivera (via virtual means)	Board of Supervisors, Chairman
Randi Ribarich	Board of Supervisors, Vice Chairman
Jose Cortez	Board of Supervisors, Assistant Secretary
Jose Montalvo (via virtual means)	Board of Supervisors, Assistant Secretary
George Thomas	Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault	District Manager, Haven Management Solutions
Kyle Magee (via virtual means)	District Counsel, Kutak Rock Law Firm
Joseph Brown (via virtual means)	District Counsel, Kutak Rock Law Firm
Vasili Kostakis (via virtual means)	Project Manager, Stantec
Dana Bryant	Field Services, Haven Management Solutions

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

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

There were no audience members present in person or virtually.

III. District Counsel – Kutak Rock

A. Discussion on Bill of Sale-Securitas Services USA, Inc.

- Mr. Magee reported that Securitas had ceased service in March, and that there were not any invoices for services that were not provided. He advised the Board to finish paying the amount owed for the equipment and move on from their services. Supervisor Cortez asked how much is owed. Ms. Thibault advised that it was \$10,632.33. Mr. Magee confirmed he would send Ms. Thibault the contact information to send the signed documents to.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Bill of Sale for Securitas Security Services USA, Inc for the Forest Lake Community Development District.
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IV. District Engineer – Vasili Kostakis

- Mr. Kostakis reported that he had spoken to the contractors regarding the stop signs and noted that they had all stated they would divide by the original proposals to come up with the amount for 6 stop signs rather than the initial 15. Mr. Kostakis advised that Zeus Striping was the lowest proposal. Ms. Thibault requested a formal proposal for the next agenda, which Mr. Kostakis confirmed he would send over. Ms. Thibault advised that Zeus has had performance issues in another district. She emphasized the importance of project supervision and stated she would not be sending any invoices unless it were to come from Mr. Kostakis.

V. Field Manager

A. Presentation for Discussion: Monthly Field Report

- Mr. Bryant presented the monthly field report, noting that they were just starting to get into the growing season, and that they have been focusing on the outfalls. Mr. Bryant explained what an outfall is and why they have been having issues with them. Mr. Bryant explained the erosion control methods around the DRAs.

- Supervisor Montalvo noted the erosion on the monument on Forest Lake and Chestnut needed to be checked out. Supervisor Ribarich mentioned concerns about bags of dog excrement clogging the sewer drains in the street. Supervisor Montalvo pointed out a house with erosion issues.
- Mr. Bryant noted that he would be monitoring the common areas, and how often the maintenance and landscaping teams are active.

B. Consideration to Approve Proposal for Pool Lounge Chairs and Table/Chairs

- Ms. Thibault presented the proposals for the tables and chairs, noting that these would be for community use during the week, and for security to use on the weekends to check ID cards. The Board discussed issues with the glass table in the first proposal, noting that it would be easy for children to break. They also discussed the issues with wicker, before noting that the wooden set likely wouldn't break easily. The Board noted that the grey set would match the pavers. Ms. Thibault advised that the grey set brought the price down.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Grey Option 3 for a High Top and 2 Chairs for \$249.99 for the Forest Lake Community Development District.

C. Consideration to Approve Monument Enhancement Proposals

- Supervisor Ribarich began presenting the options. Ms. Thibault finished presenting the proposals. The Board discussed the crushed shell expenses, with Supervisor Ribarich suggesting they remove the pine needles and leave the dirt as is, as long as it still looks nice. Mr. Bryant advised that once the other plants are removed, they could bring in topsoil. Chairman Rivera asked if there were funds in the budget to complete a project this large. Ms. Thibault advised that they were running about \$30,000 over budget. Mr. Bryant explained the pricing of the different options the Board could place, including topsoil, shredded mulch, shell, and pine straw. Mr. Bryant suggested the cocoa brown mulch and replenishing the plant material that didn't survive the winter. Supervisor Ribarich asked if they could have a proposal for this by the end of the meeting, which Mr. Bryant noted he could not. The Board discussed the budget, noting that they should wait to see how the financials come together. Mr. Bryant and Ms. Thibault suggested moving forward with a NTE. Ms. Thibault advised the Board to make the vote now dependent on the budget they will determine on May 28th. She asked if they wanted to give a NTE of \$25,720 and give the Chairwoman the authority to work with Mr. Bryant to determine how those funds are to be expended dependent on whether they have the budget capacity or not. Supervisor Cortez expressed concerns about moving forward in this manner. Supervisor Thomas suggested having another plan for something less expensive. Ms. Thibault explained that this option would allow the project to begin in 2 weeks. Supervisor Ribarich suggested moving forward with the first option at \$20,600. Ms. Thibault confirmed that this vote would not lock the Board into a specific product (i.e. pine straw, shredded mulch, topsoil, etc.) but would lock them into a spending amount.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Thomas, WITH SUPERVISOR CORTEZ AGAINST, the Board Approved Option 1 NTE \$20,600, Dependent on Budget Availability with Vice Chair Ribarich to Act as a Liaison for the Forest Lake Community Development District.

- Supervisor Cortez noted that the budget meeting is to establish next year's budget. Ms. Thibault confirmed that when she is putting together the new budget, she looks at what they currently have.
- Mr. Bryant advised the Board that he was going to plant a few items to test how they hold up in the sun.
- Ms. Thibault introduced Mr. Palevich and reported an incident at the pool. Mr. Palevich explained 813 Security's roving security option, noting that if the Board was interested, they could send someone through the neighborhood on days they don't have fixed guards stationed at a discounted rate. He quoted them \$700 a month. He explained exactly what the security team would do and discussed their hours and availability. Supervisor Montalvo asked about the cameras. The Board discussed voting on this item now and addressing it once they have a contract. Mr. Palevich noted that they do have a 30-day out without a penalty fee. Ms. Thibault advised that all of Mr. Magee's contracts also have a 30-day out worked into them.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Walk On proposal for Roving Services Provided by 813 Security for the Amount of \$700 for June Through the End of August, Including Memorial and Labor Day, with Visits between 11 and 3 Twice Daily for the Forest Lake Community Development District.

- Mr. Palevich answered questions about their services, noting that they provide a physical person, versus the camera monitoring. Ms. Thibault detailed the camera monitoring system. She noted that Mr. Magee would need to give her the appropriate language to mitigate trespassers. He noted the trespass language needed to follow what is in their policy. Supervisor Cortez suggested adding a hedge to the side gates to deter people from sneaking into the pool. Ms. Thibault confirmed she would get a quote from Mr. Bryant on the hedge.
- Ms. Thibault presented the Good Homes pricing to install fencing above the amenity center's center gate for \$595. The Board discussed the number and size of the pieces. This will be brought back to the June meeting.

D. Consideration to Approve Pool Monitoring Services – ECS - \$1,440 Annually

- Supervisor Cortez expressed concern over the 5-year stipulation in the contract. Mr. Magee advised that he would work on the contract language to make it more favorable to the Board. The Board emphasized the importance of having the 30-day termination period included in the contract. Supervisor Cortez noted an incorrect address in the contract.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Pool Monitoring Services Proposal from ECS for \$1,440 Annually for the Forest Lake Community Development District.

E. Consideration to Approve Proposal for Pool Camera Replacement – ECS – \$3,740

- Ms. Thibault reported that she needed a password to be able to change everything over. She noted that she has been unable to change the Wi-Fi and asked the Board if they wanted to replace the cameras for \$3,740 or wait to see how everything works when they do the transition and decide if they need the cameras. Supervisor Montalvo suggested waiting until they have all of their operation information. Supervisor Cortez asked why they can't change the internet. Ms. Thibault noted that she had been advised to leave the internet as is to avoid it being blamed for something not working. The Board agreed to wait.

F. Consideration to Approve Pool Lift Installation/Repair – Cooper Pools

- Ms. Thibault presented the proposals and quotes to the Board. She included a quote from Ranger 2, a suggestion from Cooper Pools and a quote from Central Florida Stairlift. The Board discussed the options, noting that the Central Florida Stairlift quote was more inclusive than the others.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Pool Lift Installation Proposal from Central Florida Stairlift Inc for \$5,795 for the Forest Lake Community Development District.

- Mr. Magee confirmed he would get a contract for the proposal.

VI. District Manager

A. Presentation of District Qualified Electors for Forest Lake Community Development District – 646

- Ms. Thibault presented the election information.

B. Discussion on Special meeting for BUDGET Adoption on May 28th, 2026, at 1:30 PM at the Clubhouse

On a MOTION by Supervisor Cortez, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Special Meeting for Budget Adoption on May 28th, 2026, at 1:30 PM at the Clubhouse for the Forest Lake Community Development District.

- Mr. Magee informed the Board that he has another meeting at that time and stated that he could try to find coverage if the Board wanted him to. They noted it was alright for him to miss it. Supervisor Thomas noted that he won't be able to make it.

VII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on April 09, 2026

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Summary Minutes of the Board of Supervisors Meeting Held on April 09, 2026, for the Forest Lake Community Development District.

B. Consideration for Acceptance – The Unaudited Financial Statements – February 2026

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Unaudited Financial Statements for March 2026, for the Forest Lake Community Development District.

- Supervisor Thomas asked about the budget. Ms. Thibault confirmed she would do her best to keep the budget flat.

C. Presentation of Check Detail – March 2026

VIII. Other Items to Be Introduced

A. Consideration to Approve Cooper Pools Vac Pak Repair Proposal - \$342.35

On a MOTION by Supervisor Thomas, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Vac Pak Repair Proposal for \$342.35 for the Forest Lake Community Development District.

- Ms. Thibault presented the proposal, noting that the Board could be held liable if the structure were to collapse while the Cooper Pools staff were working under it.

