District: **FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**
Date of Meeting: **Thursday, July 09, 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@havenmgtsol.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 & Presentation of Amended & Restated Rules Relating to Parking and Enforcement — **EXHIBIT 1**

B. Discussion of Amenity Access of Amenity Registration Form for Renters — **EXHIBIT 2A**

C. Presentation of Revised Amenity Policies & Rates — **EXHIBIT 2B**

IV. **District Engineer – Stantec**

V. **Field Manager**

A. Presentation for Discussion: Management Monthly Field Report — **EXHIBIT 3**

VI. **District Manager**

VII. **Administrative Items**

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on June 11, 2026 — **EXHIBIT 4**

B. Consideration for Acceptance – The Unaudited Financial Statements May, 2026 — **EXHIBIT 5**

C. Presentation of Check Details – May 2026 — **EXHIBIT 6**

D. Consideration to Ratify Good Home Services Proposals:

1. Install (2) New Outlets In Amenity Center - $165 **EXHIBIT 7**
2. Repair Three Lounge Chairs - $60 **EXHIBIT 8**
3. Install Three Signs at the Amenity Center - $75 **EXHIBIT 9**
4. Repair Gate and Secure Gate Mesh - $75 **EXHIBIT 10**
5. Repair Five Fence Panels - $625 **EXHIBIT 11**

VIII. Other Items to be Introduced

A. Discussion on Extra Camera for Security **EXHIBIT 12**

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

X. Supervisors' Request

XI. Adjournment

EXHIBIT 1

RETURN TO AGENDA

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
AMENDED AND RESTATED RULES RELATING TO PARKING AND PARKING ENFORCEMENT

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

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

SECTION 2. DEFINITIONS.

A. *Commercial Vehicle*. Any mobile item (including Utility Vans, Utility Trucks and Semi-Trucks) which normally uses wheels, whether motorized or not, that (i) is titled, registered or leased to a company and not an individual person, (ii) is used for business purposes even if titled, registered or leased to an individual person, (iii) has a gross vehicle weight rating of 10,0001 pounds or more (iv) or is designed primarily for the transportation of goods, equipment or tools for business purposes rather than passengers.

B. *Designated Parking Areas*. Areas which have been explicitly approved for parking by the District, including areas indicated by asphalt markings and areas designated on the map attached hereto as **Exhibit A** and indicated by signage.

C. *Vehicle*. Any mobile item which normally uses wheels, whether motorized or not. As a point of clarification, the definition of 'Vehicle' includes tractor trailers and other non-mobilized trailers.

D. *Vessel*. Every description of watercraft, barge, or airboat used or capable of being used as a means of transportation on water.

E. *Trailer(s).* An unpowered vehicle towed by another.

F. *Recreational Vehicle*. A vehicle designed for recreational use, which includes motor homes, campers and trailers relative to same.

G. *Abandoned/Broken-Down Vehicle.* A vehicle that has no license plate, is visibly not operational, or has not moved for a period of 5 days.

H. *Parked*. A Vehicle, Vessel or Recreational Vehicle left unattended by its owner or user.

I. *Tow-Away Zone.* District property in which parking is prohibited and in which the District is authorized to initiate a towing and/or removal action. **Any District Property not designated as a Designated Parking Area is a Tow-Away Zone.**

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

SECTION 3. DESIGNATED PARKING AREAS. Parking is permitted only in Designated Parking Areas, as indicated by asphalt markings for parking spaces and as indicated on the map attached hereto as **Exhibit A** for certain on-street parking areas. On-street parking is expressly prohibited on District roadways except where indicated. Vehicles parked on District roadways must be parked in the direction of the flow of traffic. **Any Vehicle parked on District Property, including District roads, if any, must do so in compliance with all laws, ordinances, and codes, and shall not block access to driveways, property entrances or sidewalks. Vehicles may not park on the grass located between the roadway and sidewalks. Vehicles parked parallel to the roadway in the apron of a driveway become subject to the District's parking and towing rules if a portion of the vehicle extends onto the sidewalk or the roadway.**

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

SECTION 5. EXCEPTIONS.

A. **ON-STREET PARKING EXCEPTIONS**. Commercial Vehicles, Recreational Vehicles, Trailers and Vessels are not permitted to be parked on-street Overnight and shall be subject to towing at Owner's expense. Commercial Vehicles may not park on District Property except for the limited purpose of loading or unloading goods, merchandise or household furnishings or performing customer services at a residence within the District. Commercial Vehicles are prohibited from parking overnight and may not be left unattended at any time

B. **ABANDONED/BROKEN-DOWN VEHICLES**. Abandoned and/or broken-down Vehicles are not permitted to be parked on District Property at any time and are subject to towing at the Owner's expense.

C. **PARKING DURING AMENITY HOURS.** Vehicles may park in the designated parking areas of amenity facilities depicted in **Exhibit A** during the open hours of operations of such amenity facilities, including any District-authorized special events occurring outside of regular hours of operation. Otherwise, no Overnight parking is permitted at the amenity facilities.

D. **VENDORS/CONTRACTORS.** The District Manager or his/her designee may authorize vendors/consultants in writing to park company vehicles in order to facilitate District business. All vehicles so authorized must be identified by a Parking Pass issued by the District.

E. **DELIVERY VEHICLES AND GOVERNMENTAL VEHICLES.** Delivery vehicles, including but not limited to, U.S.P.S., U.P.S., Fed Ex, moving company vehicles, and lawn maintenance vendors may park on District property while actively engaged in the operation of such businesses (e.g., loading and unloading). Vehicles owned and operated by any governmental unit may also park on District Property while carrying out official duties.

SECTION 6. TOWING/REMOVAL PROCEDURES.

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

B. TOWING/REMOVAL AUTHORITY. To effect towing/removal of a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle, the District Manager or his/her designee must verify that the subject Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle was not authorized to park under this rule in the Overnight Parking Areas and then must contact a firm authorized by Florida law to tow/remove Commercial Vehicle, Vehicles, Vessels and Recreational Vehicles for the removal of such unauthorized vehicle at the owner's expense. The District will seek reimbursement from the owner for damage to District property occurring during the removal of an unauthorized vehicle. The Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle shall be towed/removed by the firm in accordance with Florida law, specifically the provisions set forth in Section 715.07, *Florida Statutes*. Notwithstanding the foregoing, a towing service retained by the District may tow/remove any vehicle parked in a Tow-Away Zone.

C. AGREEMENT WITH AUTHORIZED TOWING SERVICE. The District's Board of Supervisors is hereby authorized to enter into and maintain an agreement with a firm authorized by Florida law to tow/remove unauthorized vehicles and in accordance with Florida law and with the policies set forth herein. The District reserves the right to contract with a separate towing contractor for overnight towing of heavy vehicles (e.g., tractor trailers).

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

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

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

Effective date: August 14, 2025

Forest Lake CDD

[redacted]

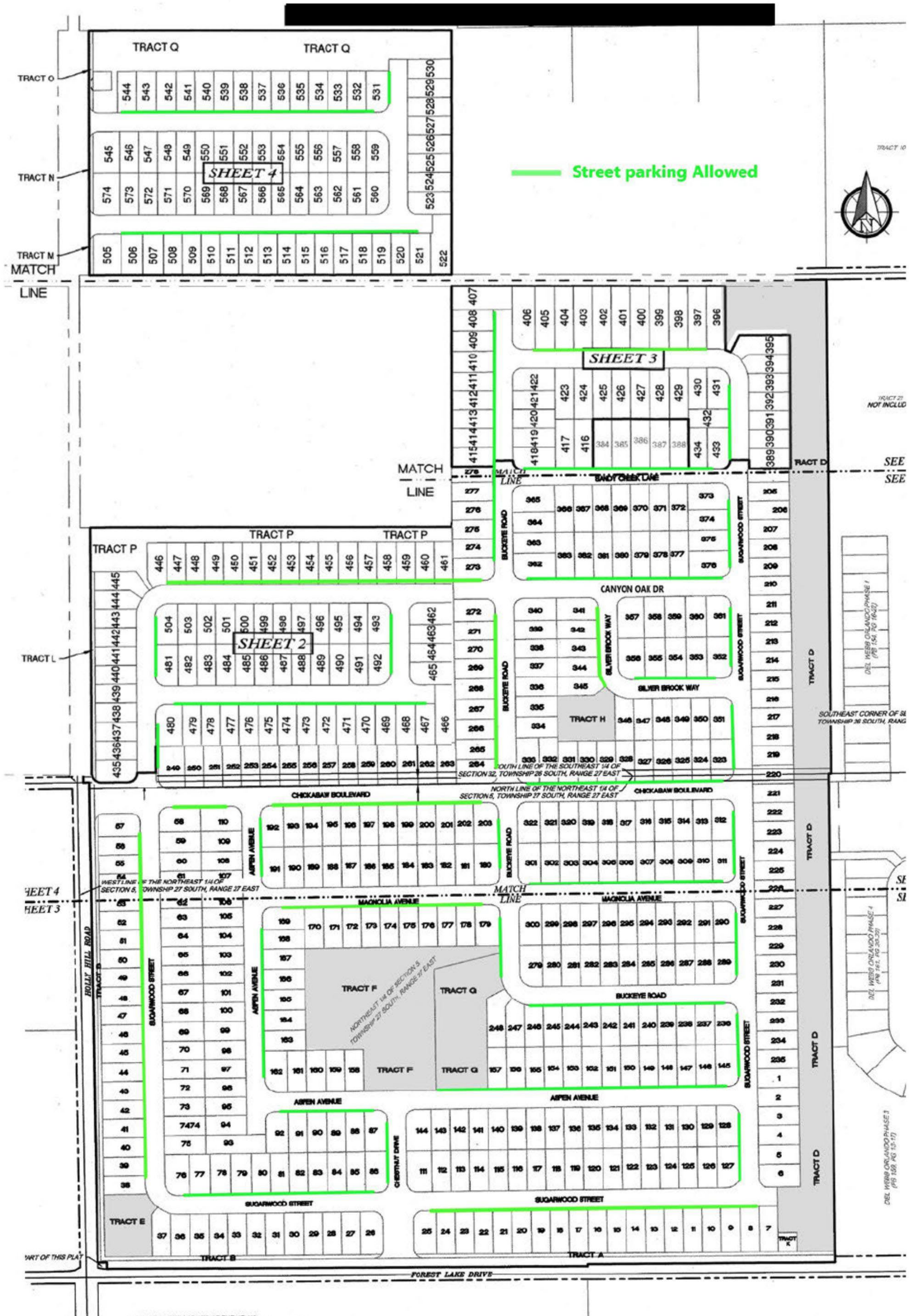

EXHIBIT 2A

RETURN TO AGENDA

Forest Lake Community Development District

Renter Amenities Access Registration Form

Name: ______________________________
(Renter listed on Lease Agreement)

Residential Address: ______________________________ **Davenport** **FL** **33837**
(Within Forest Lake CDD) *Street Address* *City* *State* *ZIP Code*

Mailing Address: ______________________________
(If different from Residential) *Street Address* *City* *State* *ZIP Code*

Phone: ______________________ Email: ______________________

Additional Renter(s): ______________________________
(Using the amenities) ______________________________

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed Renters and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that Owner is financially responsible for any damages caused by Renter, Renter's family members or Renter's guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), a s well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability 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.

