

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, August 13, 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@havenmgtzol.com

- I. Call to Order / Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*
- III. District Counsel – Kutak Rock**
- IV. Public Hearings for the FY 2026-2027 Operating Budget**
 - A. Open the Public Hearing on the FY 2026-2027 Operating Budget
 1. Presentation of the FY 2026-2027 Operating Budget [EXHIBIT 1](#)
 2. Public Comments on the FY 2026-2027 Operating Budget
 3. Close the Public Hearing
 - B. Consideration for Adoption Resolution 2026-00, Annual Appropriation Resolution and Adopting [EXHIBIT 2](#)
 - C. Open the Public hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget
 1. Open the Public Hearing
 2. Presentation of the FY 2026-2027 Assessments [EXHIBIT 3](#)
 3. Public Comments on the FY 2026-2027 Assessments
 4. Close the Hearing
 - D. Consideration for Adoption Resolution 2026-00, Providing for the Collection & Enforcement of Special Assessments for the Funding of the FY 2026-2027 Budget [EXHIBIT 4](#)
- V. District Engineer – Stantec**
- VI. Field Manager**

A. Presentation for Discussion: Management Monthly Field Report [EXHIBIT 5](#)

B. Presentation of Inspection Report [EXHIBIT 6](#)

VII. District Manager

VIII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on July 09, 2026 [EXHIBIT 7](#)

B. Consideration for Acceptance – The Unaudited Financial Statements June, 2026 [EXHIBIT 8](#)

C. Presentation of Check Details – June 2026 [EXHIBIT 9](#)

D. Cooper Pools Proposal - \$973.49 [EXHIBIT 10](#)

E. Good Homes Services Pressure Wash - \$940.00 [EXHIBIT 11](#)

IX. Other Items to be Introduced

A. Discussion on Extra Camera for Security [EXHIBIT 12](#)

B. Consideration for Approval: ECS Integrations Pool Camera Monitoring Agreement - \$1,440 Annual Fee [EXHIBIT 13](#)

C. ECS Integrations Pool Camera Equipment Proposal - \$3,740.00 [EXHIBIT 14](#)

D. Intrusion Prevention Services Equipment and Installation - \$3,500 [EXHIBIT 15](#)

E. Intrusion Prevention Services Monitoring [EXHIBIT 16](#)

1. Professional Monitoring - \$85.00 per camera per month

2. Professional Monitoring (4+ Cameras) - \$60.00 per camera per month

3. Self-Monitoring - \$55.00 per month for self app access and notifications only

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

XI. Supervisors' Request

XII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET**

Forest Lake

Community Development District



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

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

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

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

	Adopted Budget FY2024	Adopted Budget FY2025	Adopted Budget FY 2026	Proposed Budget FY 2027
Revenues				
Contributions and Surplus Funding				
Carry Forward Surplus	0	91,645	0	0
Reserve Contribution	0	0	0	0
Contributions and Surplus Funding Total	0	91,645	0	0
Revenues Total	0	91,645	0	0
Expenditures				
Asset Reserves				
Chair Lift Replacement	0	10,500	0	0
Mailbox Coverings	0	65,000	0	0
Traffic Enhancements	0	16,000	0	0
Pool Furniture	0	10,000	0	0
Asset Reserves Total	0	101,500	0	0
Expenditures Total	0	101,500	0	0
Excess Revenue Over / (Under) Expenditures	0	(9,855)	0	0
Other Financing Sources/(Uses)				
Transfers				
Transfer In/(Out)	91,645	93,219	96,912	96,912
Transfers Total	91,645	93,219	96,912	96,912
Other Financing Sources/(Uses) Total	91,645	93,219	96,912	96,912
Total Capital Reserve Contribution / (Usage)	91,645	83,364	96,912	96,912

STATEMENT 3
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS

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

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

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

1. EAU ASSIGNMENT

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

2. O&M BUDGET & TOTAL ASSESSMENT

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

3. O&M ASSESSMENT PER EAU

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

4. O&M ASSESSMENT ALLOCATION 2026

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

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

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

EXHIBIT 2

[RETURN TO AGENDA](#)



RESOLUTION 2026-06
[FY 2027 APPROPRIATION RESOLUTION]

THE ANNUAL APPROPRIATION RESOLUTION OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Forest Lake Community Development District (“**District**”) prior to June 15, 2026, proposed budget(s) (“**Proposed Budget**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website in accordance with Section 189.016, *Florida Statutes*; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

SECTION 1. BUDGET

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Forest Lake Community Development District for the Fiscal Year Ending September 30, 2027."
- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Chapter 189, *Florida Statutes*, and shall remain on the website for at least two (2) years.