B. Discussion of Trespass Warning Authority

- Ms. Thibault reported that a resident had gone through the invoices and noted the former district manager had paid for a bundled-deal. The Board debated and discussed the internet options.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Vac Pak Repair Proposal for \$342.35 for the Forest Lake Community Development District.

C. Private Exempt Security Session

- Ms. Thibault muted the Zoom for the duration of the session.

D. Consideration to Approve ECS Integrations Monitoring Proposal - \$2,880 Annually

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the ECS Integrations Monitoring Proposal for \$2,880 for the Forest Lake Community Development District.

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

- No audience comments.

X. Supervisor Requests

- Supervisor Cortez congratulated the 2 members of the Board who were on the Citizen's Academy. Supervisor Thomas expressed concern over a lifting divider in the sidewalk. He confirmed he would send Ms. Thibault pictures.

XI. Adjournment

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

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

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Signature

Printed Name ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name ☐ Chairman ☐ Vice Chairman

EXHIBIT 9

[RETURN TO AGENDA](#)



Forest Lake Community Development District

Summary Financial Statements (Unaudited)

April 30, 2026

Forest Lake CDD
Balance Sheet
April 30, 2026

	General Fund
1 <u>Assets:</u>	
2 Operating Account-SS	\$ 267,531
3 Money Market Account- SS	461,088
4 Accounts Receivable	325
5 Assessments Receivable-On Roll	7,829
6 Excess Fees - Receivable	-
7 Due from Other Funds	6,899
8 Prepaid Expenses	-
9 Deposits	-
10 TOTAL ASSETS	743,672
11 Liabilities:	
12 Accounts Payable	3,904
13 Accrued Expenses	-
14 Deffered Revenue-On Roll	7,829
15 Due to Other Funds	15,482
16 TOTAL LIABILITIES	27,216
17 Fund Balance	
18 Non-Spendable	-
19 Assigned: Capital Reserves	-
20 Assigned:2-Month Operating Capital	102,959
21 Unassigned	613,498
22 TOTAL LIABILITIES AND FUND BALANCE	\$ 743,672

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through April 30, 2026

	FY2026 Adopted Budget	FY 2026 Budget Year to Date	FY 2026 Actual Year to Date	Variance Over / (Under) Budget
1 Revenues:				
2 Assessments - Tax Roll	\$ 578,091	\$ 24,060.00	\$ 570,260.53	546,200.53
3 Interest	-	-	8,262	8,262
4 Misc Revenue	-	-	325	325.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	578,847	554,787
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	7,000	8,600	(1,600)
10 Engineering	15,000	8,750	3,229	5,522
11 Attorney	30,000	17,500	102,230	(84,730)
12 Annual Audit	6,800	3,967	-	3,967
13 Assessment Administration	5,000	2,917	1,425	1,492
14 Management Fees	43,800	25,550	28,895	(3,345)
15 Information Technology	1,890	1,103	-	1,103
16 Website Maintenance	1,260	735	-	735
17 Postage & Delivery	1,050	613	-	613
18 Insurance	7,432	7,432	6,148	1,284
19 Copies	500	292	-	292
20 Legal Advertising	5,000	2,917	116	2,801
21 Other Current Charges	1,500	875	9	866
22 Office Supplies	625	365	-	365
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	132,032	77,019	156,976	(76,788)
26 Debt Service Administration				
27 Arbitrage	900	525	-	525
28 Dissemination	5,000	2,917	1,425	1,492
29 Trustee Fees	8,880	5,180	4,445	735
30 Debt Service Total	14,780	8,622	5,869	2,752.24
29 Field Expenditures				
30 Property Insurance	15,006	15,006	15,006	-
31 Field Management	16,000	9,333	4,559	4,774
32 Landscape Maintenance	73,440	42,840	42,840	-
33 Landscape Replacement	28,262	16,486	-	16,486
34 Streetlights	42,410	24,739	16,837	7,902
35 Electric	7,260	4,235	1,513	2,722
36 Water & Sewer	1,000	583	646	(62)
37 Sidewalk & Asphalt Maintenance	2,500	1,458	-	1,458
38 Irrigation Repairs	7,500	4,375	-	4,375
39 General Repairs & Maintenance	15,000	8,750	-	8,750
40 Contingency	10,000	5,833	3,560	2,273
41 Field Expenditures Total	218,378	133,640	84,961	48,679
42 Amenity Expenses				
43 Amenity - Electric	15,173	8,851	6,119	2,732
44 Amenity - Water	4,068	2,373	3,954	(1,581)
45 Internet	1,500	875	1,178	(303)
46 Pest Control	648	378	160	218
47 Janitorial Services	10,400	6,067	5,600	467
48 Security Services	33,500	19,542	5,704	13,838
49 Pool Maintenance	23,700	13,825	14,370	(545)
50 Amenity Management	9,500	5,542	2,707	2,835
51 Amenity Repairs & Maintenance	10,000	5,833	8,929	(3,096)
52 Contingency	7,500	4,375	5,484	(1,109)
53 Amenity Expenses Total	115,989	67,660	54,205	13,455
54 Capital Reserves Transfer	96,912	-	-	-
55 Expenditures Total	578,091	286,940	302,011	(15,071)
55 Fund Balance - Beginning			\$ 439,621	
56 Net Change In Fund Balance			276,836	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 716,457	

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

Balance per Bank Statement	\$	281,990
Plus: Deposits in Transit		-
Less: Outstanding Checks		(14,459)
<i>Adjusted Bank Balance</i>	\$	<u>267,531</u>

Beginning Balance	\$	228,661
Receipts		695,847
Disbursements		(656,977)
<i>Balance per Book</i>	\$	<u>267,531</u>

**Forest Lake
Check Register
FY2025**

Date	Check #	Payee	Memo	Deposit	Disbursement	Balance
			Beginning Balance			29,419.99
10/1/2025	5043	Anchor Stone Management, LLC	District Management		6,608.33	22,811.66
10/1/2025	5044	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	16,691.66
10/1/2025	5045	ECS Integrations	access mgmt pool system		525.00	16,166.66
10/1/2025	5046	Cooper Pools Inc	Monhthly Pool Maint		1,750.00	14,416.66
10/1/2025	5047	Cooper Pools Inc	Pool repair		2,950.00	11,466.66
10/2/2025	10/2/2025	Duke Energy	1701 Forest lake (8/6-9/6)		32.47	11,434.19
10/2/2025	10/2/2025	Duke Energy	930 Holly Hill Rd (8/6/25-9/6/25)		32.47	11,401.72
10/2/2025	10/2/2025	Duke Energy	1084 Sugarwood St		145.66	11,256.06
10/4/2025	5048	Securitas Security Services USA, Inc	Guard Svcs-Security (9/1-9/30/25)		3,069.88	8,186.18
10/7/2025	5049	Kutak Rock LLP	Legal Services		4,672.50	3,513.68
10/8/2025			Funds Transfer	25,000.00		28,513.68
10/8/2025	5050	Kutak Rock LLP	Legal Services		12,847.22	15,666.46
10/13/2025	101325ach	Duke Energy	1595 Aspen Ave-		1,138.96	14,527.50
10/15/2025	5051	Polk County Prop	Property Appraiser		6,899.32	7,628.18
10/15/2025	5053	Massey Services Inc.	Pest Prevention- Act 86484733		40.00	7,588.18
10/15/2025	5054	Business Observer	Legal Advertisement		118.13	7,470.05
10/15/2025	5055	Business Observer	Legal Advertisement		96.25	7,373.80
10/15/2025	10/15/2025	Florida Dept of Economic Opportunity	Special District Filing Fee		175.00	7,198.80
10/16/2025			Funds Transfer	25,000.00		32,198.80
10/16/2025	101625ach	Duke Energy	00 Holly Hill Rd		1,951.10	30,247.70
10/18/2025	10/18/2025	Spectrum	Act# 8711 (10/18/25)		169.98	30,077.72
10/20/2025	102025ach	Duke Energy	2702 Cedar Ridge		27.65	30,050.07
10/20/2025	10/20/2025	Haines City	Irrigation		131.69	29,918.38
10/20/2025	10/20/2025	Haines City	Sewer/Water		564.18	29,354.20
10/22/2025	5056	Good Home Services, LLC	Light removal on playground		100.00	29,254.20
10/22/2025	5057	CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	28,454.20
10/23/2025	5058	Egis Insurance Advisors LLC	Policy # 100125459		21,154.00	7,300.20
10/26/2025	5059	Polk County Prop	VOID: Property Appraiser		6,149.89	1,150.31
10/26/2025	5060	Frank Rivera	10-09-25 BOS MTG		200.00	950.31
10/26/2025	5061	Randi Ribarich	10-09-25 BOS MTG		200.00	750.31
10/26/2025	5062	Travis Lemeur	10-09-25 BOS MTG		200.00	550.31
10/26/2025	5063	Jose Montalvo	10-09-25 BOS MTG		200.00	350.31
10/26/2025	5064	Jose Cortez	10-09-25 BOS MTG		200.00	150.31
10/27/2025			Funds Transfer	25,000.00		25,150.31
10/27/2025	5065	Kutak Rock LLP	Legal Services		21,573.28	3,577.03
10/29/2025	102925ach	Duke Energy	1084 Sugarwood St		140.89	3,436.14
10/29/2025	102925ach3	Duke Energy	930 Holly Hill Rd		32.47	3,403.67
10/29/2025	102925ach4	Duke Energy	1701 Forest lake		32.47	3,371.20
10/30/2025	5067	Good Home Services, LLC	Light removal on playground		50.00	3,321.20
10/30/2025			Deposit	3,403.82		6,725.02
10/31/2025			Service Charge		4.74	6,720.28
10/31/2025				78,403.82	101,103.53	6,720.28
11/3/2025	5068	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	600.28
11/3/2025	5069	Cooper Pools Inc	Monhthly Pool Maint		1,750.00	(1,149.72)
11/3/2025			Funds Transfer	25,000.00		23,850.28
11/3/2025	5070	Anchor Stone Management, LLC	District Management		6,608.33	17,241.95
11/4/2025	5071	Good Home Services, LLC	Replace (7) GFCI outlets at monument signs		630.00	16,611.95
11/5/2025	110525ach	Duke Energy	0 Holly Hill		747.30	15,864.65
11/6/2025	5072	Securitas Security Services USA, Inc	Guard Svcs-Security (10/1-10/31/25)		2,701.63	13,163.02