Renter Signature: ______________________________ Date: ______________
(Parent or Guardian if a minor)

Owner Signature: ______________________________ Date ______________

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Forest Lake Community Development District.

Renter Signature: ______________________________ Date: ______________
(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
ForestLake@Havenmgtsol.com

OR MAIL TO:
Forest Lake CDD
Attn: Amenity Access
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746

FOR OFFICE USE ONLY:

Date Received: ______________

Date Issued: ______________

Card(s): ______________

Lease Term End: ______________
(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: http://forestlakecdd.com/

CONTACT OUR OFFICE: Phone: 407-574-3250/ Email: ForestLake@Havenmgtsol.com

EXHIBIT 2B

RETURN TO AGENDA

FOREST LAKE
COMMUNITY DEVELOPMENT DISTRICT

AMENITY POLICIES AND RATES

ADOPTED – APRIL 5, 2022 [1]
REVISED—SEPTEMBER 5, 2023,
JULY 9, 2026

[1] LAW IMPLEMENTED: SS. 190.011, 190.035, FLA. STAT. (2021); In accordance with Chapter 190 of the Florida Statutes, and on April 5, 2022, at a duly noticed joint public meeting and after a duly noticed public hearing, the Boards of Supervisors of the Forest Lake Community Development District adopted the following rules, policies and rates governing the operation of the District's facilities and services, including the stormwater management facilities and the Amenity Facilities (defined below).

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DEFINITIONS

"Amenities" or "Amenity Facilities"– shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to swimming pool, pool deck, tot lot, playground and Lakes, together with their appurtenant facilities and areas.

"Amenity Policies" or "Policies" and "Amenity Rates" – shall mean these Amenity Policies and Rates of the Forest Lake Community Development District, as amended from time to time. The Board of Supervisors reserves the right to amend or modify these Policies, as necessary and convenient, in their sole and absolute discretion, and will notify Patrons of any changes. Patrons may obtain the currently effective Policies from the District Manager's Office. The Board of Supervisors and District Staff shall have full authority to enforce the Amenity Policies.

"Amenity Manager" – shall mean the District Manager or that person or firm so designated by the District's Board of Supervisors, including their employees.

"Amenity Rates" – shall mean those rates and fees established by the Board of Supervisors of the Forest Lake Community Development District as provided in **Exhibit A** attached hereto.

"Access Card" – shall mean an electronic Access Card issued by the District Manager to each Patron (as defined herein) to access the Amenity Facilities.

"Board of Supervisors" or "Board" – shall mean the Board of Supervisors of the Forest Lake Community Development District.

"District" – shall mean the Forest Lake Community Development District.

"District Staff" – shall mean the professional management company with which the District has contracted to provide management services to the District, the Amenity Manager, and District Counsel.

"Guest" – shall mean any person or persons, other than a Patron, who are expressly authorized by the District to use the Amenities, or invited for a specific visit by a Patron to use the Amenities.

"Homeowners Association" or "HOA" or "POA" – shall mean an entity or entities, including its/their employees and agents, which may have jurisdiction over lands located within the District, either now or in the future, which may exist to aid in the enforcement of deed restrictions and covenants applicable to lands within the District.

"Household" – shall mean a residential unit or a group of individuals residing within a Patron's home. ***This does not include visiting friends, guests, relatives or extended family not permanently residing in the home.*** Upon District's request, proof of residency for individuals over the age of eighteen (18) years may be required by driver's license or state or federal issued form of identification, including a signed affidavit of residency.

"Non-Resident" – shall mean any person who does not own property within the District.

"Non-Resident Patron" – shall mean any person or Household not owning property in the District who is paying the Annual User Fee to the District for use of all Amenity Facilities.

"Non-Resident User Fee" or "Annual User Fee" – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Patron. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

"Patron" – shall mean Residents, Guests, Non-Resident Patrons and Renters.

"Renter" – shall mean a tenant, occupant or an individual maintaining his or her residence in a home located within the District pursuant to a valid rental or lease agreement. Proof of valid rental or lease agreement shall be required.

"Resident" – shall mean any person or Household owning property within the District.

The words "hereof," "herein," "hereto," "hereby," "hereinafter" and "hereunder" and variations thereof refer to the entire Amenity Policies and Rates.

All words, terms and defined terms herein importing the singular number shall, where the context requires, import the plural number and vice versa.

AMENITIES ACCESS AND USAGE

(1) **General**. Only Patrons and Guests have the right to use the Amenities; provided, however, that certain community programming events may be available to the general public where permitted by the District, and subject to payment of any applicable fees and satisfaction of any other applicable requirements, including adherence to these Amenity Policies and execution of waivers and hold harmless agreements, if any.

(2) **Use at your Own Risk**. ***All persons using the Amenities do so at their own risk and agree to abide by the Amenity Policies. The District shall assume no responsibility and shall not be liable in any incidents, accidents, personal injury or death, or damage to or loss of property arising from the use of the Amenities or from the acts, omissions or negligence of other persons using the Amenities.***

(3) **Resident Access and Usage**. In consideration of the operation, maintenance and preservation of the facilities, projects and services of the District, the District levies maintenance special assessments to property owners within the District, in accordance with the District's annual budget and assessment resolutions adopted each fiscal year. Residents must pay such maintenance special assessments, which covers Annual User Fee applicable to such Resident, entitling the Resident to use the Amenities for the corresponding fiscal year of the District, which fiscal year begins October 1 and ends September 30. Residents must complete the "Amenity Access Registration Form" prior to access or use of the Amenities, attached hereto as **Exhibit B**, and receive an Access Card.

(4) **Non-Resident Patron Access and Usage.** A Non-Resident Patron must pay the Annual User Fee applicable to Non-Residents to have the right to use the Amenities for one full year, which year begins from the date of receipt of payment by the District. This fee must be paid in full before the Non-Resident may use the Amenities. Each subsequent Annual User Fee shall be paid in full on the anniversary date of application. Annual User Fees may be renewed no more than thirty (30) days in advance of the date of expiration and for no more than one calendar year. Multi-year memberships are not available. The Annual User Fee is nonrefundable and nontransferable. Non-Resident Patrons must complete the Amenity Facilities Access Registration Form prior to access or use of the Amenities.

(5) **Guest Access and Usage.** Each Patron Household is entitled to bring four (4) persons as Guests to the Amenities at one time. District Staff shall be authorized to verify and enforce the authorized number of Guests. A Patron must always accompany its Guests during its Guests' use of the Amenities and are responsible for all actions, omissions and negligence of such Guests, including Guests' adherence to the Amenity Policies. Violation of these Amenity Policies by a Guest may result in suspension or termination of the Patron's access and usage privileges. ***Exceeding the authorized number of Guests specified above shall be grounds for suspension or termination of a Patron Household's access and usage privileges.***

(6) **Renter's Privileges.** Residents who rent or lease residential units in the District shall have the right to designate the Renter of a residential unit as the beneficial users of the Resident's privileges to use the Amenities, subject to requirements stated herein.

Resident shall provide a written notice to the District Manager designating and identifying the Renter who shall hold the beneficial usage rights, submitting with such notice the Renter's proof of residency (i.e., a copy of the lease agreement). Upon notice, Resident shall be required to pay any applicable fee before his or her Renter receives an Access Card. Renter's Access Card shall expire at the end of the lease term and may be reactivated upon provision of proof of residency.

Renter who is designated by a Resident as the beneficial user of the Resident's rights to use the Amenities shall be entitled to the same rights and privileges to use the Amenities as the Resident, subject to all Amenity Policies. During the period when a Renter is designated as the beneficial user, the Resident shall not be entitled to use the Amenities. In other words, Renter's and Resident's cannot simultaneously hold Amenity privileges associated with that residential unit. Residents may retain their Amenities rights in lieu of granting them to their Renters.

Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedures established by the District. Residents are responsible for the deportment of their respective Renter, including the Renter's adherence to the Amenity Policies.

(7) **Access Cards.** Access Cards will be issued to each Household at the time they are closing upon property within the District, or upon approval of Non-Resident Patron application and payment of applicable Annual User Fee, or upon verification and approval of Renter designation. Proof of property ownership may be required annually. All Patrons must use their Access Card for entrance to the Amenities. Access Card shall not be issued to Non-Residents. A maximum of two (2) Access Cards will be issued per Household.

All Patrons must use their Access Cards for entrance to the Amenity Facilities. Each Household will be authorized initial Access Cards free of charge after which a fee shall be charged for each additional Access Card in accordance with the Amenity Rates then in effect.

Patrons must scan their Access Cards in the card reader to gain access to the Amenities. This Access Card system provides a security and safety measure for Patrons and protects the Amenities from non-Patron entry. Under no circumstances, shall a Patron provide their Access Card to another person, whether Patron or non-Patron, to allow access to the Amenities.

Access Cards are the property of the District and are non-transferable except in accordance with the District's Amenity Policies. All lost or stolen cards must be reported immediately to District Staff. Fees shall apply to replace any lost or stolen cards.

GENERAL AMENITY POLICIES

(1) **Hours of Operation.** All hours of operation of the Amenities will be established and published by the District on its website. The District may restrict access or close some or all of the Amenities due to inclement weather, for purposes of providing a community activity, for making improvements, for conducting maintenance, or for other purposes as circumstances may arise. Any programs or activities of the District may have priority over other users of the Amenities. Unless otherwise posted on the website, all outdoor Amenities are open only from 8 a.m. to 5 p.m. during Standard Time and 8 a.m. to 8 p.m. during Daylight Saving Time. The specific, current hours of operation for several of the Amenities, which may be amended from time to time and which may be subject to closure for holidays and other special circumstances, are as published on the District's website. No Patron or Guest is allowed in the service areas of the Amenities.

(2) **General Usage Guidelines.** The following guidelines supplement specific provisions of the Amenity Policies and are generally applicable and shall govern the access and use of the Amenities:

(a) **Registration and Access Cards.** Each Patron must scan in an Access Card in order to access the Amenities and must have his or her assigned Access Card in their possession and available for inspection upon District Staff's request. Access Cards are only to be used by the Patron to whom they are issued.

(b) **Attire.** With the exception of the pool and wet areas where bathing suits are permitted, Patrons and Guests must be properly attired with shirts and shoes to use the Amenities for each facility's intended use. Bathing suits and wet feet are not allowed indoors with the exception of the bathrooms appurtenant to the pool area.