SECTION 2. APPROPRIATIONS There is hereby appropriated out of the revenues of the District, for FY 2027, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

SECTION 3. BUDGET AMENDMENTS Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2027 or within 60 days following the end of the FY 2027 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Chapter 189, *Florida Statutes*, and remain on the website for at least two (2) years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 13 DAY OF August, 2026.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: FY 2027 Budget

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET**

Forest Lake

Community Development District



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

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

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

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

	Adopted Budget FY2024	Adopted Budget FY2025	Adopted Budget FY 2026	Proposed Budget FY 2027
Revenues				
Contributions and Surplus Funding				
Carry Forward Surplus	0	91,645	0	0
Reserve Contribution	0	0	0	0
Contributions and Surplus Funding Total	0	91,645	0	0
Revenues Total	0	91,645	0	0
Expenditures				
Asset Reserves				
Chair Lift Replacement	0	10,500	0	0
Mailbox Coverings	0	65,000	0	0
Traffic Enhancements	0	16,000	0	0
Pool Furniture	0	10,000	0	0
Asset Reserves Total	0	101,500	0	0
Expenditures Total	0	101,500	0	0
Excess Revenue Over / (Under) Expenditures	0	(9,855)	0	0
Other Financing Sources/(Uses)				
Transfers				
Transfer In/(Out)	91,645	93,219	96,912	96,912
Transfers Total	91,645	93,219	96,912	96,912
Other Financing Sources/(Uses) Total	91,645	93,219	96,912	96,912
Total Capital Reserve Contribution / (Usage)	91,645	83,364	96,912	96,912

STATEMENT 3
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS

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

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

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

1. EAU ASSIGNMENT

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

2. O&M BUDGET & TOTAL ASSESSMENT

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

3. O&M ASSESSMENT PER EAU

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

4. O&M ASSESSMENT ALLOCATION 2026

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

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

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

EXHIBIT 3

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Single Family Phase 1				
Debt Service	\$1,451.61	\$1,451.61	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,523.02	\$2,523.02	\$0.00	0.00%
Single Family Phase 2				
Debt Service	\$1,303.76	\$1,303.76	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,375.17	\$2,375.17	\$0.00	0.00%
Single Family Phase 3 Part. PP1				
Debt Service	\$1,303.76	\$1,303.76	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,375.17	\$2,375.17	\$0.00	0.00%
Single Family Phase 3 Part. PP2				
Debt Service	\$1,344.09	\$1,344.09	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,415.50	\$2,415.50	\$0.00	0.00%
Single Family Phase 3 Full PP				
Debt Service	\$0.00	\$0.00	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$1,071.41	\$1,071.41	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.

EXHIBIT 4

[RETURN TO AGENDA](#)



**FOREST RESOLUTION 2026-07
[FY 2027 ASSESSMENT RESOLUTION]**

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2027 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Forest Lake Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Polk County, Florida (“**County**”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

WHEREAS, for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**FY 2027**”), the Board of Supervisors (“**Board**”) of the District has determined to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”), attached hereto as **Exhibit A**; and

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

WHEREAS, in order to fund the District’s Adopted Budget, the District’s Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District’s Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B (“Assessment Roll”)**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.
- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance (“**O&M Assessment(s)**”) is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District’s Board hereby certifies for collection the FY 2027 installment of the District’s previously levied debt service special assessments (“**Debt Assessments**,” and together with the O&M Assessments, the “**Assessments**”) in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.

4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.

- a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the “**Tax Roll Property**” identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District’s Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
- b. **Future Collection Methods.** The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.
6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.
7. **EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED THIS 13 DAY OF August, 2026.