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	Monhthly Pool Maint		347.28	15,559.57
11/12/2025	111225ach Duke Energy	1595 Aspen Ave-		1,100.71	14,458.86
11/17/2025	5075 Frank Rivera	111325 BOS MTG		200.00	14,258.86
11/17/2025	5076 Randi Ribarich	111325 BOS MTG		200.00	14,058.86
11/17/2025	5077 Travis Lemeur	111325 BOS MTG		200.00	13,858.86
11/17/2025	5078 Jose Cortez	111325 BOS MTG		200.00	13,658.86
11/17/2025	5079 Jose Montalvo	111325 BOS MTG		200.00	13,458.86
11/18/2025	5080 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	13,418.86
11/18/2025	111825ach Duke Energy	00 Holly Hill Rd		1,951.10	11,467.76
11/19/2025	5081 Image360	Signs- (E-32219)		355.75	11,112.01
11/20/2025	112025ach Duke Energy	2702 Cedar Ridge		28.86	11,083.15
11/20/2025	112025ach2 Duke Energy	0 Holly Hill		742.43	10,340.72
11/20/2025	11/20/2025 Haines City	Irrigation		118.29	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# 8711 (11/20/25)		169.98	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		175.00	32,906.14
11/25/2025		Deposit	33,973.68		66,879.82
11/30/2025	5083 Kutak Rock LLP	Legal Services		1,329.45	65,550.37
11/30/2025	5084 Kutak Rock LLP	Legal Services		7,089.00	58,461.37
11/30/2025	5085 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	58,421.37
11/30/2025	5088 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	57,621.37
11/30/2025			86,051.93	35,150.84	57,621.37
12/1/2025		Funds Transfer	15,000.00		72,621.37
12/1/2025	5086 Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	66,501.37
12/1/2025	120125ach1 Duke Energy	1084 Sugarwood St		139.14	66,362.23
12/1/2025	120125ach2 Duke Energy	930 Holly Hill Rd		32.47	66,329.76
12/1/2025	120125ach Duke Energy	1701 Forest lake		32.46	66,297.30
12/3/2025	5087 Good Home Services, LLC	Lighting-deposit		1,140.00	65,157.30
12/4/2025	5089 Securitas Security Services USA, Inc	Guard Svcs-Security (11/1-11/30/25)		737.63	64,419.67
12/7/2025	5090 Cooper Pools Inc	Monhthly Pool Maint		715.00	63,704.67
12/7/2025	5091 Cooper Pools Inc	Monhthly Pool Maint		1,750.00	61,954.67
12/7/2025	5092 Frank Rivera	12-01-025 BOS MTG		200.00	61,754.67
12/7/2025	5093 Randi Ribarich	12-01-25 BOS MTG		200.00	61,554.67
12/7/2025	5094 Jose Cortez	12-01-25 BOS MTG		200.00	61,354.67
12/7/2025	5095 Jose Montalvo	12-01-25 BOS MTG		200.00	61,154.67
12/8/2025		Deposit	124,216.88		185,371.55
12/9/2025	5096 Advanced Drainage Solutions	Erosion Project		8,400.00	176,971.55
12/10/2025	5098 Massey 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			1,140.00	190,791.55
12/11/2025	121125ach Duke Energy	1595 Aspen Ave-		1,012.58	189,778.97
12/11/2025	121725ach2 Duke Energy	0 Holly Hill		742.43	189,036.54
12/14/2025	5099 Frank Rivera	12-11-025 BOS MTG		200.00	188,836.54
12/14/2025	5100 Randi Ribarich	12-11-25 BOS MTG		200.00	188,636.54
12/14/2025	5101 Jose Montalvo	12-11-25 BOS MTG		200.00	188,436.54
12/14/2025	5102 Jose Cortez	12-11-25 BOS MTG		200.00	188,236.54
12/15/2025	121525ach Duke Energy	00 Holly Hill Rd		1,951.10	186,285.44
12/17/2025	121725ach Duke Energy	2702 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		175.00	185,582.65
12/19/2025		Deposit	973,714.03		1,159,296.68
12/22/2025	5106 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	1,158,496.68

12/22/2025	12/22/2025	Haines City	Irrigation		94.23	1,158,402.45
12/22/2025	12/22/2025	Haines City	Sewer/Water		429.24	1,157,973.21
12/22/2025	12/22/2025	Spectrum	Act# 8711 (12/22/25)		169.98	1,157,803.23
12/29/2025	122925ach	Duke Energy	1084 Sugarwood St		127.50	1,157,675.73
12/29/2025	122925ach2	Duke Energy	930 Holly Hill Rd		32.46	1,157,643.27
12/29/2025	122925ach4	Duke Energy	1701 Forest lake		32.46	1,157,610.81
12/29/2025	5107	Haven Management Solutions	Reimb Legal Adv paid by DM		298.87	1,157,311.94
12/30/2025	5108	Good Home Services, LLC	Tree removal		325.00	1,156,986.94
12/31/2025			Deposit	10,462.62		1,167,449.56
12/31/2025			Service Charge		4.18	1,167,445.38
12/31/2025				1,138,393.53	28,569.52	1,167,445.38
1/1/2026	5109	ECS Integrations	access mgmt pool system		525.00	1,166,920.38
1/1/2026	5110	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	1,160,800.38
1/5/2026	5112	Cooper Pools Inc	Monhthly Pool Maint		1,750.00	1,159,050.38
1/9/2026	010926ach	Duke Energy	1595 Aspen Ave-		1,007.11	1,158,043.27
1/9/2026			Deposit	5,120.58		1,163,163.85
1/12/2026	5114	Good Home Services, LLC	solar lights for playground & posts		615.00	1,162,548.85
1/12/2026	5115	Frank Rivera	1-5-26 BOS MTG		200.00	1,162,348.85
1/12/2026	5116	Randi Ribarich	1-5-26 BOS MTG		200.00	1,162,148.85
1/12/2026	5117	Jose Montalvo	1-5-26 BOS MTG		200.00	1,161,948.85
1/12/2026	5118	Jose Cortez	01-5-26 BOS MTG		200.00	1,161,748.85
1/13/2026	5120	Good Home Services, LLC	remove christmas lights		200.00	1,161,548.85
1/14/2026	5119	Good Home Services, LLC	Xmas light takedown-storage syst install		540.00	1,161,008.85
1/14/2026	5121	Good Home Services, LLC	Instal new solar light		50.00	1,160,958.85
1/16/2026	5122	George Thomas	BOS MTG 1-5-26		200.00	1,160,758.85
1/16/2026	5124	Securitas Security Services USA, Inc	Guard Svcs-Security (12/1-12/31/25)		689.37	1,160,069.48
1/16/2026	011626ach	Duke Energy	00 Holly Hill Rd		1,951.10	1,158,118.38
1/18/2026	011826ach	Spectrum	Act# 8711 (1/1/26)		169.98	1,157,948.40
1/19/2026	5126	Anchor Stone Management, LLC	District Mgt-Prorated 12/1-12/15/25		3,197.60	1,154,750.80
1/20/2026	012026ach	Haines City	Irrigation		114.28	1,154,636.52
1/20/2026	012026ach1	Duke Energy	2702 Cedar Ridge		29.67	1,154,606.85
1/20/2026	012026ach2	Duke Energy	0 Holly Hill		742.43	1,153,864.42
1/20/2026	012026ach	Haines City	Sewer/Water		543.08	1,153,321.34
1/22/2026	5127	US Bank	Trustee Fees Series 2020		4,444.69	1,148,876.65
1/25/2026	5128	Frank Rivera	1-22-26 BOS MTG		200.00	1,148,676.65
1/25/2026	5129	Randi Ribarich	1-22-26 BOS MTG		200.00	1,148,476.65
1/25/2026	5130	Jose Cortez	01-22-26 BOS MTG		200.00	1,148,276.65
1/25/2026	5131	Jose Montalvo	1-22-26 BOS MTG		200.00	1,148,076.65
1/25/2026	5132	George Thomas	BOS MTG 1-22-26		200.00	1,147,876.65
1/27/2026	5134	Kutak Rock LLP	Legal Services		13,021.94	1,134,854.71
1/27/2026	5135	Kutak Rock LLP	Legal Services		12,410.79	1,122,443.92
1/29/2026			Deposit	2,116.90		1,124,560.82
1/30/2026	013026ach2	Duke Energy	930 Holly Hill Rd		32.46	1,124,528.36
1/30/2026	013026ach3	Duke Energy	1701 Forest lake		32.47	1,124,495.89
1/30/2026	013026ach4	Duke Energy	1084 Sugarwood St		156.50	1,124,339.39
1/31/2026				7,237.48	50,343.47	1,124,339.39
2/1/2026	5136	Haven Management Solutions	District Management Services - Feb		6,608.34	1,117,731.05
2/1/2026	5137	Haven Management Solutions	District Management Services - Feb		2,771.24	1,114,959.81
2/1/2026	020126ach	Spectrum	Act# 8711 (2/1/26)		169.98	1,114,789.83
2/2/2026	5138	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	1,108,669.83
2/2/2026	5139	CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	1,107,869.83
2/2/2026			Funds Transfer	850,000.00		257,869.83
2/3/2026	5140	Cooper Pools Inc	Monhthly Pool Maint		1,750.00	256,119.83
2/3/2026	5142	Kutak Rock LLP	Legal Services		16,615.79	239,504.04
2/4/2026	5143	Massey Services Inc.	Pest Prevention- Act 86484733		40.00	239,464.04
2/4/2026	5144	Good Home Services, LLC	pressure washing		160.00	239,304.04