(c) **Food and Drink.** Food and drink will be limited to designated areas only. No glass containers of any type are permitted at any of the Amenities. All persons using any of the Amenities must keep the area clean by properly disposing of trash or debris.

(d) **Parking and Vehicles.** Vehicles must be parked in designated areas. Vehicles should not be parked on grass lawns, or in any way which blocks the normal flow of traffic. During special events, alternative parking arrangements may be authorized but only as directed by District staff. Off-road bikes/vehicles (including ATV's) and motorized scooters are prohibited on all property owned, maintained and operated by the District or at any of the Amenities within District unless they are owned by the District.

(e) **Fireworks.** Fireworks of any kind are not permitted anywhere on District owned property or adjacent areas.

(f) **Skateboards, Etc.** Bicycles, skateboards or rollerblades are not permitted on Amenity property which includes, but is not limited to, the amenity parking lot, pool area, open fields, playground area and sidewalks surrounding these areas.

(g) **Grills.** Personal barbeque grills are not permitted at the Amenities or on any other District owned property.

(h) **Firearms.** The possession and use of firearms shall be in strict accordance with Florida Law.

(i) **Equipment.** All District equipment, furniture and other tangible property must be returned in good condition after use. Patrons and Guests are encouraged to notify District Staff if such items need repair, maintenance or cleaning.

(j) **Littering.** Patrons and Guests are responsible for cleaning up after themselves and helping to keep the Amenities clean at all times.

(k) **Bounce Houses and Other Structures.** The installation and use of bounce houses and similar apparatus is prohibited on District property. No exceptions will be made.

(l) **Excessive Noise.** Excessive noise that will disturb other Patrons and Guests is not permitted, including but not limited to use of cellular phones and speakers of any kind that amplify sound.

(m) **Lost or Stolen Property.** The District is not responsible for lost or stolen items. The Amenity Manager is not permitted to hold valuables or bags for Patrons or Guests. All found items should be turned in to the Amenity Manager for storage in the lost and found. Items will be stored in the lost and found for two weeks after which District Staff shall dispose of such items in such manner as determined in its sole discretion; provided, however, that District Staff shall not be permitted to keep such items personally or to give such items to a Patron not otherwise claiming ownership.

(n) **Trespassing / Loitering.** There is no trespassing or loitering allowed at the Amenities. Any individual violating this policy may be reported to the local authorities.

(o) **Compliance with Laws and District Rules and Policies.** All Patrons and Guests shall abide by and comply with all applicable federal, state and local laws, rules, regulations, ordinances and policies, as well as all District rules and policies, while present at or utilizing the Amenities, and shall ensure that any minor for whom they are responsible also complies with the same. Failure to abide by any of the foregoing may be a basis for suspension or termination of the Patron's privileges to use or access the Amenities.

(p) **Courtesy.** Patrons and their Guests shall treat all staff members and other Patrons and Guests with courtesy and respect. Disrespectful or abusive treatment of District Staff or its contractors may result in suspension or termination of Amenity access and usage privileges.

(q) **Emergencies.** In the event of an injury, property damage or other emergency, please contact District Staff immediately in accordance with the terms of this policy contained herein.

(r) **False Alarms.** Any Patron improperly attempting to enter the Amenity Facilities outside of regular operating hours or without the use of a valid Access Card and who thereby causes a security alert will be responsible for the full amount of any fee charged to the District in connection with such security alert and related response efforts.

SMOKING, DRUGS AND ALCOHOL

Smoking, including using any paraphernalia designed to consume tobacco or other substances such as vaping and electric and non-electronic devices, is prohibited anywhere inside the Amenity Facilities, including any building, or enclosed or fenced area to the maximum extent of the prohibitions set forth in the Florida Clean Indoor Air Act or other subsequent legislation. Additionally, to the extent not prohibited by law, smoking is discouraged in all other areas of the Amenities and on District owned property. All waste must be disposed of in the appropriate receptacles. Any violation of this policy shall be reported to District Staff.

Possession, use and/or consumption of illegal drugs or alcoholic beverages is prohibited at the Amenities and on all other District owned property. Any person that appears to be under the influence of drugs or alcohol will be asked to leave the Amenities. Violation of this policy may result in suspension or termination of Amenity access and usage privileges and illegal drug use may be punished to the maximum extent allowed by law.

SERVICE ANIMAL POLICY

Dogs or other pets (with the exception of "Service Animals" as defined by Florida law, trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual or other mental disability) are not permitted within any District-owned public accommodations including, but not limited to, Amenity buildings (offices, social halls and fitness center), pools, various sport courts and other appurtenances or related improvements. A Service Animal must be kept under the control of its handler by leash or harness, unless doing so interferes with the Service Animal's work or tasks or the individual's disability prevents doing so. The District may remove the Service Animal only under the following conditions:

- If the Service Animal is out of control and the handler does not take effective measures to control it;
- If the Service Animal is not housebroken; or,
- If the Service Animal's behavior poses a direct threat to the health and safety of others.

The District is prohibited from asking about the nature or extent of an individual's disability to determine whether an animal is a Service Animal or pet. However, the District may ask whether an animal is a Service Animal required because of a disability and what work or tasks the animal has been trained to perform.

SWIMMING POOL POLICIES

(1) **Operating Hours.** Swimming is permitted only during designated hours, as posted at the pool. Swimming after dusk is prohibited by the Florida Department of Health.

(2) **Swim at Your Own Risk.** No Lifeguards will be on duty. All persons using the pool do so at their own risk and must abide by all swimming pool rules and policies.

(3) **Supervision of Minors.** Minors fourteen (14) years of age or under must be accompanied by, and supervised by, an adult at least eighteen (18) years of age at all times for usage of the pool. All children five (5) years of age or younger, as well as all children who are unable to swim by themselves, must be supervised by a responsible individual eighteen (18) years of age or older, always within arm's length when on the pool deck or in the pool. All children, regardless of age, using inflatable armbands (i.e., water wings) or any approved Coast Guard flotation device MUST be supervised one-on-one by an adult who is in the water and within arm's length of the child.

(4) **Aquatic Toys and Recreational Equipment.** No flotation devices are allowed in the pool except for water wings and swim rings used by small children, under the direct supervision of an adult as specified in Section (3) immediately above. Inflatable rafts, balls, pool floats and other toys and equipment are prohibited.

(5) **Prevention of Disease.** All swimmers must shower before initially entering the pool. Persons with open cuts, wounds, sores or blisters, nasal or ear discharge may not use the pool. No person should use the pool with or suspected of having a communicable disease which could be transmitted through the use of the pool.

(6) **Attire.** Appropriate swimming attire (swimsuits) must be worn at all times. No thongs or Brazilian bikinis are allowed. Wearing prohibited attire will result in immediate expulsion from the pool area.

(7) **Horseplay** No jumping, pushing, running, wrestling, excessive splashing, sitting or standing on shoulders, spitting water, or other horseplay is allowed in the pool or on the pool deck area.

(8) **Diving.** Diving is strictly prohibited at the pool. Back dives, back flips, back jumps, cannonball splashing or other dangerous actions are prohibited.

(9) **Weather.** The pool and pool area will be closed during electrical storms or when rain makes it difficult to see any part of the pool or pool bottom clearly. The pool will be closed at the first sound of thunder or sighting of lightning and will remain closed for thirty (30) minutes after the last sighting. Everyone must leave the pool deck immediately upon hearing thunder or sighting lightning.

(10) **Pool Furniture; Reservation of Tables or Chairs.** Tables and chairs may not be removed from the pool deck. Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them.

(11) **Entrances.** Pool entrances must be kept clear at all times.

(12) **Pollution.** No one shall pollute the pool. Anyone who does pollute the pool is liable for any costs incurred in treating and reopening the pool.

(13) **Swim Diapers.** Children under the age of three (3) years, and anyone who is not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste contaminating the swimming pool and deck area. If contamination occurs, the pool will be shocked and closed for a period of at least twelve (12) hours. Persons not abiding by this policy shall be responsible for any costs incurred in treating and reopening the pool.

(14) **Staff Only.** Only authorized staff members and contractors are allowed in the service and chemical storage areas. Only authorized staff members and contractors may operate pool equipment or use pool chemicals.

(15) **Pool Closure.** In addition to Polk County and the State of Florida health code standards for pools and pool facilities, and as noted above, the pool may be closed for the following reasons:

- During severe weather conditions (heavy rain, lightning and thunder) and warnings, especially when visibility to the pool bottom is compromised (deck also closed).
- For thirty (30) minutes following the last occurrence of thunder or lightning (deck also closed).
- Operational and mechanical treatments or difficulties affecting pool water quality.
- For a reasonable period following any mishap that resulted in contamination of pool water.
- Any other reason deemed to be in the best interests of the District as determined by District staff.

(16) **Containers.** No glass, breakable items, or alcoholic beverages are permitted in the pool area. No food or chewing gum is allowed in the pool.

(17) **No Private Rentals.** The pool area is not available for rental for private events. All pool rules and limitations on authorized numbers of Guests remain in full affect during the rental of other Amenity areas.

(18) **Programming.** District Staff reserves the right to authorize all programs and activities, including with regard to the number of guest participants, equipment, supplies, usage, etc., conducted at the pool, including swim lessons, aquatic/recreational programs and pool parties. Any organized activities taking place at the Amenity Center must first be approved by the District.

PLAYGROUND POLICIES

(1) **Use at Own Risk.** Patrons and Guests may use the playgrounds and parks at their own risk and must comply with all posted signage.

(2) **Hours of Operation.** Unless otherwise posted, all playground and park hours are from dawn to dusk.

(3) **Supervision of Children.** Supervision by an adult eighteen (18) years and older is required for children fourteen (14) years of age or under. Children must always remain within the line of sight of the supervising adult. All children are expected to play cooperatively with other children.

(4) **Shoes.** Proper footwear is required and no loose clothing especially with strings should be worn.

(5) **Mulch.** The mulch material is necessary for reducing fall impact and for good drainage. It is not to be picked up, thrown, or kicked for any reason.

(6) **Food & Drink.** No food, drinks or gum are permitted on the playground, but are permitted at the parks. Patrons and Guests are responsible for clean-up of any food or drinks brought by them to the parks.

(7) **Glass Containers.** No glass containers are permitted.

SUSPENSION AND TERMINATION OF PRIVILEGES

(1) **General Policy.** All persons using the Amenities and entering District property shall comply with the Amenity Policies established for the safe operations and maintenance of the District's Amenities. District Staff must protect the rights and privileges of rule-abiding Patrons, and inappropriate behavior by Patrons or their Guests will not be tolerated.