ATTEST:

**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary / Assistant Secretary

By:_____

Its:_____

Exhibit A: Adopted Budget

Exhibit B: Assessment Roll

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

**FISCAL YEAR 2027
PROPOSED ANNUAL BUDGET**

Forest Lake

Community Development District



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

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

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

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

	Adopted Budget FY2024	Adopted Budget FY2025	Adopted Budget FY 2026	Proposed Budget FY 2027
Revenues				
Contributions and Surplus Funding				
Carry Forward Surplus	0	91,645	0	0
Reserve Contribution	0	0	0	0
Contributions and Surplus Funding Total	0	91,645	0	0
Revenues Total	0	91,645	0	0
Expenditures				
Asset Reserves				
Chair Lift Replacement	0	10,500	0	0
Mailbox Coverings	0	65,000	0	0
Traffic Enhancements	0	16,000	0	0
Pool Furniture	0	10,000	0	0
Asset Reserves Total	0	101,500	0	0
Expenditures Total	0	101,500	0	0
Excess Revenue Over / (Under) Expenditures	0	(9,855)	0	0
Other Financing Sources/(Uses)				
Transfers				
Transfer In/(Out)	91,645	93,219	96,912	96,912
Transfers Total	91,645	93,219	96,912	96,912
Other Financing Sources/(Uses) Total	91,645	93,219	96,912	96,912
Total Capital Reserve Contribution / (Usage)	91,645	83,364	96,912	96,912

STATEMENT 3
FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
BUDGET DESCRIPTIONS

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

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

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

1. EAU ASSIGNMENT

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

2. O&M BUDGET & TOTAL ASSESSMENT

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

3. O&M ASSESSMENT PER EAU

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

4. O&M ASSESSMENT ALLOCATION 2026

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

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

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

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
COMPARISON OF PROPOSED FY 2027 ASSESSMENTS TO FY 2026 ASSESSMENTS

LOT SIZE AND TYPE	ACTUAL FISCAL YEAR 2026	PROPOSED FISCAL YEAR 2027	INCREASE (DECREASE)	
			\$	%
Single Family Phase 1				
Debt Service	\$1,451.61	\$1,451.61	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,523.02	\$2,523.02	\$0.00	0.00%
Single Family Phase 2				
Debt Service	\$1,303.76	\$1,303.76	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,375.17	\$2,375.17	\$0.00	0.00%
Single Family Phase 3 Part. PP1				
Debt Service	\$1,303.76	\$1,303.76	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,375.17	\$2,375.17	\$0.00	0.00%
Single Family Phase 3 Part. PP2				
Debt Service	\$1,344.09	\$1,344.09	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$2,415.50	\$2,415.50	\$0.00	0.00%
Single Family Phase 3 Full PP				
Debt Service	\$0.00	\$0.00	\$0.00	0.00%
Operations & Maintenance	\$1,071.41	\$1,071.41	\$0.00	0.00%
Total	\$1,071.41	\$1,071.41	\$0.00	0.00%

- (1) Annual debt service assessment includes principal, interest, Polk County collection costs and early payment discount costs.
- (2) Annual operations & maintenance assessment based on proposed Fiscal Year 2027 budget and includes Polk County collection costs and early payment discount costs.

EXHIBIT 5

[RETURN TO AGENDA](#)





Forest Lake

Community Development District



Monthly Field Report



Forest Lake Ave

- Hedges need attention
 - Soft edge lacking
 - Mowed
- Seasonal color good





Holly Hill Commons

- Shrubs trimmed
- Trees encroaching fence in several locations



Chickasaw Entry

- Entry maintained
- Bed weeds need tending
- Turf/weeds 50/50



Chestnut Entrance

- Maintained to a minimum
 - Weeds in the bed



Cedar Ridge Entries

- Entries maintained
- Trees will need to be lifted/cutback





CDD DRAs

- Edges, outfalls, and corners need attention







- Amenity Center DRA and Pool Equipment Enclosure**
- DRA Mowed/Maintained
 - Podocarpus surrounding the pool equipment, random failure





Amenity

- Turf stressed, weedy, thin



Playground Area

- Area maintained
- Playground boundaries need to be reset
 - Rubber mulch redistributed



EXHIBIT 6

[RETURN TO AGENDA](#)