2/6/2026	5145 Kutak Rock LLP	Legal Services		4,516.20	234,787.84
2/10/2026	5147 Good Home Services, LLC	Fence Repair		150.00	234,637.84
2/10/2026	5148 Good Home Services, LLC	Install paver walkway		645.00	233,992.84
2/12/2026	5149 Good Home Services, LLC	paint posts at playground		120.00	233,872.84
2/12/2026	5150 Good Home Services, LLC	install amenties shelf		300.00	233,572.84
2/12/2026 021226ach	Duke Energy	1595 Aspen Ave-		1,247.52	232,325.32
2/12/2026		Deposit	14,048.15		246,373.47
2/15/2026	5151 Cooper Pools Inc	comm installation/labor		250.00	246,123.47
2/17/2026 021726ach	Duke Energy	00 Holly Hill Rd		1,962.08	244,161.39
2/19/2026	5155 Frank Rivera	02-12-26 BOS MTG		200.00	243,961.39
2/19/2026	5157 Randi Ribarich	02-12-26 BOS MTG		200.00	243,761.39
2/19/2026	5154 Jose Cortez	02-12-26 BOS MTG		200.00	243,561.39
2/19/2026	5153 Jose Montalvo	02-12-26 BOS MTG		200.00	243,361.39
2/19/2026	5152 George Thomas	BOS MTG 02-12-26		200.00	243,161.39
2/19/2026 021926ach	Duke Energy	2702 Cedar Ridge		30.82	243,130.57
2/19/2026 021926ach3	Duke Energy	0 Holly Hill		745.88	242,384.69
2/23/2026	5158 Good Home Services, LLC	pressure wash curbs		200.00	242,184.69
2/23/2026 022326ach	Haines City	Irrigation		98.23	242,086.46
2/23/2026 022326ach	Haines City	Sewer/Water		1,011.09	241,075.37
2/25/2026	5159 Good Home Services, LLC	stripe pkg lot		780.00	240,295.37
2/25/2026	5160 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	239,495.37
2/25/2026	5161 Kutak Rock LLP	Legal Services		6,217.00	233,278.37
2/25/2026	5162 Kutak Rock LLP	Legal Services		2,758.50	230,519.87
2/25/2026	5163 Cooper Pools Inc	comm installation/labor		408.00	230,111.87
2/28/2026			14,048.15	908,275.67	230,111.87
3/1/2026	5164 Haven Management Solutions	District Management Services - March		6,608.34	223,503.53
3/2/2026	5165 Cooper Pools Inc	Monhthly Pool Maint		1,750.00	221,753.53
3/2/2026 030226ach	Duke Energy	1084 Sugarwood St		99.75	221,653.78
3/2/2026 030226ach2	Duke Energy	930 Holly Hill Rd		32.65	221,621.13
3/2/2026 030226ach3	Duke Energy	1701 Forest lake		32.66	221,588.47
3/12/2026 031226ach	Duke Energy	1595 Aspen Ave-		872.27	220,716.20
3/13/2026		Deposit	9,439.25		230,155.45
3/17/2026	5166 Frank Rivera	03-12-26 BOS MTG		200.00	229,955.45
3/17/2026	5167 Randi Ribarich	03-12-26 BOS MTG		200.00	229,755.45
3/17/2026	5168 Jose Cortez	03-12-26 BOS MTG		200.00	229,555.45
3/17/2026	5169 Jose Montalvo	03-12-26 BOS MTG		200.00	229,355.45
3/17/2026	5170 George Thomas	BOS MTG 03-12-26		200.00	229,155.45
3/17/2026	5171 Cooper Pools Inc	coping repair		400.00	228,755.45
3/17/2026 031726ach	Duke Energy	00 Holly Hill Rd		1,918.38	226,837.07
3/19/2026 031926ach	Duke Energy	2702 Cedar Ridge		27.53	226,809.54
3/19/2026 031926ach2	Duke Energy	0 Holly Hill		732.32	226,077.22
3/20/2026 032026ach	Haines City	Irrigation		114.28	225,962.94
3/20/2026	3/20/2026 Spectrum	Act# 8711 (3/1/26)		175.09	225,787.85
3/20/2026	3/20/2026 Haines City	Sewer/Water		871.95	224,915.90
3/24/2026	5172 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	224,115.90
3/27/2026		Deposit	12,410.79		236,526.69
3/30/2026	5173 Kutak Rock LLP	Legal Services		3,641.60	232,885.09
3/30/2026	5174 Kutak Rock LLP	Legal Services		4,044.00	228,841.09
3/30/2026 033026ach	Duke Energy	1084 Sugarwood St		114.42	228,726.67
3/30/2026 033026ach2	Duke Energy	930 Holly Hill Rd		32.66	228,694.01
3/30/2026 033026ach3	Duke Energy	1701 Forest lake		32.65	228,661.36
3/31/2026			21,850.04	23,300.55	228,661.36
4/1/2026	5175 Haven Management Solutions	District Management Svc		6,608.34	222,053.02
4/1/2026	5196 Mele Environmental Services LLC	Landscape Maint Svc		6,120.00	215,933.02
4/2/2026	5176 Accurate Drilling Solutions	Press Gauge		173.11	215,759.91
4/2/2026	5177 Cooper Pools Inc	Monhthly Pool Maint		1,750.00	214,009.91

4/2/2026	5178 ECS Integrations	access mgmt pool system		525.00	213,484.91
4/7/2026	5179 Mele Environmental Services LLC	Landscape Maint Svc		6,120.00	207,364.91
4/7/2026	5181 Stantec Consulting Services, Inc	Engineering Svcs		3,228.50	204,136.41
4/10/2026 041026ach	Duke Energy	1595 Aspen Ave-		879.10	203,257.31
4/12/2026	5183 Forest Lake CDD C/O US Bank	DS Series 2020		486,219.73	(282,962.42)
4/12/2026	5184 Forest Lake CDD C/O US Bank	DS Series 2022		139,784.49	(422,746.91)
4/12/2026		Funds Transfer	626,004.22		203,257.31
4/13/2026	5185 Frank Rivera	04-09-26 BOS MTG		200.00	203,057.31
4/13/2026	5186 Randi Ribarich	04-09-26 BOS MTG		200.00	202,857.31
4/13/2026	5187 Jose Cortez	04-09-26 BOS MTG		200.00	202,657.31
4/13/2026	5188 Jose Montalvo	04-09-26 BOS MTG		200.00	202,457.31
4/13/2026	5189 George Thomas	BOS MTG 04-09-26		200.00	202,257.31
4/16/2026 041626ach	Duke Energy	00 Holly Hill Rd		1,918.25	200,339.06
4/17/2026	5190 Business Observer	Legal Advertisement		115.94	200,223.12
4/17/2026		Deposit	19,804.39		220,027.51
4/18/2026 041826acj	Spectrum	Act# 8711 (4/1/26)		152.97	219,874.54
4/20/2026 042026ach	Haines City	Irrigation		106.26	219,768.28
4/20/2026 042026ach1	Haines City	Sewer/Water		543.08	219,225.20
4/20/2026 042026ach1	Duke Energy	2702 Cedar Ridge		27.53	219,197.67
4/20/2026 042026ach3	Duke Energy	00 Holly Hill Rd		732.29	218,465.38
4/22/2026		Funds Transfer	50,000.00		268,465.38
4/29/2026	5191 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	267,665.38
4/30/2026 043026ach1	Duke Energy	1084 Sugarwood St		107.17	267,558.21
4/30/2026 043026acg3	Duke Energy	930 Holly Hill Rd		32.65	267,525.56
4/30/2026 043026ach4	Duke Energy	1701 Forest lake		32.66	267,492.90
4/30/2026		Deposit	38.06		267,530.96
4/30/2026			695,846.67	656,977.07	267,530.96

EXHIBIT 10

[RETURN TO AGENDA](#)