(2) **Suspension of Access and Use Privileges.** The District, through its Board, District Manager, Amenity Manager and District Counsel shall have the right to restrict, suspend or terminate the Amenity privileges of any person to use the Amenities for any of the following behavior:

- Submits false information on any application for use of the Amenities;
- Permits the unauthorized use of an Access Card;
- Exhibits unsatisfactory behavior, deportment or appearance;
- Fails to pay amounts owed to the District in a proper and timely manner;
- Fails to abide by any District rules or policies (e.g., Amenity Policies);
- Treats the District's supervisors, staff, general/amenity management, contractors or other representatives, or other residents or guests, in an unreasonable or abusive manner;
- Damages or destroys District property; or
- Engages in conduct that is improper or likely to endanger the health, safety, or welfare of the District, or its supervisors, staff, amenities management, contractors or other representatives, or other residents or guests.

(3) **Authority of District Staff and Members of the Board of Supervisors.** District Staff or their designee, and any member of the Board of Supervisors, may remove any person from one or all Amenities if any of the above-referenced behaviors are exhibited or actions committed or if in his/her reasonable discretion it is the District's best interests to do so. District Staff may at any time restrict or suspend for cause or causes, including but not limited to those described above, any person's privileges to use any or all of the Amenities until the next regularly scheduled meeting of the Board of Supervisors.

(4) **Process for Suspension or Termination of Access and Use Privileges.** Subject to the rights of District Staff set forth in Paragraph (3) above, the following process shall govern suspension and termination of privileges:

(a) Offenses:

i. First Offense: Verbal warning by District Staff and suspension from the Amenities for up to one (1) week from the commencement of the suspension. Violation is recorded by District Staff, signed by the individual offender(s), and held on file by the District.

ii. Second Offense: Automatic suspension of all Amenity privileges for up to thirty (30) days from the commencement of the suspension, with the preparation by District Staff of a written report to be signed by the offender(s) and filed with the District.

iii. Third Offense: Suspension of all Amenity privileges for up to one (1) year. Such suspension shall run to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of termination of the offender(s) privileges for one (1) calendar year. The length of the suspension is in the discretion of the Board and may be for less than one (1) year.

(b) Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for such offender(s) shall be reduced by one. For example, if a first offense is committed on February 1 and a second offense on August 1, there will be two offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph shall not at any time serve to reduce any suspensions or terminations, which may have been imposed prior to the expiration of any offenses

(c) Notwithstanding the foregoing, any time a user of the Amenity is arrested for an act committed, or allegedly committed, while on the premises of the Amenity, or violates these Policies in a manner that, in the discretion of the District Staff upon consultation with one Board member, justifies suspension beyond the guidelines set forth above, such offender shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the offender's privileges, which suspension or termination may include members of the offender's Household and may, upon the first offense, equal to or exceed one year. Situations that pose a long term or continuing threat to the health, safety and welfare of the District and its residents and users, permanent termination of Amenity privileges may be warranted and considered.

(d) Any suspension or termination of Amenity privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final and binding.

(5) **Legal Action; Criminal Prosecution.** If any person is found to have committed any of the infractions noted in Paragraph 2 above, such person may additionally be subject to arrest for trespassing or other applicable legal action, civil or criminal in nature.

USE AT OWN RISK; INDEMNIFICATION

Any Patron, Guest, or other person who participates in the Activities (as defined below), shall do so at his or her own risk, and said Patron, Guest or other person and any of his or her Guests and any members of his or her Household shall indemnify, defend, release, hold harmless and forever discharge the District and its present, former and future supervisors, staff, officers, employees, representatives, agents and contractors of each (together, "Indemnitees"), for any and all liability, claims, lawsuits, actions, suits or demands, whether known or unknown, in law or equity, by any individual of any age, or any corporation or other entity, for any and all loss, injury, damage, theft, real or personal property damage, expenses (including attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court and appellate proceedings), and harm of any kind or nature arising out of or in connection with his or her participation in the Activities, regardless of determination of who may be wholly or partially at fault.

Should any Patron, Guest, or other person bring suit against the Indemnitees in connection with the Activities or relating in any way to the Amenities, and fail to obtain judgment therein against the Indemnitees, said Patron, Guest, or other person shall be liable to the District for all attorneys' fees, costs and other expenses for investigation and defense and in connection with, among other proceedings, alternative dispute resolution, trial court, and appellate proceedings.

The waiver of liability contained herein does not apply to any act of intentional, willful or wanton misconduct by the Indemnitees.

For purposes of this section, the term "Activities" shall mean the use of or acceptance of the use of the Amenities, or engagement in any contest, game, function, exercise, competition, sport, event or other activity operated, organized, arranged or sponsored by the District, its contractors or third parties authorized by the District.

SOVEREIGN IMMUNITY

Nothing herein shall constitute or be construed as a waiver of the Districts' sovereign immunity or limitations on liability contained in Section 768.28, F.S., or other statutes or law.

SEVERABILITY

The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

AMENDMENTS AND WAIVERS

The Board in its sole discretion may amend these Amenity Policies from time to time. The Board by vote at a public meeting or the District Manager may elect in its/their sole discretion at any time to grant waivers to any of the provisions of these Amenity Policies, provided however that the Board is informed within a reasonable time of any such waivers.

The above Amenity Policies and Rates were adopted on April 5, 2022 by the Board of Supervisors for the Forest Lake Community Development District, at a duly noticed public hearing and meeting.

Jill Burns
Secretary/Assistant Secretary

DocuSigned by:
Eric Lavoie
CCF31A7A5A2B47A...
Vice Chairperson, Board of Supervisors

Exhibit A: Amenity Rates
Exhibit B: Amenity Access Registration Form

EXHIBIT A
AMENITY RATES

TYPE	RATE
Annual User Fee	$2,500.00
Replacement Access Card	$30.00

EXHIBIT B
AMENITIES ACCESS REGISTRATION FORM

Forest Lake Community Development District

Renter Amenities Access Registration Form

Name: ______________________________

(Renter listed on Lease Agreement)

Residential Address: ______________________________ **Davenport** **FL** **33837**

(Within Forest Lake CDD) *Street Address* *City* *State* *ZIP Code*

Mailing Address: ______________________________

(If different from Residential) *Street Address* *City* *State* *ZIP Code*

Phone: ______________________ Email: ______________________

Additional Renter(s): ______________________________

(Using the amenities) ______________________________

ACCEPTANCE:

I acknowledge that the Access Card(s) will be received by the above listed Renters and that the above information is true and correct. I understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. **I also understand that by providing this information that it may be accessed under public records laws.** I also understand that Owner is financially responsible for any damages caused by Renter, Renter's family members or Renter's guests and the damages resulting from the loss or theft of my Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, I agree to hold harmless and release the District, its agents, officers and employees from any and all liability for any injuries that might occur in conjunction with the use of any of the District's amenity facilities (including but not limited to: swimming pools, playground equipment, other facilities), a s well while on the District's property. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability 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.

Renter Signature: ______________________ Date: ____________

(Parent or Guardian if a minor)

Owner Signature: ______________________ Date ____________

RECEIPT OF DISTRICT'S AMENITY POLICIES AND RATES:

I acknowledge that I have been provided a copy of and understand the terms and all policies, including the **Guest Policy**, in the **Amenity Policies and Rates** of the Forest Lake Community Development District.

Renter Signature: ______________________ Date: ____________

(Parent or Guardian if a minor)

PLEASE EMAIL THIS FORM WITH YOUR PROOF OF RESIDENCY TO:
ForestLake@Havenmgtsol.com

OR MAIL TO:
Forest Lake CDD
Attn: Amenity Access
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746

FOR OFFICE USE ONLY:

Date Received: ____________

Date Issued: ____________

Card(s): ____________

Lease Term End: ____________
(For Renter(s) only)

ADDITIONAL INFORMATION REGARDING THE CDD: http://forestlakecdd.com/

CONTACT OUR OFFICE: Phone: 407-574-3250/ Email: ForestLake@Havenmgtsol.com

EXHIBIT 3

RETURN TO AGENDA

Forest Lake
CDD
DAVENPORT, FLORIDA

Haven Management Solutions - Forest Lake
Monthly Maintenance Inspection Report
Area: Pool and Park
Month: June

Landscape Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Turf - Mow, Hard Edge, & Blow		10	9	
Turf Mow - Pond Banks - No Grass Clumping or Rutting. Mowed on Schedule		10	9	
Turf Fertility - Bahia - Naturally dormant (brown) in the winter. Color & Growth Density		15	10	Turf is a bit brown after dry spell
Turf Fertility - Non Bahia - Color and Growth Density		15	10	Turf is a bit brown after dry spell
Turf Areas - Weed Control		10	8	Some weeds through field between pool and playground
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	9	
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	80%	100	80	

Other Landscape Maintenance Items Based on Contract Terms	Score	Max Points Allowed	Points allocated	Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	

Other Landscape Supplemental Items	Score	Max Points Allowed	Points allocated	Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule		10	7	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplmental Items- Failure is at 80%:16 or below	85%	20	17	

Pond Inspection Items	Score	Max Points Allowed	Points allocated	Notes
Pond Algae & Growth - Check for the presence of spkerush, torpedo grass and pennywort.				
Arrowhead is good plant material		50		NA
Pond Debris & Trash in Pond and On Pond Bank		50		NA
Total Points Pond Inspection- Failure is at 80%:80 or below	0%	100	0	

Clubhouse & Amenity Center Inspections	Score	Max Points Allowed	Points allocated	Notes
All bathroom toilet bowls are clean		10	10	
All bathroom Soap and Paper Towel Dispensers are Reasonably Full		10	10	
Bathroom Floors Are Clean		10	10	
All Paper Waste Has Been Thrown Out and Minimum Amount Remains		10	10	
If On Site Staff - Does Pool Furniture Look Wiped Down		10	10	
No Ant Beds Present		10	8	
Pool Appears to Be Cleaned		10	10	
Pool Maintenance Logs are Present		10	10	
Outside Resrtroom Area Trash Receptacles Appear to be Emptied Regularly		10	10	
Pet Waste Stations at the Amenity Center have Waste Station Bags and Appear to Empties Regularily		10	10	
Total Points Amenity Center Inspection. Failure is at 80%				

Forest Lake
Community Development District

Monthly Field Report

Forest Lake Common Areas

- Mowed
- Possibly over mowed
- Too short and the plant won’t go to seed


moto g stylus - 2025
Jun 27, 2026

DRA Outfalls

- Need attention


moto g stylus - 2025


moto g stylus - 2025
Jun 27, 2026

DRA

- Mowed

- Sidewalk to road on Buckeye not mowed

Forest Lake Amenity Center

- Trees and shrubs need attention
- Suckers removed
- No sign of soft edging


moto g stylus - 2025
Jun 27, 2026


moto g stylus - 2025
Jun 27, 2026

Amenity Center Turf

- Color improving due to rain
- Turf still patchy – find out what height the crews are mowing at
- Mowing complete
- Edging observed