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

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	13	
Turf Fertility - Non Bahia - Color and Growth Density		15	13	
Turf Areas - Weed Control		10	8	
Bed Weed Control		10	9	
Shrub & Plant Pruning & Shape - Deadheading & Appearance		10	8	
Shrub Fertility & Vitality		10	8	
Debris & Trash Management		10	6	Trash around amenity center parking lot
Total Points Landscape Inspection Items - Failure is Deemed to be at 80% : 80 or lower	83%	100	83	
Other Landscape Maintenance Items Based on Contract Terms				Notes
Turf Fertilizer & Pesticide Management - Applied Pursuant to Months Cited in Contract Terms		10	10	
Plant Material Fertilization Management - Applied Pursuant to Contract Terms		10	10	
Tree Pruning - Trees Lifted in Accordance with Contract terms - 10' to 12"		10	10	
Reporting Requirements & District Receipt - Based on Contract Terms		20	15	
Total Points Other Landscape Items - Failure is at 90%: 45 or lower	90%	50	45	
Other Landscape Supplemental Items				Notes
Annuals - Vigor & Appearance - Planted in Accordnace with Contract Terms Schedule		10	9	
Mulch - Even Distribution - Not greater than 4 " Deep in Accordance with Contract Terms Schedule		10	10	
Total Points Other Landscape Supplemental Items- Failure is at 80%:16 or below	95%	20	19	
Pond Inspection Items		Max Points Allowed	Points allocated	
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				
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	5	Pool is slightly green
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%				



Pool slightly green



Extra fence pieces left outside of pool area – did not come from pool perimeter fence



Trash and debris outside pool and playground area



Mole / gopher holes around pool and playground area

EXHIBIT 7

[RETURN TO AGENDA](#)



**MINUTES OF 07/09/26 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, July 09, 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
Dana Bryant.....	Field Services, Haven Management Solutions
Vincent Palevich.....	813 Security Services

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. Magee reiterated the discussion from the prior meeting. He advised that he added language to the towing policy. The Board discussed vehicles blocking the sidewalk.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Amended and Restated Rules Relating to Parking and Enforcement Forest Lake Community Development District.

B. Discussion of Amenity Access of Amenity Registration Form for Renters

- Mr. Magee presented the rental form. The Board discussed the owner's responsibilities regarding amenity cards for renters. Ms. Thibault assured the Board that they had been tightening down security.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Amenity Registration Form for Renters for the Forest Lake Community Development District.

C. Presentation of Revised Amenity Policies and Rates

- Mr. Magee reported that he had adjusted the hours to be from 8 am to 5 pm during Standard Time and 8 am to 8 pm during Daylight Savings Time.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Approved the Revised Amenity Policies and Rates for the Forest Lake Community Development District.

IV. District Engineer – Stantec

- Ms. Thibault reported that Stantec did not have anything to present and would not be in attendance.

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

A. Presentation for Discussion: Management Monthly Field Report

- The Board discussed the report, noting a hole in the island. Mr. Bryant continued presenting the report, noting concerns about the Crepe Myrtles and the outfalls. Supervisor Montalvo expressed concerns about washout at one of the monuments. Mr. Bryant explained the benefit of the crushed shells they had installed. Supervisor Thomas asked if the overgrowth by the retention walls between properties was CDD responsibility. Mr. Bryant stated that should be Mele. Chairman Rivera and Supervisor Ribarich reported weeds growing out of the retention wall at Sugarwood and Silverbrook and Aspen and Sugarwood. The Board discussed the clock at the retention wall.

VI. District Manager

VII. Administrative Items (addressed after Items to be Introduced and before Field Manager)

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

- The motion addressed in line 172 needed extra clarification.

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 June 11, 2026, Given the Suggested Change, for the Forest Lake Community Development District.

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

- Ms. Thibault advised that they were trending about \$29,000 over budget. Ms. Thibault confirmed that they were not increasing any taxes for next year.

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

C. Presentation of Check Detail – May 2026

D. Consideration to Ratify:

- Ms. Thibault reported that work had been completed on all of the items.

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Ratified Exhibits 7 Through 11 for the Forest Lake Community Development District.

VIII. Other Items to Be Introduced

A. Discussion on Extra Camera for Security (addressed before Field Manager)

- Ms. Thibault reported that they had received the passwords to access the cameras. She noted that the new camera system staff planned to be on site tomorrow.
- Ms. Thibault informed the Board that the price for an additional camera would be \$2,910. The Board tabled the discussion until next month.

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

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

- Chairman Rivera noted the handicap chair at the pool looked like someone had been playing with it. Mr. Magee confirmed that they were required to have a handicap chair at the pool. The Board noted that they would have to hold someone liable if it breaks, mentioning that the cameras would have to be checked. Supervisor Ribarich reported that she had posted a memo on Facebook but noted that not all of the residents see those memos.
- The Board commended 813 Security. Supervisor Cortez asked about the property damage on the report. Supervisor Ribarich reported that she had been throwing out unwanted post. She suggested that the restroom cleaning crew walk around and pick up trash they see. Chairman Rivera asked Ms. Thibault to set up a meeting with the cleaning company to discuss the cleanliness of the restrooms.