12:15 PM

05/29/26

Accrual Basis

Forest Lake CDD

Transactions by Account

As of April 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							228,661.36
Bill Pmt -...	04/01/2026	5175	Haven Management ...	District Management Svc		6,608.34 ✓	222,053.02
Bill Pmt -...	04/01/2026	5196	Mele Environmental ...	Landscape Maint Svc		6,120.00 ✓	215,933.02
Bill Pmt -...	04/02/2026	5176	Accurate Drilling Sol...	Press Gauge		173.11 ✓	215,759.91
Bill Pmt -...	04/02/2026	5177	Cooper Pools Inc	Monthly Pool Maint		1,750.00 ✓	214,009.91
Bill Pmt -...	04/02/2026	5178	ECS Integrations	access mgmt pool system		525.00 ✓	213,484.91
Bill Pmt -...	04/07/2026	5179	Mele Environmental ...	Landscape Maint Svc		6,120.00 ✓	207,364.91
Bill Pmt -...	04/07/2026	5181	Stantec Consulting S...	Engineering Svcs		3,228.50 ✓	204,136.41
Bill Pmt -...	04/10/2026	04102...	Duke Energy	1595 Aspen Ave-		879.10 ✓	203,257.31
Bill Pmt -...	04/12/2026	5183	Forest Lake CDD C/...	DS Series 2020		486,219.73	-282,962.42
Bill Pmt -...	04/12/2026	5184	Forest Lake CDD C/...	DS Series 2022		139,784.49	-422,746.91
Transfer	04/12/2026			Funds Transfer	626,004.22		203,257.31
Bill Pmt -...	04/13/2026	5185	Frank Rivera	04-09-26 BOS MTG		200.00 ✓	203,057.31
Bill Pmt -...	04/13/2026	5186	Randi Ribarich	04-09-26 BOS MTG		200.00 ✓	202,857.31
Bill Pmt -...	04/13/2026	5187	Jose Cortez	04-09-26 BOS MTG		200.00 ✓	202,657.31
Bill Pmt -...	04/13/2026	5188	Jose Montalvo	04-09-26 BOS MTG		200.00 ✓	202,457.31
Bill Pmt -...	04/13/2026	5189	George Thomas	BOS MTG 04-09-26		200.00 ✓	202,257.31
Bill Pmt -...	04/16/2026	04162...	Duke Energy	00 Holly Hill Rd		1,918.25 ✓	200,339.06
Bill Pmt -...	04/17/2026	5190	Business Observer	Legal Advertisement		115.94 ✓	200,223.12
Bill Pmt -...	04/18/2026	04182...	Spectrum	Act# 8711 (4/1/26)		152.97 ✓	200,070.15
Bill Pmt -...	04/20/2026	04202...	Haines City	Irrigation		106.26 ✓	199,963.89
Bill Pmt -...	04/20/2026	04202...	Haines City	Sewer/Water		543.08 ✓	199,420.81
Bill Pmt -...	04/20/2026	04202...	Duke Energy	2702 Cedar Ridge		27.53 ✓	199,393.28
Bill Pmt -...	04/20/2026	04202...	Duke Energy	00 Holly Hill Rd		732.29 ✓	198,660.99
Bill Pmt -...	04/29/2026	5191	CSS Clean Star Serv...	Monthly Cleaning		800.00 ✓	197,860.99
Bill Pmt -...	04/30/2026	04302...	Duke Energy	1084 Sugarwood St		107.17 ✓	197,753.82
Bill Pmt -...	04/30/2026	04302...	Duke Energy	930 Holly Hill Rd		32.65 ✓	197,721.17
Bill Pmt -...	04/30/2026	04302...	Duke Energy	1701 Forest lake		32.66 ✓	197,688.51
Total 1. GF					626,004.22	656,977.07	197,688.51
TOTAL					626,004.22	656,977.07	197,688.51

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Date	Invoice #
4/1/2026	34

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

P.O. No.	Terms	Project

[illegible]

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

INVOICE

BILL TO

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

INVOICE # 6107
DATE 04/01/2026
DUE DATE 04/16/2026
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



Accurate Drilling Solutions
9507 Palm River Road
Tampa, FL 33619

Phone: (813) 643-6161
accurate3drilling@gmail.com
accurate4.com

Bill to
co/Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

Ship to
Forest Lake
Corner of Forest lake Dr. and Holly Hill
Davenport, FL 33837

Work Order #: 17984

Transaction Date: 4/1/2026

Terms: Net 30

Invoice Due Date: 5/1/2026

Invoice #: i7712

Item	Description	Quantity	Price	Amount
Installation	Installation	1	\$160.00	\$160.00
Press Gauge 0-100 PSI	Press Gauge 0-100 PSI	1	\$13.11	\$13.11
Subtotal:				\$173.11
Total:				\$173.11
Balance Due:				\$173.11

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.: 2026-1304
Terms: Net 30
Invoice date: 04/01/2026
Due date: 05/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Monthly Commercial Maintenance	Monthly Commercial Maintenance April 2026	1	\$1,750.00	\$1,750.00

Total

\$1,750.00

Ways to pay



[View and pay](#)

ECS INTEGRATIONS LLC

PO Box 1225
Polk City, FL 33868 US
chris@ecsintegrations.com



INVOICE

BILL TO	SHIP TO	INVOICE	103893
Forest Lakes CDD	Forest Lakes CDD	DATE	04/01/2026
255 Primera Blvd #160	1595 Aspen Avenue	TERMS	Net 15
Lake Mary, FL 32746 USA	Davenport, FL 33837 USA	DUE DATE	04/16/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
	Access management pool system quarterly	3	175.00	525.00T

Ways to pay



View and pay

SUBTOTAL	525.00
TAX	0.00
TOTAL	525.00
BALANCE DUE	\$525.00

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

INVOICE

BILL TO

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

INVOICE # 6107

DATE 04/01/2026

DUE DATE 04/16/2026

TERMS Net 15

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

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

Invoice Number	2541955
Invoice Date	March 27, 2026
Purchase Order	238202360
Customer Number	2120091
Project Number	238202360

Bill To

Haven Management Solutions
Accounts Payable
1415 BRISTOL PARK PL
Lake Mary FL 32746
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No.: 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To

Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID 11-2167170

Project Description: Forest Lake General Consulting Support

Stantec Project Manager: Woodcock, Greg
Current Invoice Due: \$3,228.50
Bill Through Date: March 6, 2026

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your
Stantec Project Manager

INVOICE

Invoice Number
Project Number

2541955
238202360

Top Task 2026

2026 FY General Consulting

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 06			
Gouveia, Caroline Patricia	0.50	144.00	72.00
	0.50		72.00
Level 10			
Nolte, Robert (Frank)	12.00	176.00	2,112.00
	12.00		2,112.00
Level 11			
Kostakis, Vasili	4.50	189.00	850.50
	4.50		850.50
Level 13			
Woodcock, Gregory (Greg)	1.00	194.00	194.00
	1.00		194.00
Professional Services Subtotal	18.00		3,228.50

Top Task 2026 Total

3,228.50

Total Fees & Disbursements

\$3,228.50

INVOICE TOTAL (USD)

\$3,228.50

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-02-27	238202360	2026	Direct - Regular	GOLIVEIA, CAROLINE PATRICIA	0.50	144.00	72.00	PROJECT COORDINATION
2026-02-17	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK CONTRACT DOCUMENTS AND COORDINATION WITH CONTRACTOR AND DISTRICT MANAGEMENT
2026-02-18	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK CONTRACT DOCUMENTS AND COORDINATION WITH CONTRACTOR AND DISTRICT MANAGEMENT
2026-02-19	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK CONTRACT DOCUMENTS AND COORDINATION WITH CONTRACTOR AND DISTRICT MANAGEMENT
2026-02-23	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.50	188.00	283.50	SIDEWALK REPAIR WORK, CONTRACT REVISIONS AND COORDINATION
2026-02-24	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK REPAIR WORK, CONTRACT REVISIONS AND COORDINATION
2026-02-25	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK REPAIR WORK, CONTRACT REVISIONS AND COORDINATION
2026-02-26	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	0.50	189.00	94.50	SIDEWALK REPAIR WORK, CONTRACT REVISIONS AND COORDINATION
2026-02-26	238202360	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	176.00	704.00	PREPARING STOP SIGN REPORT AND EXHIBIT
2026-02-27	238202360	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	4.00	176.00	704.00	PREPARING STOP SIGN REPORT AND EXHIBIT
2026-03-02	238202360	2026	Direct - Regular	NOLTE, ROBERT (FRANK)	3.00	176.00	528.00	STOP CONDITION PLAN EXHIBIT
2026-02-18	238202360	2026	Direct - Regular	RANKIN, ASHLEY ALEXANDRA	1.00	176.00	176.00	PROJECT COORDINATION
2026-02-27	238202360	2026	Direct - Regular	WOODCOCK, GREGORY (GREG)	1.00	194.00	194.00	REVIEW SIDEWALK REPAIRS
Total Labor:					18.00		\$3,228.50	
Total Project 238202360					18.00		\$3,228.50	

Service address
FOREST LAKE CDD
1595 ASPEN AVE
DAVENPORT FL 33837

Bill date Mar 20, 2026
For service Feb 18 - Mar 18
29 days

Account number 9100 9084 9576

Billing summary

Previous Amount Due	\$872.27
Payment Received Mar 12	-872.27
Current Electric Charges	807.91
Taxes	71.19
Total Amount Due Apr 10	\$879.10

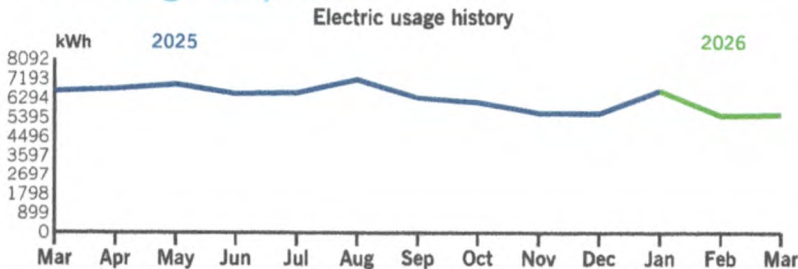


Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot



Average temperature in degrees

68° 75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 74°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	5,570	6,654	75,549	6,296
Avg. Daily (kWh)	192	238	208	
12-month usage based on most recent history				

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

Amount of automatic draft

\$879.10
by Apr 10

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

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

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

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

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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
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Check utility rates

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



duke-energy.com
877.372.8477

Account number **9100 9084 9576**

Your usage snapshot - Continued

Current electric usage for meter number 8292692	
Actual reading on Mar 18	343679
Previous reading on Feb 18	- 338109
Energy Used	5,570 kWh
Billed kWh	5,570.000 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 - Feb 18 26 to Mar 18 26	
Meter - 8292692	
Customer Charge	\$17.92
Energy Charge	
5,570.000 kWh @ 9.566c	532.82
Fuel Charge	
5,570.000 kWh @ 4.422c	246.31
Asset Securitization Charge	
5,570.000 kWh @ 0.195c	10.86
Total Current Charges	\$807.91