June Inspection Phase 2 Entries

Turf:

- Improved color, density thin, weeds / turf 50/50
- Edging observed
- Mowing complete


Forest Lake
RENTING
moto g stylus - 2025
Jun 27, 2026

June Inspection Perimeter Commons

- Mowing complete, what height are the crews mowing at?
- Hedges are looking a little hairy
- There are several trees making contact with the fence, that should be addressed

June Inspection Entries Turf

- Improved color and density due to rain
- 50/50 turf to weed
- Edging observed
- Monument plant removal began


Forest Lake
moto g stylus - 2025
Jun 27, 2026


Holly Hill Rd
Chickasaw Blvd
Forest Lake
moto g stylus - 2025
Jun 27, 2026

EXHIBIT 4

RETURN TO AGENDA

MINUTES OF 06/11/26 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, June 11, 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............Board of Supervisors, Chairman
Randi Ribarich............Board of Supervisors, Vice Chairman
Jose Cortez............Board of Supervisors, Assistant Secretary
Jose Montalvo............Board of Supervisors, Assistant Secretary
George Thomas............Board of Supervisors, Assistant Secretary

Also present were:

Patricia Thibault............District Manager, Haven Management Solutions
Kyle Magee (via virtual means)............District Counsel, Kutak Rock Law Firm
Patrick O'Bryant (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 of Amendment to Tow Contract

- Mr. O'Bryant reported that towing would be changing from every 4 hours to twice per day between 5 pm and 6 pm and 10 pm and 11 pm. Chairman Rivera noted that the towing company had informed them that if they try to tow the truck parked in the grass between houses, it might damage that common area. He suggested they add a provision to the policy that would hold the owner responsible for repairing the common area. Chairman Rivera noted that he was aware the hour changes were due to the increasing price of gas. He asked if the hours would change again when the prices went down. Ms. Thibault noted that would be a conversation when the gas prices do go down. She noted that is not in the contract.

> On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Amendment to the Towing Contract for the Forest Lake Community Development District.

- Chairman Rivera reiterated his request to add a provision to the policy holding the owner accountable for damages. Mr. O'Bryant confirmed he would take that to Mr. Magee. The Board debated who would be held responsible between the owner of the vehicle and the resident. They noted a resident would likely have gone outside and asked someone to move if they saw them parked on their grass. The Board debated specific scenarios. They decided the homeowner would be held responsible.

- Ms. Thibault asked Kutak to put together an amenity registration form for the rental properties owned by D.R. Horton in Cedar Ridge. She noted their amenity cards would have to come through D.R. Horton's office so they know that they are responsible for any damage caused by that resident. Mr. O'Bryant confirmed he would work with Mr. Magee to get those policy changes.

- Mr. O'Bryant noted that the only major update was that a motion for summary judgment had been filed and the date for the hearing was scheduled.

IV. District Engineer – Vasili Kostakis

- Mr. Kostakis presented the stop sign proposals. He noted that these proposals would be for Buckeye and Chickasaw, Chestnut and Aspen, and Sugarwood and Chickasaw. Mr. Kostakis confirmed that the City of Davenport did not need to approve the stop signs. Supervisor Montalvo asked if they would be able to afford this project per the budget. Ms. Thibault advised the Board that they were running tight, so anything they spend now would come from the reserve. Supervisor Montalvo asked if the stop signs could be put on hold. Supervisor Ribarich noted they were saving money on the beautification project. Ms. Thibault clarified that the beautification project was not budgeted and would be coming out of the reserves. She noted the end of summer is their busy traffic season and asked how long they would wait to complete the stop sign project. Chairman Rivera suggested talking to the police to see if they could patrol more during the school hours if they do decide to wait on the stop signs. He noted the presence of an officer, and the potential threat of a ticket might act as a deterrent for speeders. Supervisor Thomas suggested looking into pavers or speed bumps to slow traffic down. Ms. Thibault advised that speed bumps are expensive and could make the District liable to lawsuits if low sitting cars bottom out on them. The Board agreed to table the stop sign discussion for budgetary purposes. Ms. Thibault advised that the summary judgement would not be heard until November and that they should not be spending as much on legal fees unless another incident occurs.

V. Field Manager (*Discussed after Exhibit 4, Admin Items, New Items, and Supervisor Comments*)

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 DRA**s.**
- 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 Plant Proposal

1. Monument Enhancement Proposal - $2,500 (each entry) $10,000 Total for 4 Entrances

- Supervisor Ribarich listed the plant material that will be placed by the monuments including but not limited to one foxtail palm tree on each side of the monument, dwarf ixora, blue agave, and regular agave. She noted everything was going over crushed white shell.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Monument Enhancement Proposal for $2,500 for Each 4 Entrances, $10,000 Total for the Forest Lake Community Development District.

2. Pool and Cabana Enhancement Proposal $4,800

- Supervisor Ribarich reported that there would be new bushes in the front, and white shells would go inside the pool fence.
- Chairman Rivera noted that one of the monuments, likely the one on Chestnut, was having an issue with water getting into the retention wall. He asked Mr. Bryant how they were going to fix that problem. Mr. Bryant suggested that placing sod might be enough. Chairman Rivera expressed concerns over the sod dirtying the monument when it rains. Mr. Bryant suggested a few pieces of sod should stop it. Mr. Bryant advised that their goal was to start the project before the end of the month.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Pool and Cabana Enhancement Proposal for $4,800 for the Forest Lake Community Development District.

3. Consideration of Agreement with HOA to Share Costs of Landscape Enhancement Project Up to $10,000

- Supervisor Ribarich reported that the HOA had agreed to pay for half of the landscape enhancement project. Chairman Rivera noted that they were excited to get the project started as soon as possible. Supervisor Ribarich volunteered to help design the plant locations. Mr. Bryant briefly explained the plantation/design process. He noted he needed the irrigation information from Mele to program the irrigation clocks. Supervisor Thomas asked if they have a number for capital expense. Ms. Thibault advised that the project would be a one-time fee of $10,000 from the CDD and the HOA. She reminded the Board that their budget was adopted in the aggregate, meaning because they were so over budget in their litigation costs, it impacted the rest of the budget as the other lines have to overcome the over-budget status. She briefly covered what the capital expenses should have been.

On a MOTION by Vice Chair Ribarich, SECONDED by Chairman Rivera, WITH ALL IN FAVOR, the Board Approved the Agreement with the HOA to Share Costs of Landscape Enhancement Project Up to $10,000 for the Forest Lake Community Development District.

VI. District Manager

A. Presentation of the FY 2026-2027 Proposed Budget

- Ms. Thibault presented the proposed budget, noting that it did not consider an increase in the overall budget for residents. Chairman Rivera applauded Ms. Thibault and the Board.

B. Consideration to Adopt Resolution 2026-05 Adopting the Preliminary Budget and Setting a Public Hearing

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-05 Adopting the Preliminary Budget and Setting a Public Hearing on August 13 for the Forest Lake Community Development District.

C. Consideration to Approve Forest Lake CDD Arbitrage Proposal (Bond Series 2020) – Arbitrage Rebate Counselors – LLC

- Ms. Thibault briefly explained the arbitrage, noting that if the District started to make money off of their bonds, they would be liable to have to pay that amount back. She informed the Board that it had happened a few years ago, when the interest rates were at around 6 or 7 percent and the District's bonds were at 3 percent. Ms. Thibault advised that this was required by their trust indenture.
- Ms. Thibault explained that they cannot expend the interest that is in the bond fund because the trustee has the governance over all amounts that were on deposit for the bond. She stated that if there was extra money sitting in the bond accounts by the end of the bond, that amount would be applied towards the principal, meaning everyone's final payment to pay off the bond is reduced. She noted that most of the time they can refinance their bond after 10 years. Ms. Thibault advised that the bondholder is on the public market. She reported that their interest rates were running from 2.65 to 4 percent,

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Arbitrage Proposal for Bond Series 2020 for the Forest Lake Community Development District.

D. Consideration to Approve Forest Lake CDD Arbitrage Proposal (Bond Series 2022) – Arbitrage Rebate Counselors – LLC

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Arbitrage Proposal for Bond Series 2022 for the Forest Lake Community Development District.

E. Reminder: Form 1 – Due July 1

- Ms. Thibault told the Board to let her know if they had received their Form 1s. She suggested they send her an email when they complete their training. Ms. Thibault advised that 2 of the supervisors had completed their forms.

VII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on May 14, 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 May 14, 2026, for the Forest Lake Community Development District.

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

- Ms. Thibault advised that they were operating about $15,071 over budget.

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

C. Presentation of Check Detail – April 2026

D. Consideration to Ratify:

1. Cooper Pools - $778.74
    - Chairman Rivera confirmed they replaced the pump.

> On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Proposal for $778.74 for the Forest Lake Community Development District.

VIII. Other Items to Be Introduced

A. Consideration to Approve Mele Environmental Services LLC's Irrigation Proposal - $878.39

- Ms. Thibault detailed which spray heads and nozzles were being replaced. The Board discussed the water source, noting that the residents were connected to Haines City pipes. Supervisor Thomas asked for the line-by-line pricing. Ms. Thibault advised that she would ask Mele for itemized bills moving forward.

> On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Mele Environmental Services LLC's Irrigation Proposal for $878.39 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.

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

- Genesis Sanchez at 2474 Oakwood Lane requested consideration for private swimming lessons for children with special needs, specifically autism for the community. Supervisor Cortez noted that he did not have a problem with private lessons, though he noted that the Board would have to make a vote to change the rules to allow the lessons. Chairman Rivera advised that previous private lessons caused problems with residents regarding pool access and trespassing. He advised that it would be a liability for the district. Ms. Sanchez advised that the company had their own liability insurance and asked if that would be helpful to mitigate some of the risk for the district. Mr. Magee advised that they would need a licensing agreement if the Board approved it. Ms. Thibault advised that it wouldn't mitigate the liability entirely. Supervisor Thomas expressed his concerns about opening the door to other people with specific circumstances. Supervisor Cortez made a motion; there was not a second, so the motion died on the floor.
- A resident shared her agreement that owners should be responsible for communal space damaged by parked cars and asked how the Board would get in touch with the owner if the home was being rented. Chairman Rivera advised that the CDD would get in touch with the HOA to find their information.
- Shauna Nastick at 1067 Surgarwood Street asked if the semi-trucks that park outside the fence by the elementary school was still on CDD property. She noted the maintenance company takes care of that strip of grass. Chairman Rivera noted that area was property of the city, though they take care of it. He noted that they needed to call about the damage. Ms. Nastick asked what course of action was available to them to have the trucks removed. Chairman Rivera advised that she would have to call the Polk County Sheriff non-emergency line and inform them that the truck needed to be ticketed.