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 8

[RETURN TO AGENDA](#)



Forest Lake Community Development District

Summary Financial Statements (Unaudited)

June 30, 2026

Forest Lake CDD
Balance Sheet
June 30, 2026

	General Fund
1 <u>Assets:</u>	
2 Operating Account-SS	\$ 186,676
3 Money Market Account- SS	462,916
4 Accounts Receivable	325
5 Assessments Receivable-On Roll	-
6 Excess Fees - Receivable	-
7 Due from Other Funds	6,899
8 Prepaid Expenses	-
9 Deposits	-
10 TOTAL ASSETS	656,816
11 Liabilities:	
12 Accounts Payable	8,153
13 Accrued Expenses	-
14 Deffered Revenue-On Roll	-
15 Due to Other Funds	27,661
16 TOTAL LIABILITIES	35,814
17 Fund Balance	
18 Non-Spendable	-
19 Assigned: Capital Reserves	-
20 Assigned:2-Month Operating Capital	102,959
21 Unassigned	518,044
22 TOTAL LIABILITIES AND FUND BALANCE	\$ 656,816

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

	FY2026 Adopted Budget	FY 2026 Budget Year to Date	FY 2026 Actual Year to Date	Variance Over / (Under) Budget
1 Revenues:				
2 Assessments - Tax Roll	\$ 578,091	\$ 566,529.18	\$ 581,116.40	14,587.22
3 Interest	-	-	10,090	10,090
4 Misc Revenue	-	-	325	325.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	591,531	25,002
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	9,000	11,400	(2,400)
10 Engineering	15,000	11,250	3,703	7,547
11 Attorney	30,000	22,500	108,910	(86,410)
12 Annual Audit	6,800	5,100	-	5,100
13 Assessment Administration	5,000	3,750	2,688	1,062
14 Management Fees	43,800	32,850	39,960	(7,110)
15 Information Technology	1,890	1,418	-	1,418
16 Website Maintenance	1,260	945	1,661	(716)
17 Postage & Delivery	1,050	788	-	788
18 Insurance	7,432	7,432	6,148	1,284
19 Copies	500	375	-	375
20 Legal Advertising	5,000	3,750	116	3,634
21 Other Current Charges	1,500	1,125	540	585
22 Office Supplies	625	469	-	469
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	132,032	99,024	181,451	(80,525)
26 Debt Service Administration				
27 Arbitrage	900	675	-	675
28 Dissemination	5,000	3,750	2,688	1,062
29 Trustee Fees	8,880	6,660	8,691	(2,031)
30 Debt Service Total	14,780	11,085	11,379	(293.76)
29 Field Expenditures				
30 Property Insurance	15,006	15,006	15,006	-
31 Field Management	16,000	12,000	8,597	3,403
32 Landscape Maintenance	73,440	55,080	55,080	-
33 Landscape Replacement	28,262	21,197	-	21,197
34 Streetlights	42,410	31,808	22,138	9,669
35 Electric	7,260	5,445	1,675	3,770
36 Water & Sewer	1,000	750	-	750
37 Sidewalk & Asphalt Maintenance	2,500	1,875	-	1,875
38 Irrigation Repairs	7,500	5,625	-	5,625
39 General Repairs & Maintenance	15,000	11,250	-	11,250
40 Contingency	10,000	7,500	25,119	(17,619)
41 Field Expenditures Total	218,378	167,535	127,615	39,920
42 Amenity Expenses				
43 Amenity - Electric	15,173	11,380	8,299	3,081
44 Amenity - Water	4,068	3,051	7,212	(4,161)
45 Internet	1,500	1,125	1,465	(340)
46 Pest Control	648	486	240	246
47 Janitorial Services	10,400	7,800	7,200	600
48 Security Services	33,500	25,125	20,791	4,334
49 Pool Maintenance	23,700	17,775	18,899	(1,124)
50 Amenity Management	9,500	7,125	5,102	2,023
51 Amenity Repairs & Maintenance	10,000	7,500	-	7,500
52 Contingency	7,500	5,625	20,497	(14,872)
53 Amenity Expenses Total	115,989	86,992	89,705	(2,713)
54 Capital Reserves Transfer	96,912	-	-	-
55 Expenditures Total	578,091	364,636	410,150	(45,514)
55 Fund Balance - Beginning			\$ 439,621	
56 Net Change In Fund Balance			181,382	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 621,003	