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	\$0.70
Gross Receipts Tax	20.73
Municipal Franchise Fee	49.76
Total Taxes	\$71.19

Forest Lake

Meeting Date:

4/9/2026

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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

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

Bill date Mar 26, 2026
For service Feb 24 - Mar 25
30 days

Account number 9100 8879 3566

Billing summary

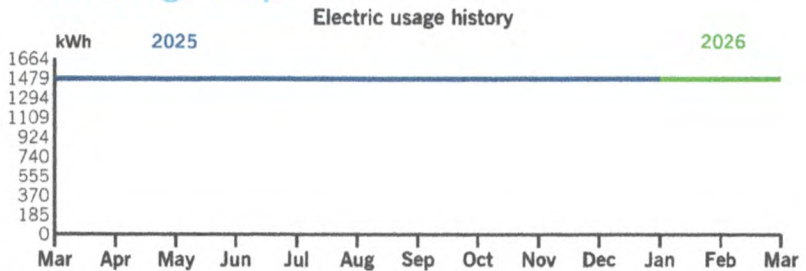
Previous Amount Due	\$1,918.38
Payment Received Mar 17	-1,918.38
Current Lighting Charges	1,905.28
Taxes	12.97
Total Amount Due Apr 16	\$1,918.25



Thank you for your payment.

Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Your usage snapshot



Average temperature in degrees

68° 75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 73°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	49	53	49	
12-month usage based on most recent history				

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

\$1,918.25
by Apr 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

8891008879356600066000000000000019182500001918251



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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: Apr 24

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 Feb 24 - Mar 25		
Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	87	1,479 kWh

Billing details - Lighting

Billing Period - Feb 24 26 to Mar 25 26	
MLDF Charge	\$594.32
Customer Charge	1.92
Energy Charge	
1,479.000 kWh @ 4.188c	61.94
Fuel Charge	
1,479.000 kWh @ 4.325c	63.97
Asset Securitization Charge	
1,479.000 kWh @ 0.054c	0.80
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	\$1,905.28

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	\$1.66
Gross Receipts Tax	3.30
Municipal Franchise Fee	8.01
Total Taxes	\$12.97

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 26-00754K

Date 04/17/2026

Attn:
Haven Management Solutions, LLC
255 PRIMERA BLVD, SUITE 160
LAKE MARY FL 32746

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 26-00754K

\$115.94

Notice of Regular Board Meeting and Attorney-Client Session

RE: Forest Lake Community Development District Meeting and Session on
May 14, 2026 at 1:30 p.m

Published: 4/17/2026

Important Message

Please include our Serial # on your check Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$115.94

Payment is due within 30 days of the
1st publication date of your notice. If
payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF REGULAR BOARD MEETING AND ATTORNEY-CLIENT SESSION

Notice is hereby given that the Forest Lake Community Development District ("District") Board of Supervisors ("Board") will conduct a regular Board meeting and attorney-client session at the following date, time, and location:

Regular Board Meeting/Attorney-Client Session
May 14, 2026, at 1:30 p.m.
Davenport City Hall
1 S. Allapaha Avenue
Davenport, FL 33837

The attorney-client session, which is closed to the public, is being held pursuant to Section 286.011(8), *Florida Statutes*, to discuss settlement negotiations and strategy related to litigation expenditures concerning the ongoing litigation entitled Forest Lake CCD v. NPG CAM Services, Inc., et al., Polk County Circuit Court Case No. 2025-CA-2803. The following persons are anticipated to be in attendance at the attorney-client session: District Board of Supervisors Frank Rivera, Randi Ribarich, Jose Cortez, Jose Montalvo, George Thomas, and the District's legal counsel, Joseph Brown, Kyle Magee, and Jere Earlywine, and the District's chief administrative officer, Patricia Thibault, and a court reporter. The attorney-client session is expected to last approximately one hour.

The regular board meeting begins at 1:30 p.m. on the same date and at the same location as the attorney-client session and will occur prior to the attorney-client session for the purpose of considering any business of the District and will continue to be held after the attorney-client session for the purpose of taking up any business that may be the result of the attorney-client session or any other business of the District. Both portions of the regular board meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for the meeting may be obtained from the District Manager, Haven Management Solutions, 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746, Patricia@HavenmgtSol.com, (407) 698-5350.

The board meeting may be continued to a date, time, and place approved by the Board on the record without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring regular accommodations to participate in this meeting/hearing/workshop is asked to advise the District at least forty-eight (48) hours before the meeting/hearing by contacting the District Manager at (407) 698-5350. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is based.

Forest Lake CDD
Patricia Thibault, District Manager
April 17, 2026

26-00754K

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Internet • TV • Business Phone

April 1, 2026

Service from Apr 1 - Apr 30

Collapse All

Amount Due
Auto Pay Scheduled **Apr 18**

\$152.97

Account Holder Information ^

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

PREVIOUS ACTIVITY

Remaining Balance	\$0.00 ^
Previous Balance	\$175.09
EFT Payment - 3/18	-\$175.09

CURRENT ACTIVITY

Spectrum Business TV	\$45.00 ^
----------------------	-----------

Spectrum Business TV Stream	\$45.00
Your promotional price will expire on 03/31/27	\$0.00

Spectrum Business Internet	\$80.00 ^
Security Suite	\$0.00
Domain Name	\$0.00
Vanity Email	\$0.00
Static IP 1	\$20.00
Spectrum Business Internet Gig	\$180.00
Promotional Discount	-\$90.00
Your promotional price will expire on 03/31/27	\$0.00
Promotional Discount	-\$30.00
Your promotional price will expire on 03/31/29	\$0.00

Spectrum Business Voice	\$10.00 ^
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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	\$10.00 ^
Payment Processing	\$10.00

Taxes, Fees and Charges	\$7.97 ^
Regulatory Cost Recovery Fee	\$0.28
Federal Universal Service Fund	\$0.75
State TRS Surcharge	\$0.08
E911 Fee	\$0.40
Communications Services Tax	\$6.46

Amount Due
Auto Pay Scheduled **Apr 18**

\$152.97

[View Printable Statement](#) 



Get the latest offers and information about your account.

[View News and Information](#)

[Billing Information and Disclosures](#) >



CITY OF HAINES CITY

620 E MAIN ST
HAINES CITY FL 33844

FOR BILLING INFORMATION
CALL: (863)421-3600

Account #	Bill Date	TOTAL DUE
70216	03/31/2026	\$ 106.26
Type	Due Date	
CYCLE 2	04/20/2026	**BANK DRAFT**
PayID	Bill No	
116GA	7931	



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

Your Bank Account was charged on 04/20/2026

00000702167 0000106260

DETACH AND RETURN STUB WITH REMITTANCE

FOREST LAKE CDD

CYCLE 2

BANK DRAFT

116GA

20714130

Account #	Service Address			Billing Period	Bill Date	Due Date	TOTAL DUE
70216	1110 Holly Hill Rd (ph3 Ent Forest Lake)			02/16/26 to 03/15/26	03/31/2026	04/20/2026	\$ 106.26
Service Code & Description		Previous Date Reading	Current Date Reading	Mult	Usage	Year Ago	Charge

					LAST PAYMENT		03/20/2026	114.28
IR IRRIGATION	02/15	945	03/15	956	1000.000	11000	15000	96.60
Usage cost on 11000 x	0.003647	=	40.12					
Base Fee:	56.48							

* TAXES 9.66

Your Bank Account was charged on 04/20/2026

CURRENT CHARGES 106.26
TOTAL AMOUNT DUE 106.26

CITY OF HAINES CITY / 620 E MAIN ST Haines City, FL 33844

(863) 421-3600

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)

2025 Annual Drinking Water Quality Report <https://www.hainescity.com/CCR-2025>



CITY OF HAINES CITY

620 E MAIN ST
HAINES CITY FL 33844

FOR BILLING INFORMATION

CALL: (863)421-3600

Account #	Bill Date	TOTAL DUE
64210	03/31/2026	\$ 543.08
Type	Due Date	
CYCLE 2	04/20/2026	**BANK DRAFT**
PayID	Bill No	
1DJMA	6483	



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

Your Bank Account was charged on 04/20/2026

00000642108 0000543082

DETACH AND RETURN STUB WITH REMITTANCE

FOREST LAKE CDD

CYCLE 2

BANK DRAFT

1DJMA

20706335

Account #	Service Address	Billing Period		Bill Date	Due Date	TOTAL DUE		
64210	1595 Aspen (amenities/clubhouse) Dr	02/16/26 to 03/15/26		03/31/2026	04/20/2026	\$ 543.08		
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
					LAST PAYMENT		03/20/2026	871.95
SW SEWER	02/15	1479	03/15	1500	1000.000	21000	16000	335.72
Usage cost on 21000 x	0.008689	=	182.47					
Base Fee:	153.25							
WA WATER	02/15	1479	03/15	1500	1000.000	21000	16000	188.51
Usage cost on 21000 x	0.003600	=	75.60					
Base Fee:	112.91							
* TAXES								18.85
CURRENT CHARGES								543.08
TOTAL AMOUNT DUE								543.08
Your Bank Account was charged on 04/20/2026								

Your Bank Account was charged on 04/20/2026

CITY OF HAINES CITY / 620 E MAIN ST Haines City, FL 33844

(863) 421-3600

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2025 Annual Drinking Water Quality Report <https://www.hainescity.com/CCR-2025>

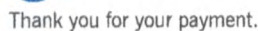


Page 1 of 3

Bill date Mar 30, 2026
For service Feb 25 - Mar 26
30 days

Account number 9101 5019 0754

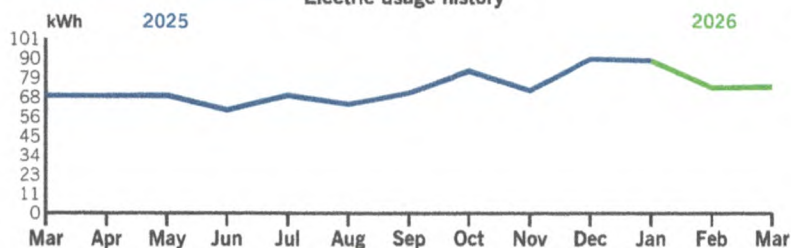
Previous Amount Due	\$27.53
<i>Payment Received Mar 19</i>	-27.53
Current Electric Charges	26.82
Taxes	0.71
Total Amount Due Apr 20	\$27.53



Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Electric usage history



Average temperature in degrees

68° 75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 72°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	74	69	883	74
Avg. Daily (kWh)	2	2	2	

12-month usage based on most recent history

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.