X. Supervisor Requests (*addressed out of order after new items)*

- Supervisor Ribarich noted that the bar in the doorway of the pool bar was too high and requested it be lowered. She mentioned signs that were supposed to be changed back to the previous signs under previous management. Ms. Thibault advised that the policy does say dawn to dusk, so unless they enact a policy change, the signs are correct. Chairman Rivera suggested having a policy for daylight savings. The board decided the daylight savings hours would be from 8 am to 8 pm, and the non-daylight savings hours would be from 8 am to 5 pm. Mr. Magee joined the meeting, and Ms. Thibault advised him of the changes the Board wanted made to their policies. Supervisor Ribarich asked if the security cameras by the pool were working yet. Ms. Thibault advised that they had sent a check to Securitas, who had stated that they had not received it. She noted they would have to send another check.
- Chairman Rivera informed the Board that he was sent a picture of someone having a picnic with grills in front of the pool house. He stated that they had to let the residents know that was not allowed.
- Supervisor Ribarich suggested adding cameras to record and monitor the playground. Ms. Thibault asked the Board who would do the monitoring and reminded them that they would need a way to back up the footage for review. Supervisor Ribarich asked for a price estimate from the security company for another 360 camera. The Board debated the usefulness of the camera and agreed the security company would monitor the footage.

XI. Adjournment

On a MOTION by Chairman Rivera, 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.~

______________________________	______________________________
Signature	**Signature**
______________________________	______________________________
Printed Name ☐ Secretary ☐ Assistant Secretary	**Printed Name** ☐ Chairman ☐ Vice Chairman

EXHIBIT 5

RETURN TO AGENDA

Forest Lake
Community Development District

Summary Financial Statements
(Unaudited)

May 31, 2026

Forest Lake CDD
Balance Sheet
May 31, 2026

			General Fund
1	**Assets:**		
2	Operating Account-SS	$	241,109
3	Money Market Account- SS		461,956
4	Accounts Receivable		325
5	Assessments Receivable-On Roll		5,480
6	Excess Fees - Receivable		-
7	Due from Other Funds		6,899
8	Prepaid Expenses		-
9	Deposits		-
10	TOTAL ASSETS		715,769
11	Liabilities:		
12	Accounts Payable		26,181
13	Accrued Expenses		-
14	Deffered Revenue-On Roll		5,480
15	Due to Other Funds		18,118
16	TOTAL LIABILITIES		49,779
17	Fund Balance		
18	Non-Spendable		-
19	Assigned: Capital Reserves		-
20	Assigned:2-Month Operating Capital		102,959
21	Unassigned		563,031
22	**TOTAL LIABILITIES AND FUND BALANCE**	$	715,769

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through May 31, 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	$ 566,529.18	$ 572,609.86	6,080.68
3	Interest	-	-	9,130	9,130
4	Misc Revenue	-	-	325	325.00
5	On Roll Excess Fees	-	-	-	-
6	**TOTAL REVENUE**	**-**	**-**	**582,065**	**15,536**
7	**Expenditures:**				
8	**Administrative**				
9	Supervisor Fees	12,000	8,000	9,600	(1,600)
10	Engineering	15,000	10,000	3,229	6,772
11	Attorney	30,000	20,000	102,230	(82,230)
12	Annual Audit	6,800	4,533	-	4,533
13	Assessment Administration	5,000	3,333	2,271	1,062
14	Management Fees	43,800	29,200	36,310	(7,110)
15	Information Technology	1,890	1,260	-	1,260
16	Website Maintenance	1,260	840	-	840
17	Postage & Delivery	1,050	700	-	700
18	Insurance	7,432	7,432	6,148	1,284
19	Copies	500	333	-	333
20	Legal Advertising	5,000	3,333	116	3,217
21	Other Current Charges	1,500	1,000	9	991
22	Office Supplies	625	417	-	417
23	Dues, Licenses & Subscriptions	175	175	175	-
24	County Collection Fees	-	-	6,150	(6,150)
25	**Administrative Total**	**132,032**	**88,021**	**166,238**	**(75,681)**
26	**Debt Service Administration**				
27	Arbitrage	900	600	-	600
28	Dissemination	5,000	3,333	2,271	1,062
29	Trustee Fees	8,880	5,920	4,445	1,475
30	**Debt Service Total**	**14,780**	**9,853**	**6,716**	**3,137.49**
29	**Field Expenditures**				
30	Property Insurance	15,006	15,006	15,006	-
31	Field Management	16,000	10,667	7,264	3,403
32	Landscape Maintenance	73,440	48,960	48,960	-
33	Landscape Replacement	28,262	18,841	-	18,841
34	Streetlights	42,410	28,273	19,488	8,786
35	Electric	7,260	4,840	1,541	3,299
36	Water & Sewer	1,000	667	748	(81)
37	Sidewakl & Asphalt Maintenance	2,500	1,667	-	1,667
38	Irrigation Repairs	7,500	5,000	-	5,000
39	General Repairs & Maintenance	15,000	10,000	-	10,000
40	Contingency	10,000	6,667	4,045	2,622
41	**Field Expenditures Total**	**218,378**	**150,587**	**97,051**	**53,537**
42	**Amenity Expenses**				
43	Amenity - Electric	15,173	10,115	7,251	2,865
44	Amenity - Water	4,068	2,712	4,636	(1,924)
45	Internet	1,500	1,000	1,316	(316)
46	Pest Control	648	432	240	192
47	Janitorial Services	10,400	6,933	5,600	1,333
48	Security Services	33,500	22,333	16,336	5,997
49	Pool Maintenance	23,700	15,800	16,899	(1,099)
50	Amenity Management	9,500	6,333	4,310	2,023
51	Amenity Repairs & Maintenance	10,000	6,667	19,619	(12,952)
52	Contingency	7,500	5,000	9,484	(4,484)
53	**Amenity Expenses Total**	**115,989**	**77,326**	**85,691**	**(8,365)**
54	**Capital Reserves Transfer**	**96,912**	**-**	**-**	**-**
55	**Expenditures Total**	**578,091**	**325,788**	**355,696**	**(29,908)**
55	**Fund Balance - Beginning**			**$ 439,621**	
56	Net Change In Fund Balance			226,369	
57	Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58	**Fund Balance - Ending-Projected**			**$ 665,990**	

Forest Lake
Bank Reconciliation
As of March 31, 2026

Balance per Bank Statement	$	248,766
Plus: Deposits in Transit		-
Less: Outstanding Checks		(7,657)
Adjusted Bank Balance	**$**	**241,109**

Beginning Balance	$	267,531
Receipts		4,985
Disbursements		(31,407)
Balance per Book	**$**	**241,109**

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**
5/1/2026	5192	Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	261,410.96
5/1/2026	5193	Haven Management Solutions	District Management Services - May		6,608.34	254,802.62
5/1/2026	5194	Haven Management Solutions	District Management Services - Jan 1 - Jan 16		3,403.90	251,398.72
5/1/2026	5195	Haven Management Solutions	District Management Services - Dec 16 - Dec 31, 2025		3,403.90	247,994.82
5/4/2026	5197	Cooper Pools Inc	commercial maint		1,750.00	246,244.82
5/4/2026	5198	Kutak Rock LLP	Legal Services		3,903.99	242,340.83
5/5/2026	5199	Good Home Services, LLC	pressure wash/chair		395.00	241,945.83
5/5/2026	5200	Good Home Services, LLC	paint push handle-amenties door		90.00	241,855.83
5/13/2026			Deposit	4,984.95		246,840.78
5/15/2026	5/15/2026	Duke Energy	1595 Aspen Ave- Need Backup		1,131.28	245,709.50
5/20/2026	5201	Frank Rivera	05-14-26 BOS MTG		200.00	245,509.50
5/20/2026	5202	Randi Ribarich	05-14-26 BOS MTG		200.00	245,309.50
5/20/2026	5203	Jose Cortez	05-14-26 BOS MTG		200.00	245,109.50
5/20/2026	5204	Jose Montalvo	05-14-26 BOS MTG		200.00	244,909.50
5/20/2026	5205	George Thomas	BOS MTG 05-14-26		200.00	244,709.50
5/20/2026	5/20/2026	Spectrum	Act# 8711 (5/1/26) - Need Backup		138.30	244,571.20
5/20/2026	5/20/2026	Duke Energy	00 Holly Hill Rd - Need backup		1,918.25	242,652.95
5/21/2026	5/21/2026	Haines City	Irrigation - Need backup		102.25	242,550.70
5/21/2026	5/21/2026	Haines City	Sewer/Water - Need backup		682.22	241,868.48
5/22/2026	5/22/2026	Duke Energy	2702 Cedar Ridge - Need Backup		27.45	241,841.03
5/22/2026	5/22/2026	Duke Energy	00 Holly Hill Rd - Need Backup		732.29	241,108.74
5/31/2026				**4,984.95**	**31,407.17**	**241,108.74**

EXHIBIT 6

RETURN TO AGENDA

Forest Lake CDD

DAVENPORT, FLORIDA

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

Type	Date	Num	Name	Memo	Debit	Credit
1. GF						
Bill Pmt -...	05/01/2026	5192	Mele Environmental ...	Monthly Mowing		6,120.00
Bill Pmt -...	05/01/2026	5193	Haven Management ...	District Mgt - May		6,608.34
Bill Pmt -...	05/01/2026	5194	Haven Management ...	District Mgt- Jan 1 - Jan 16		3,403.90
Bill Pmt -...	05/01/2026	5195	Haven Management ...	District Mgt - Dec 16 - Dec 31, 2025		3,403.90
Bill Pmt -...	05/04/2026	5197	Cooper Pools Inc	commercial maint		1,750.00
Bill Pmt -...	05/04/2026	5198	Kutak Rock LLP	Legal Services		3,903.99
Bill Pmt -...	05/05/2026	5199	Good Home Services...	pressure wash/chair		395.00
Bill Pmt -...	05/05/2026	5200	Good Home Services...	paint push handle-amenties door		90.00
Deposit	05/13/2026			Deposit	4,984.95	
Bill Pmt -...	05/15/2026	5/15/26	Duke Energy	1595 Aspen Ave		1,131.28
Bill Pmt -...	05/20/2026	5201	Frank Rivera	05-14-26 BOS MTG		200.00
Bill Pmt -...	05/20/2026	5202	Randi Ribarich	05-14-26 BOS MTG		200.00
Bill Pmt -...	05/20/2026	5203	Jose Cortez	05-14-26 BOS MTG		200.00
Bill Pmt -...	05/20/2026	5204	Jose Montalvo	05-14-26 BOS MTG		200.00
Bill Pmt -...	05/20/2026	5205	George Thomas	BOS MTG 05-14-26		200.00
Bill Pmt -...	05/20/2026	5/20/26	Spectrum	Act# 8711 (5/1/26)		138.30
Bill Pmt -...	05/20/2026	5/20/26	Duke Energy	00 Holly Hill Rd		1,918.25
Bill Pmt -...	05/21/2026	5/21/26	Haines City	1110 Holly Hill Rd		102.25
Bill Pmt -...	05/21/2026	5/21/26	Haines City	1595 Aspen		682.22
Bill Pmt -...	05/22/2026	5/22/26	Duke Energy	2702 Cedar Ridge		27.45
Bill Pmt -...	05/22/2026	5/22/26	Duke Energy	00 Holly Hill Rd		732.29
Total 1. GF					4,984.95	31,407.17
TOTAL					**4,984.95**	**31,407.17**