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

Balance per Bank Statement	\$	198,748
Plus: Deposits in Transit		-
Less: Outstanding Checks		(12,072)
<i>Adjusted Bank Balance</i>	\$	186,676

Beginning Balance	\$	267,531
Receipts		4,985
Disbursements		(31,407)
<i>Balance per Book</i>	\$	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	041026	ach 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	041626	ach 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	041826	acj Spectrum	Act# 8711 (4/1/26)		152.97	219,874.54
4/20/2026	042026	ach Haines City	Irrigation		106.26	219,768.28
4/20/2026	042026	ach1 Haines City	Sewer/Water		543.08	219,225.20
4/20/2026	042026	ach1 Duke Energy	2702 Cedar Ridge		27.53	219,197.67
4/20/2026	042026	ach3 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	043026	ach1 Duke Energy	1084 Sugarwood St		107.17	267,558.21
4/30/2026	043026	acg3 Duke Energy	930 Holly Hill Rd		32.65	267,525.56
4/30/2026	043026	ach4 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
6/1/2026	5208	Cooper Pools Inc	commercial maint		1,750.00	239,358.74
6/1/2026	5209	Mele Environmental Services LLC	Landscape Maint Svc		6,120.00	233,238.74
6/1/2026	5210	Cooper Pools Inc	strainer repair		778.74	232,460.00
6/1/2026	5207	Haven Management Solutions	District Mgt svc		6,608.34	225,851.66
6/1/2026	060126	ach2 Duke Energy	930 Holly Hill Rd		32.65	225,819.01
6/1/2026	060126	ach3 Duke Energy	1084 Sugarwood St		42.17	225,776.84
6/1/2026	6/1/2026	Duke Energy	1701 Forest lake		32.65	225,744.19

6/2/2026	5211 Frank Rivera	05-28-26 BOS MTG		200.00	225,544.19
6/2/2026	5212 Randi Ribarich	05-28-26 BOS MTG		200.00	225,344.19
6/2/2026	5213 Jose Cortez	05-28-26 BOS MTG		200.00	225,144.19
6/2/2026	5214 Jose Montalvo	05-28-26 BOS MTG		200.00	224,944.19
6/4/2026	5215 813 Security & Protective Services	security		4,000.00	220,944.19
6/5/2026	5216 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	220,904.19
6/5/2026	5217 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	220,864.19
6/7/2026	5218 Advanced Drainage Solutions	Remove exsisting broken concrete		7,700.00	213,164.19
6/7/2026	5219 Advanced Drainage Solutions	Remove exsisting broken concrete		2,990.00	210,174.19
6/9/2026	5220 Kutak Rock LLP	Legal Services		3,220.94	206,953.25
6/10/2026	061026ach Duke Energy	1595 Aspen Ave-		1,048.56	205,904.69
6/10/2026	061026ach1 Harland Clarke	Chk Order		531.07	205,373.62
6/11/2026	5221 Securitas Security Services USA, Inc	Security Contract		10,632.33	194,741.29
6/11/2026	5222 Kutak Rock LLP	Legal Services		3,458.50	191,282.79
6/12/2026	5224 Central Florida Stairlift, LLC	New ADA Pool Chair		5,795.00	185,487.79
6/15/2026	5225 Central Florida Starlift LLC	L350 Inv 061226		5,795.00	179,692.79
6/15/2026	5226 Frank Rivera	06-11-26 BOS MTG		200.00	179,492.79
6/15/2026	5227 Randi Ribarich	06-11-26 BOS MTG		200.00	179,292.79
6/15/2026	5228 Jose Cortez	06-11-26 BOS MTG		200.00	179,092.79
6/15/2026	5229 Jose Montalvo	06-11-26 BOS MTG		200.00	178,892.79
6/15/2026	5230 George Thomas	BOS MTG 06-11-26		200.00	178,692.79
6/15/2026		Deposit	2,546.74		181,239.53
6/16/2026	061626ach Duke Energy	00 Holly Hill Rd		1,918.25	179,321.28
6/18/2026	061826ach Duke Energy	2702 Cedar Ridge		26.54	179,294.74
6/18/2026	061826ach2 Duke Energy	0 Holly Hill		732.29	178,562.45
6/21/2026	5231 School Status LLC	Website		1,661.39	176,901.06
6/22/2026	062226acg Haines City	1595 Aspen		796.06	176,105.00
6/22/2026	062226ach2 Haines City	1110 Holly Hill Rd		78.18	176,026.82
6/22/2026	062226ach3 Spectrum	Act# 8711 (5/1/26)		148.30	175,878.52
6/24/2026	5232 Cooper Pools Inc	biohazard cleanup		250.00	175,628.52
6/24/2026		Deposit	15,502.94		191,131.46
6/26/2026	5233 Dibartolomeo, McBee, Hartley & Barnes, PA	Forensic Audit		4,000.00	187,131.46
6/29/2026	5234 ECS Integrations	internet setup		455.00	186,676.46
6/30/2026			18,049.68	72,481.96	186,676.46