Account number
9101 5019 0754

\$27.53
by Apr 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

889101501907540006600000000000000000275300000027538



duke-energy.com
877.372.8477

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
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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: Apr 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.

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

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8390099	Actual	Feb 25 - Mar 26

Usage Values

Billed kWh	73.990 kWh
Billed Demand kW	0.208 kW
Load Factor	49.41 %



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 - Feb 25 26 to Mar 26 26

Meter - 8390099

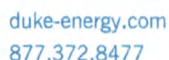
Customer Charge	\$18.47
Energy Charge	
73.990 kWh @ 3.411c	2.53
Fuel Charge	
73.990 kWh @ 4.422c	3.27
Demand Charge	
0.208 kW @ \$11.69	2.42
Asset Securitization Charge	
73.990 kWh @ 0.172c	0.13
Total Current Charges	\$26.82

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

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

Billing details - Taxes

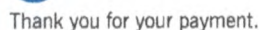
Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.69
Total Taxes	\$0.71



Bill date Mar 30, 2026
For service Feb 26 - Mar 27
30 days

Account number **9101 3840 6191**

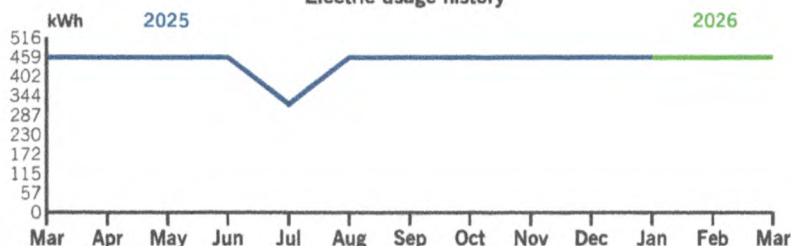
Previous Amount Due	\$732.32
<i>Payment Received Mar 19</i>	-732.32
Current Lighting Charges	728.02
Taxes	4.27
Total Amount Due Apr 20	\$732.29



Important power line safety reminder. Stay away from power lines. Do not work near overhead lines. Always assume that downed lines are energized and dangerous. Report downed power lines to Duke Energy immediately by calling 800-228-8485.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Electric usage history



Average temperature in degrees

68° 75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71°

	Current Month	Mar 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	459	459	5,369	447
Avg. Daily (kWh)	15	16	15	
12-month usage based on most recent history				

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.



Account number
9101 3840 6191

\$732.29
by Apr 20

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

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

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

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

8891.013840619100066000000000000000007322900000732294



duke-energy.com
877.372.8477

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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: Apr 22

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.



duke-energy.com
877.372.8477

Account number **9101 3840 6191**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Feb 26 - Mar 27		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - Feb 26 26 to Mar 27 26	
MLDF Charge	\$319.85
Customer Charge	1.92
Energy Charge	
459.000 kWh @ 4.188c	19.22
Fuel Charge	
459.000 kWh @ 4.325c	19.85
Asset Securitization Charge	
459.000 kWh @ 0.054c	0.25
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	\$728.02

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	\$0.63
Gross Receipts Tax	1.06
Municipal Franchise Fee	2.58
Total Taxes	\$4.27



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

Invoice

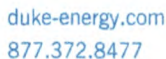
Date	Invoice #
4/29/2026	17852

Bill To:

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

		P.O. No.	Account #	Due Date
			0054	5/15/2026
Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 04/2026	5	550.00	4/30/2026	550.00
Monthly Service trash collect twice a week.		50.00	4/30/2026	250.00
1595 Aspen Ave. Davenport, FL 33837				
Thank you for your business.			Total	\$800.00
Please make checks payable to: CSS Clean Star Services of Central Florida Inc.			Payments/Credits	\$0.00
Past due invoices may be subject to legal allowable charges			Balance Due	\$800.00
11121 Camden Park Drive				

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



Page 1 of 3

Bill date Apr 9, 2026
For service Mar 6 - Apr 7
33 days

Account number **9100 8879 4450**

Billing summary

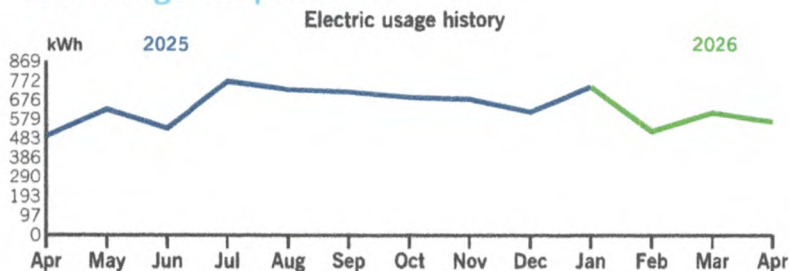
Previous Amount Due	\$114.42
<i>Payment Received Mar 30</i>	-114.42
Current Electric Charges	98.49
Taxes	8.68
Total Amount Due Apr 30	\$107.17



Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	568	496	7,831	653
Avg. Daily (kWh)	17	17	21	
12-month usage based on most recent history				

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.



Account number
9100 8879 4450

\$107.17
by Apr 30

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

8891008879445000066000000000000000001071700000107171



duke-energy.com
877.372.8477

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: May 6

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 4362214	
Actual reading on Apr 7	29798
Previous reading on Mar 6	- 29230
Energy Used	568 kWh
Billed kWh	568.000 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 - Mar 06 26 to Apr 07 26	
Meter - 4362214	
Customer Charge	\$17.92
Energy Charge	
568.000 kWh @ 9.566c	54.34
Fuel Charge	
568.000 kWh @ 4.422c	25.12
Asset Securitization Charge	
568.000 kWh @ 0.195c	1.11
Total Current Charges	\$98.49

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	\$0.09
Gross Receipts Tax	2.53
Municipal Franchise Fee	6.06
Total Taxes	\$8.68

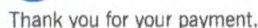


Page 1 of 3

Bill date Apr 9, 2026
For service Mar 6 - Apr 7
33 days

Account number **9100 8879 4301**

Previous Amount Due	\$32.66
<i>Payment Received Mar 30</i>	-32.66
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Apr 30	\$32.65



Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

The chart displays electric usage in kWh over a 13-month period. The y-axis ranges from 0 to 47 kWh in increments of 5. The x-axis shows months from April 2025 to April 2026. The data is as follows:

Month	Usage (kWh)
Apr 2025	24
May 2025	23
Jun 2025	23
Jul 2025	23
Aug 2025	18
Sep 2025	0
Oct 2025	0
Nov 2025	1
Dec 2025	15
Jan 2026	42
Feb 2026	26
Mar 2026	22
Apr 2026	23

Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	23	24	222	19
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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.



Account number
9100 8879 4301

\$32.65
by Apr 30

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

88910088794301000660000000000000000000326500000032650



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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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
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Check utility rates

Check rates and charges	duke-energy.com/rates
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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: May 6

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.

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Asset Securitization Charge

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

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Special Needs Customers

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Para nuestros clientes que hablan Español

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

Your usage snapshot - Continued

Current electric usage for meter number 8270042	
Actual reading on Apr 7	955
Previous reading on Mar 6	- 932
Energy Used	23 kWh
Billed kWh	23.000 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 - Mar 06 26 to Apr 07 26	
Meter - 8270042	
Customer Charge	\$17.92
Energy Charge	
23.000 kWh @ 9.566c	2.21
Fuel Charge	
23.000 kWh @ 4.422c	1.02
Asset Securitization Charge	
23.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	8.81
Total Current Charges	\$30.00

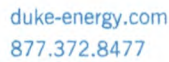
The total charges incurred during this billing period are below the minimum expenses necessary to equitably provide and maintain reliable electric service to all facilities across the state. When the combined monthly customer, energy, fuel, and other charges fall below a \$30 threshold, customers will 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	1.85
Total Taxes	\$2.65



Page 1 of 3

Bill date Apr 9, 2026
For service Mar 6 - Apr 7
33 days

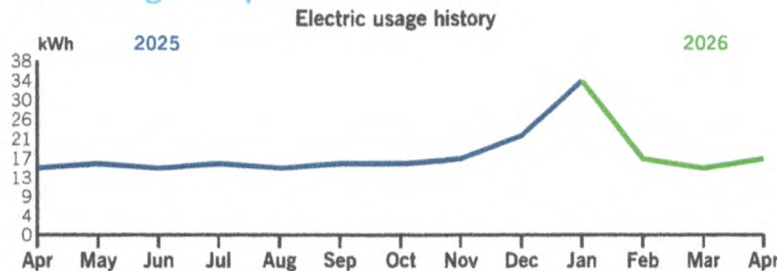
Billing summary

Previous Amount Due	\$32.65
<i>Payment Received Mar 30</i>	-32.65
Current Electric Charges	30.00
Taxes	2.66
Total Amount Due Apr 30	\$32.66



Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least Two full Business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Your usage snapshot



Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	17	15	216	18
Avg. Daily (kWh)	1	1	1	
12-month usage based on most recent history				

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.