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 # 6158
DATE 05/01/2026
DUE DATE 05/16/2026
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**

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	49

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	District Management - May	3,650.00	3,650.00
	Assessment Roll - May	416.67	416.67
	Dissemination Services - May	416.67	416.67
	Field Management - May	1,333.33	1,333.33
	Amenity Management - May	791.67	791.67

Total $6,608.34

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	52

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	District Management - January 1-16	1,882.73	1,882.73
	Assessment Roll - January 1-16	214.87	214.87
	Dissemination Services - January 1-16	214.87	214.87
	Field Management - January 1-16	685.56	685.56
	Amenity Management - January 1-16	405.87	405.87

Total $3,403.90

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
5/1/2026	53

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	District Management - December 16-31	1,882.73	1,882.73
	Assessment Roll - December 16-31	214.87	214.87
	Dissemination Services - December 16-31	214.87	214.87
	Field Management - December 16-31	685.56	685.56
	Amenity Management - December 16-31	405.87	405.87

Total $3,403.90

INVOICE

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

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

Cooper Pools
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.: 2026-1397
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

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

Total **$1,750.00**

Ways to pay

VISA DISCOVER AMEX BANK PayPal venmo

View and pay

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

April 30, 2026

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

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3733419
Client Matter No. 62023-2
Notification Email: eftgroup@kutakrock.com

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

Invoice No. 3733419
62023-2

Re: NPG Litigation Matter

For Professional Legal Services Rendered

01/02/26	J. Brown	0.20	90.00	Review and revise shade meeting notice
01/05/26	J. Brown	0.20	90.00	Confer with District Manager regarding shade session
01/15/26	J. Brown	0.40	180.00	Review audit and correspondence
01/21/26	J. Brown	0.90	405.00	Prepare for Board meeting and shade session; work session regarding answer, motion to strike, and motions to compel discovery; research related to various issues
01/22/26	J. Brown	3.50	1,575.00	Prepare for, travel to, attend, and follow-up from regular Board meeting and shade session; correspondence regarding upcoming hearings; confer with Thibault
01/23/26	J. Brown	0.40	180.00	Correspondence with Thibault regarding audit; research regarding same
02/02/26	J. Brown	0.40	180.00	Review forensic audit results
02/12/26	J. Brown	0.40	180.00	Confer with District Manager; correspondence regarding case status

02/13/26	J. Brown	0.10	45.00	Work session regarding case and discovery status; correspondence with counsel in aligned matter
02/20/26	J. Brown	0.30	135.00	Confer attorney representing other community with claims against NPG
02/22/26	J. Brown	0.20	90.00	Correspondence regarding case and upcoming hearing
03/02/26	B. Ward	0.40	78.00	Finalize hearing materials and send same to judicial assistant; coordinate sending of same via mail; prepare cover letter to Judge
03/03/26	B. Ward	0.20	39.00	Review status and update case file
03/05/26	J. Brown	0.50	225.00	Prepare for, attend, and follow-up from hearing on motion to withdraw and motion to strike
03/05/26	B. Ward	0.30	58.50	Prepare notice of hearing and confer with O'Bryant
03/06/26	B. Ward	0.10	19.50	Coordinate sending of notice to defendant
03/10/26	P. O'Bryant	0.40	138.00	Review proposed order; correspondence with opposing counsel
03/12/26	J. Brown	0.20	90.00	Confer with Magee and Thibault
03/12/26	B. Ward	0.30	58.50	Review case status and update case file

TOTAL HOURS	9.40		
TOTAL FOR SERVICES RENDERED			$3,856.50
DISBURSEMENTS			
Freight and Postage		40.69	
Reproduction Costs		6.80	
TOTAL DISBURSEMENTS			47.49
TOTAL CURRENT AMOUNT DUE			$3,903.99

GOOD HOME SERVICES LLC

Bill To

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

Good Home Services LLC

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

Payment terms	Due upon receipt
Invoice #	568
Date	05/05/2026

Description	**Total**
Pressure wash/chair repair at Amenities Center 1595 Aspen This is labor to pressure wash (33) Lounge Chairs, (8) Table Chairs, and (4) Chair repairs.	$395.00

Subtotal	$395.00
Total	**$395.00**

GOOD HOME SERVICES LLC

Good Home Services LLC

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

Bill To

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

Payment terms	Due upon receipt
Invoice #	569
Date	05/05/2026

Description	**Total**
Paint Push Handle for Amenities Center Door Labor and materials to mask around push bar for Amenities Center door, sand and paint	$75.00
Clean Bathroom Door Labor and materials to clean Men's Bathroom door	$15.00

Subtotal	$90.00
Total	**$90.00**

DUKE ENERGY. duke-energy.com 877.372.8477

Your Energy Bill

Service address
FOREST LAKE CDD
1595 ASPEN AVE
DAVENPORT FL 33837

Bill date Apr 22, 2026
For service Mar 19 - Apr 20
33 days

Account number **9100 9084 9576**

Billing summary

Previous Amount Due	$879.10
Payment Received Apr 10	-879.10
Current Electric Charges	1,039.66
Taxes	91.62
Total Amount Due May 13	**$1,131.28**

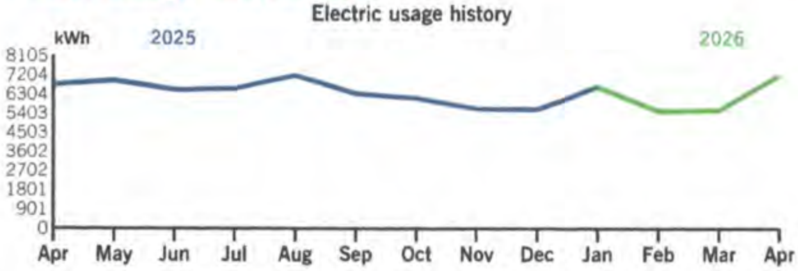
$

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

Electric usage history



Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 72°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	7,204	6,768	75,985	6,332
Avg. Daily (kWh)	218	233	206	
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.

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

Account number
9100 9084 9576

Amount of automatic draft

$1,131.28 *by May 13*	*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

889100908495760006600000000000000113128000011312846

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 18
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.

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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.

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

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Your usage snapshot - Continued

Current electric usage for meter number 8292692		
Actual reading on Apr 20		350883
Previous reading on Mar 19		- 343679
Energy Used		7,204 kWh
Billed kWh	7,204.000 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 19 26 to Apr 20 26		
Meter - 8292692		
Customer Charge	$17.92	
Energy Charge		
7,204.000 kWh @ 9.566c	689.13	
Fuel Charge		
7,204.000 kWh @ 4.422c	318.56	
Asset Securitization Charge		
7,204.000 kWh @ 0.195c	14.05	
Total Current Charges		**$1,039.66**

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	$0.91	
Gross Receipts Tax	26.68	
Municipal Franchise Fee	64.03	
Total Taxes		**$91.62**

Forest Lake

Meeting Date: 05.14.2026

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

Internet • TV • Business Phone

May 1, 2026

Service from May 1 - May 31

Expand All

Amount Due

Auto Pay Scheduled **May 18**

$148.30

-10 credit

138.30

correction to Bill

Account Holder Information

PREVIOUS ACTIVITY

Remaining Balance	$0.00

CURRENT ACTIVITY

Spectrum Business TV	$50.00
Spectrum Business Internet	$80.00
Spectrum Business Voice	$10.00

Other Charges	$0.00
Taxes, Fees and Charges	$8.30

Amount Due **$148.30**

Auto Pay Scheduled **May 18**

View Printable Statement

Get the latest offers and information about your account.

View News and Information

Billing Information and Disclosures

DUKE ENERGY
duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 27, 2026
For service Mar 26 - Apr 24
30 days

Account number **9100 8879 3566**

Billing summary

Previous Amount Due	$1,918.25
Payment Received Apr 16	-1,918.25
Current Lighting Charges	1,905.28
Taxes	12.97
Total Amount Due May 18	**$1,918.25**

Thank you for your payment.

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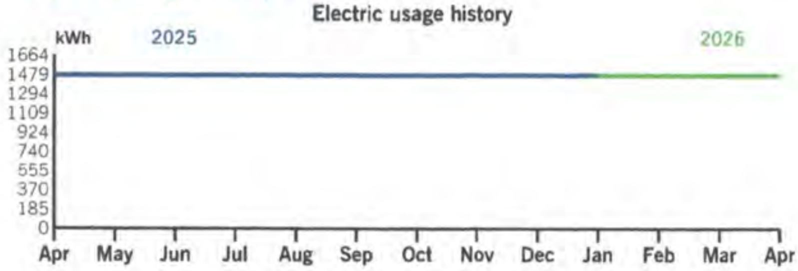
Your usage snapshot

Electric usage history



Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 73°

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

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DUKE ENERGY

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

Account number
9100 8879 3566

Amount of automatic draft

$1,918.25
by May 18

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

889100887935660006600000000000000191825000019182 51

We're here for you

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St Petersburg, FL 33733

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DUKE ENERGY. duke-energy.com 877.372.8477

Account number **9100 8879 3566**

Your usage snapshot - Continued

Outdoor Lighting

Billing period Mar 26 - Apr 24

Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	**87**	**1,479 kWh**

Billing details - Lighting

Billing Period - Mar 26 26 to Apr 24 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**

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	04/30/2026	$ 102.25
Type	Due Date	
CYCLE 2	05/20/2026	**BANK DRAFT**
PayID	Bill No	
1I6GA	7872	

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

Your Bank Account was charged on 05/20/2026

00000702167 0000102251

DETACH AND RETURN STUB WITH REMITTANCE

FOREST LAKE CDD CYCLE 2 **BANK DRAFT** 1I6GA 20714130

Account #	Service Address	Billing Period	Bill Date	Due Date	TOTAL DUE
70216	1110 Holly Hill Rd (ph3 Ent Forest Lake)	03/16/26 to 04/15/26	04/30/2026	05/20/2026	$ 102.25

Service Code & Description	Previous Date	Previous Reading	Current Date	Current Reading	Mult	Usage	Year Ago	Charge
						LAST PAYMENT	04/20/2026	106.26
IR IRRIGATION	03/15	956	04/22	966	1000.000	10000	12000	92.95 *
Usage cost on 10000 x	0.003647 =		36.47					
Base Fee: 56.48								
							* TAXES	9.30
							CURRENT CHARGES	102.25
Your Bank Account was charged on 05/20/2026							TOTAL AMOUNT DUE	102.25

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)

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	04/30/2026	$ 682.22
Type	Due Date	
CYCLE 2	05/20/2026	**BANK DRAFT**
PayID	Bill No	
1DJMA	6436	

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

Your Bank Account was charged on 05/20/2026

00000642108 0000682229

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	03/16/26 to 04/15/26	04/30/2026	05/20/2026	$ 682.22

Service Code & Description	Previous Date	Previous Reading	Current Date	Current Reading	Mult	Usage	Year Ago	Charge	
						LAST PAYMENT	04/20/2026	543.08	
SW SEWER	03/15	1500	04/22	1532	1000.000	32000	22000	431.30	
Usage cost on 32000 x	0.008689 =		278.05						
Base Fee: 153.25									
WA WATER	03/15	1500	04/22	1532	1000.000	32000	22000	228.11	*
Usage cost on 32000 x	0.003600 =		115.20						
Base Fee: 112.91									
							* TAXES	22.81	
							CURRENT CHARGES	682.22	
Your Bank Account was charged on 05/20/2026							**TOTAL AMOUNT DUE**	**682.22**	

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duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 29, 2026
For service Mar 27 - Apr 27
32 days

Account number **9101 5019 0754**

Billing summary

Previous Amount Due	$27.53
Payment Received Apr 20	-27.53
Current Electric Charges	26.74
Taxes	0.71
Total Amount Due May 20	**$27.45**

Thank you for your payment.

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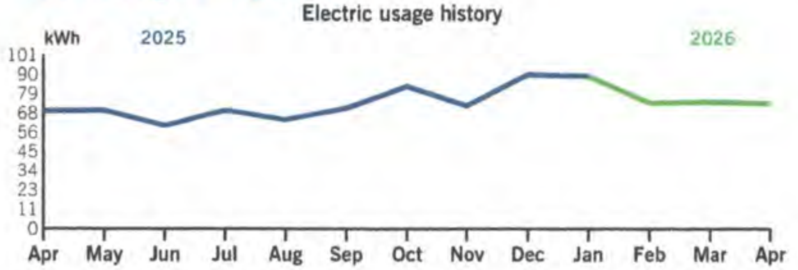
Your usage snapshot

Electric usage history



Average temperature in degrees

75° 79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 73°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	73	69	887	74
Avg. Daily (kWh)	2	2	2	
12-month usage based on most recent history				

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

Account number
9101 5019 0754

Amount of automatic draft

$27.45 *by May 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

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Your usage snapshot - Continued

Current Electric Usage

Meter Number	Usage Type	Billing Period
8390099	Actual	Mar 27 - Apr 27

Usage Values

Billed kWh	73.092 kWh
Billed Demand kW	0.206 kW
Load Factor	46.20 %

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 27 26 to Apr 27 26		
Meter - 8390099		
Customer Charge	$18.47	
Energy Charge		
73.092 kWh @ 3.411c	2.50	
Fuel Charge		
73.092 kWh @ 4.422c	3.23	
Demand Charge		
0.206 kW @ $11.69	2.41	
Asset Securitization Charge		
73.092 kWh @ 0.172c	0.13	
Total Current Charges		**$26.74**

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**

DUKE ENERGY

duke-energy.com
877.372.8477

Your Energy Bill

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

Bill date Apr 29, 2026
For service Mar 28 - Apr 28
32 days

Account number **9101 3840 6191**

Billing summary

Previous Amount Due	$732.29
Payment Received Apr 20	-732.29
Current Lighting Charges	728.02
Taxes	4.27
Total Amount Due May 20	**$732.29**

$

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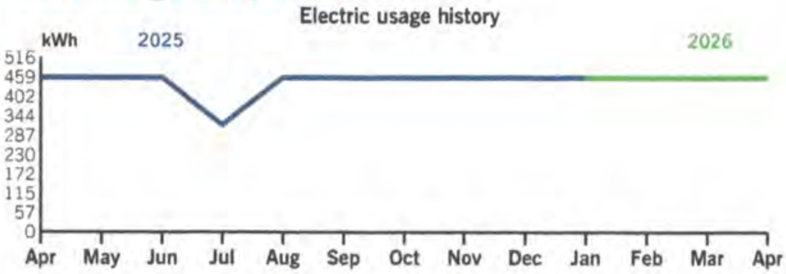

Average temperature in degrees

75°	79°	81°	83°	83°	80°	74°	67°	64°	60°	61°	71°	73°

	Current Month	Apr 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	459	459	5,369	447
Avg. Daily (kWh)	14	14	15	
12-month usage based on most recent history				

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DUKE ENERGY

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

Account number
9101 3840 6191

Amount of automatic draft

$732.29
by May 20

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$________________ **Amount enclosed**

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

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PO Box 1094
Charlotte, NC 28201-1094

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

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

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

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

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

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

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

Your usage snapshot - Continued

Outdoor Lighting		
Billing period Mar 28 - Apr 28		
Description	**Quantity**	**Usage**
50 MICRO II 3K UG	27	459 kWh
Total	**27**	**459 kWh**

Billing details - Lighting

Billing Period - Mar 28 26 to Apr 28 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**

EXHIBIT 7

RETURN TO AGENDA

ESTIMATE

Patricia Thibault

Prepared For

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

Good Home Services LLC

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

Estimate #	462
Date	06/23/2026

executed base don Chairman direction and email received on 06.23.2026

Description	Total
Install (2) new outlets in Forest Lake Amenities Center closet This includes parts and labor to install new outlet in Forest Lake amenities center closet	$165.00

Subtotal	$165.00
Total	**$165.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 8

RETURN TO AGENDA

ESTIMATE

Patricia Thibault

Executed on behalf of Chairman
as directed by email on 06.29

Prepared For

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

Estimate #	468
Date	06/29/2026

Good Home Services LLC

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

Description	Total
Repair (3) Lounge chairs	$60.00

Subtotal	$60.00
Total	**$60.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 9

RETURN TO AGENDA

ESTIMATE

Patricia Thibault

Approved for Chairman based on email direction received 06.23.26

Prepared For

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

Estimate #	464
Date	06/23/2026

Good Home Services LLC

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

Description	Total
Install (3) signs at the amenities center	$75.00

Subtotal	$75.00
Total	**$75.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 10

RETURN TO AGENDA

Forest Lake
CDD
DAVENPORT, FLORIDA

ESTIMATE

Patricia Thibault

Prepared For

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

Good Home Services LLC

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

Approved via Chairman email direction on 06.29.2026

Estimate #	467
Date	06/29/2026

Description	Total
Repair gate and secure metal mesh This is to repair the bent metal mesh and framing on amenities gate, and to secure the mesh to prevent this from occurring again	$75.00

Subtotal	$75.00
Total	**$75.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 11

RETURN TO AGENDA

Forest Lake
CDD
DAVENPORT, FLORIDA

ESTIMATE

Patricia Thibault

Prepared For

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

Good Home Services LLC

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

Executed on behalf of Chairman email direction on 06.29.2026

Estimate #	466
Date	06/29/2026

Description	Total
Repair (5) fence panels on Forest Lake Dr Repair/replace/secure fencing of (5) fence panels on Forest Lake Dr.	$625.00

Subtotal	$625.00
Total	**$625.00**

By signing this document, the customer agrees to the services and conditions outlined in this document. It is to be noted that repairs that require texturing may not exactly match the texture pattern that is currently present. Matching texture patterns can be very difficult, Good Home Services will do its best to match these patterns. We at Good Home Services LLC have the your best interests in mind while performing work and strive make our clients happy.

Forest Lake C D D

EXHIBIT 12

RETURN TO AGENDA

Forest Lake CDD

DAVENPORT, FLORIDA

ECS Integrations
Phone: (863) 797-7525 (863) 968-6713
DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +
MONITORING + IT + LOCKS + GATES
LIC. EG13000790
ECSINTEGRATIONS.COM

Forest Lake CDD / 2 Camera system - Pool - Monitored

PROPOSAL

Date:	6/15/2024			Proposal No:	TH26615		
Submitted to:	Forest Lake CDD			**Job Location:**	Forest Lake CDD / 2 Camera system - Pool - Monitored		
Attention:	Patricia Thibault	Title:	DM	Attention:	Patricia Thibault	Title:	
Email:	patricia@havenmgtsol.com			Email:	patricia@havenmgtsol.com		
Phone:	407-378-8427	Fax:		Phone:	407-378-8427	Fax:	
Address:	255 Primera Blvd # 160			Address:	1595 Aspen drive Drive		
City / ST	LakeMary / FL	Zip:	32746	City / ST	Haines City / FL	Zip:	33844

SCOPE OF WORK:

INSTALL NEW NON-PROPRIETARY VOICE DOWN 2 CAMERA SYSTEM WITH MONITORING AND VOICE DOWN FOR POOL AREA . INSTALL 8 CHANNEL INVID NVR WITH 4TB MEMORY . INSTALL 2 OUTDOOR LINE CROSSING TECHNOLOGY CAMERAS . INSTALL BRIDGE FOR MONITORING . INSTALL POE SWITCH FOR POWER TO CAMERAS . INSTALL HORN SPEAKER AND AMPLIFIER FOR VOICEDOWN . SPECIAL PAYMENT ARRANGEMENT : 50% DOWN UPON APPROVAL / 50% DUE 11/01/2026 .

INCLUDED MATERIALS:

1- 8CHANNEL 4TB NVR . 2- OUTDOOR LINE CROSSING CAMERAS . 1- BRIDGE FOR MONITORING AND VOICEDOWN CAPABILITY . 1- POE SWITCH FOR POWER TO CAMERAS . 1- AMPLIFIER / HORN SPEAKER . RUN ALL NEW CABLE NEEDED . ALL PROGRAMMING FOR MANAGEMENT AND MONITORING .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

• All work described in this proposal is to be performed during normal business hours unless otherwise noted.
• Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of $85/man hour.
• ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing.• ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
• Permit documents and fees are not included as specified above. Tax is excluded.
• This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
• This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
• The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
• Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL. 50 % DUE 11/01/2026 .

Terms: First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.

GRAND TOTAL: $2,910.00

This proposal is valid through 7/15/2024

ECSI Sales Rep: ______ **(Sales Representative)**

ECSI Officer: ______ **(Authorizing Officer Signature)** ______ Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: ______ **Signature:** ______ ______ Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.
2. Warranty:
A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.
B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.
3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.
4. Subscriber Responsibilities:
A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.
B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default: A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.
B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.
ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.
iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber. 7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary,
8. ECSI'S LIMITS OF LIABILITY:
A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)
The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or $500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.
9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to
the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.
12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.
13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

initials ______________