Account number
9100 8879 4111

\$32.66
by Apr 30

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

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

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

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

889100887941110006600000000000000000326600000032665



We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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Convenient ways to pay your bill

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

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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
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Check utility rates

Check rates and charges	duke-energy.com/rates
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Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

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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 Apr 7	516
Previous reading on Mar 6	- 499
Energy Used	17 kWh
Billed kWh	17.000 kWh



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

Billing details - Electric

Billing Period - Mar 06 26 to Apr 07 26	
Meter - 8325080	
Customer Charge	\$17.92
Energy Charge	
17.000 kWh @ 9.566c	1.63
Fuel Charge	
17.000 kWh @ 4.422c	0.75
Asset Securitization Charge	
17.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.67
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	1.86
Total Taxes	\$2.66

EXHIBIT 11

[RETURN TO AGENDA](#)



Review quote and press Approve or Reject below

Cooper Pools Inc

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

QUOTE

Quote Number
719

Quote Total
\$778.74

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

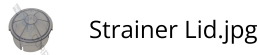
Quote Date
May 12, 2026
Expiration Date
June 12, 2026

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
356750Z CLEAR EQ SERIES STRAINER LID	356750Z CLEAR EQ SERIES STRAINER LID	1	778.74	778.74

Strainer lid needs to be replaced per the technician

Attachments



Subtotal	\$778.74
Tax	\$0.00
Quote Total	\$778.74

Pay over time today
0% APR or as low as \$60.73 with  sunbit ⓘ
Get pre-approved (<https://apply.sunbit.com/YourPoolPro-hg0mapn0>)

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

FW: Reminder: Quote 719 is ready! Forest

From Patricia Thibault <Patricia@havenmgtzol.com>
Date Tue 5/26/2026 12:05 PM
To Haven Mgt <Havenadmin@havenmgtzol.com>

On the quote I sent - please add this statement

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Theresa Bonnell accounting@cooperpoolsinc.com
Sent: Tuesday, May 26, 2026 10:17 AM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Re: Reminder: Quote 719 is ready!

Your pump will burn out and will loose suction.

Best regards,

Theresa Bonnell
Executive Assistant
Cooper Pools Inc., Cooper Pools Remodeling & Resurfacing Inc., Cooper Pools Leak Detection Inc
844-766-5256
accounting@cooperpoolsinc.com
FL Contractors License # CPC1459240

From: Patricia Thibault <Patricia@havenmgtzol.com>
Sent: Tuesday, May 26, 2026 10:14 AM
To: Theresa Bonnell <accounting@cooperpoolsinc.com>
Subject: RE: Reminder: Quote 719 is ready!

So what happens if we do not replace

Please understand that we have a very involved Board and these are the questions that I receive

Patricia Thibault
District Manager
Haven Management Solutions

255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Theresa Bonnell <accounting@cooperpoolsinc.com>
Sent: Tuesday, May 26, 2026 9:59 AM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Re: Reminder: Quote 719 is ready!

It is the cover to the pump

Best regards,

Theresa Bonnell
Executive Assistant
Cooper Pools Inc., Cooper Pools Remodeling & Resurfacing Inc., Cooper Pools Leak Detection Inc
844-766-5256
accounting@cooperpoolsinc.com
FL Contractors License # CPC1459240

From: Patricia Thibault <Patricia@havenmgtzol.com>
Sent: Tuesday, May 26, 2026 9:49 AM
To: Theresa Bonnell <accounting@cooperpoolsinc.com>
Subject: RE: Reminder: Quote 719 is ready!

Can you advise as to the “what” it does

Thanks much

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Theresa Bonnell <accounting@cooperpoolsinc.com>
Sent: Tuesday, May 26, 2026 9:45 AM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Re: Reminder: Quote 719 is ready!

Yes in the quote we attached the picture of the item and stated that it was cracked.

Best regards,

Theresa Bonnell
Executive Assistant
Cooper Pools Inc., Cooper Pools Remodeling & Resurfacing Inc., Cooper Pools Leak Detection Inc
844-766-5256
accounting@cooperpoolsinc.com
FL Contractors License # CPC1459240

From: Patricia Thibault <Patricia@havenmgtzol.com>
Sent: Tuesday, May 26, 2026 8:30 AM
To: Theresa Bonnell <accounting@cooperpoolsinc.com>
Subject: RE: Reminder: Quote 719 is ready!

Thanks please understand that we need to get Board approval and this Board welcomes the why and the what - meaning though it was cracked what does it do

Can you advise please

Patricia Thibault
District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Theresa Bonnell <accounting@cooperpoolsinc.com>
Sent: Tuesday, May 26, 2026 8:28 AM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Fw: Reminder: Quote 719 is ready!

This was sent back on May 19th that the strainer lid was cracked and needed to be replaced.

Best regards,

Theresa Bonnell
Executive Assistant
Cooper Pools Inc., Cooper Pools Remodeling & Resurfacing Inc., Cooper Pools Leak Detection Inc
844-766-5256
accounting@cooperpoolsinc.com
FL Contractors License # CPC1459240

From: Theresa Bonnell <accounting@cooperpoolsinc.com>
Sent: Tuesday, May 19, 2026 8:59 AM
To: Patricia Thibault <Patricia@havenmgtzol.com>
Subject: Re: Reminder: Quote 719 is ready!

Strainer Lid, please see attached picture.

Best regards,

Theresa Bonnell
Executive Assistant
Cooper Pools Inc., Cooper Pools Remodeling & Resurfacing Inc., Cooper Pools Leak Detection Inc
844-766-5256
accounting@cooperpoolsinc.com

From: Patricia Thibault <Patricia@havenmgt sol.com>
Sent: Tuesday, May 19, 2026 8:57 AM
To: Theresa Bonnell <accounting@cooperpoolsinc.com>
Subject: FW: Reminder: Quote 719 is ready!

Hey theresa – can you expand on what this is for ? Thanks much
Patricia Thibault

District Manager
Haven Management Solutions
255 Primera Blvd, Suite 160
Lake Mary, FL 32746

From: Cooper Pools <messages@appmail.getskimmer.com>
Sent: Tuesday, May 19, 2026 7:00 AM
To: Patricia Thibault <Patricia@havenmgt sol.com>; Forest Lake CDD <Forestlake@havenmgt sol.com>; Accounts Payable <AP@havenmgt sol.com>
Subject: Reminder: Quote 719 is ready!

Reminder: Your Quote Is Ready!

QUOTE 719

\$778.74

Expiration Date: June 12, 2026

Thanks for choosing us to keep your pool looking great. We appreciate your business!

Review and
Pay

Forest Lake CDD

1595 Aspen Ave. Davenport, FL 33837	\$778.74
--	----------

1595 Aspen Ave. Davenport, FL 33837	\$778.74
--	----------

Subtotal:	\$778.74
-----------	----------

Subtotal:	\$778.74
-----------	----------

Taxes:	\$0.00
--------	--------

Taxes:	\$0.00
--------	--------

Quote Total: \$778.74

Quote Total: \$778.74

Pay over time with 0% APR or as low as \$61* with  **sunbit**



Cooper Pools

844-766-5256

Cooper Pools Inc

4850 Allen Rd PMB 13

Zephyrhills FL 33541

[\(844\) 766-5256](tel:(844)766-5256)

info@cooperpoolsinc.com

<https://cooperpoolsinc.com/>

[Terms of Service](#) | [Privacy Policy](#)

[Terms of Service](#) [Privacy Policy](#)

Thank you for your business!

*Example(s) based on 12 monthly payments, a 30.00% APR, and a 20% payment of the purchase price including tax due at checkout. Actual terms will vary. Subject to approval based on creditworthiness. 0.00 - 35.99% APR. Payment due at checkout. A 3- month 0% APR plan is available for all approved customers. 6- , 12-, and 18- month plans available with interest. Not available in VT, WV, or US territories. Account openings and payment activity are reported to a major credit bureau. See Rates and Terms for loan requirements and state restrictions. [Rates & Terms](#). Sunbit Now, LLC is licensed under the CT Laws Relating to Small Loans (lic. # SLC-1760582 & SLC-BCH-1844702); NMLS ID 1760582. Loans are made by Transportation Alliance Bank Inc., dba TAB Bank, which determines qualifications for and terms of credit.



EXHIBIT 12

[RETURN TO AGENDA](#)



IRRIGATION REPAIR PROPOSAL

Prepared for Forest Lake CDD Board Review

Proposal Date: May 26, 2026

This proposal outlines the necessary irrigation system repairs recommended to improve operational efficiency, irrigation coverage, and landscape health throughout the Forest Lake CDD community.

Recommended Repairs

Zone	Scope of Repair
Zone 3	Raise (2) 6-inch spray heads with new heads to improve lawn coverage.
Zone 4	Replace (2) 6-inch spray heads around pool area.
Zones 6, 10, 11, 12, 15	Replace (15) nozzles and filters to restore proper irrigation performance.
Zones 7 & 14	Repair (2) broken flex lines connected to crape myrtle trees.
Zone 17	Replace failed decoder due to bad decoder error.

TOTAL PROPOSAL AMOUNT

\$878.39

We appreciate the opportunity to provide this irrigation repair proposal for the Forest Lake CDD Board Members' review and consideration. These repairs are recommended to maintain proper irrigation coverage and improve overall system reliability.