EXHIBIT 9

[RETURN TO AGENDA](#)



10:12 AM

08/05/26

Accrual Basis

Forest Lake CDD

Transactions by Account

As of June 30, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							241,108.74
Bill Pm...	06/01/20	5208	Cooper Pools Inc	commercial maint		1,750.00	239,358.74
Bill Pm...	06/01/20	5209	Mele Environmental ...	Landscape Maint Svc		6,120.00	233,238.74
Bill Pm...	06/01/20	5210	Cooper Pools Inc	strainer repair		778.74	232,460.00
Bill Pm...	06/01/20	5207	Haven Management ...	District Mgt svc		6,608.34	225,851.66
Bill Pm...	06/01/20	06012...	Duke Energy	930 Holly Hill Rd		32.65	225,819.01
Bill Pm...	06/01/20	06012...	Duke Energy	1084 Sugarwood St		42.17	225,776.84
Bill Pm...	06/01/20	6/1/26	Duke Energy	1701 Forest lake		32.65	225,744.19
Bill Pm...	06/02/20	5211	Frank Rivera	05-28-26 BOS MTG		200.00	225,544.19
Bill Pm...	06/02/20	5212	Randi Ribarich	05-28-26 BOS MTG		200.00	225,344.19
Bill Pm...	06/02/20	5213	Jose Cortez	05-28-26 BOS MTG		200.00	225,144.19
Bill Pm...	06/02/20	5214	Jose Montalvo	05-28-26 BOS MTG		200.00	224,944.19
Bill Pm...	06/04/20	5215	813 Security & Prote...	security		4,000.00	220,944.19
Bill Pm...	06/05/20	5216	Massey Services Inc.	Pest Prevention- Act 86484733		40.00	220,904.19
Bill Pm...	06/05/20	5217	Massey Services Inc.	Pest Prevention- Act 86484733		40.00	220,864.19
Bill Pm...	06/07/20	5218	Advanced Drainage ...	Remove existing broken concrete		7,700.00	213,164.19
Bill Pm...	06/07/20	5219	Advanced Drainage ...	Remove existing broken concrete		2,990.00	210,174.19
Bill Pm...	06/09/20	5220	Kutak Rock LLP	Legal Services		3,220.94	206,953.25
Bill Pm...	06/10/20	06102...	Duke Energy	1595 Aspen Ave-		1,048.56	205,904.69
Bill Pm...	06/10/20	06102...	Harland Clarke	Chk Order		531.07	205,373.62
Bill Pm...	06/11/20	5221	Securitas Security S...	Security Contract		10,632.33	194,741.29
Bill Pm...	06/11/20	5222	Kutak Rock LLP	Legal Services		3,458.50	191,282.79
Bill Pm...	06/12/20	5224	Central Florida Stairli...	New ADA Pool Chair		5,795.00	185,487.79
Bill Pm...	06/15/20	5225	Central Florida Starlif...	L350 Inv 061226		5,795.00	179,692.79
Bill Pm...	06/15/20	5226	Frank Rivera	06-11-26 BOS MTG		200.00	179,492.79
Bill Pm...	06/15/20	5227	Randi Ribarich	06-11-26 BOS MTG		200.00	179,292.79
Bill Pm...	06/15/20	5228	Jose Cortez	06-11-26 BOS MTG		200.00	179,092.79
Bill Pm...	06/15/20	5229	Jose Montalvo	06-11-26 BOS MTG		200.00	178,892.79
Bill Pm...	06/15/20	5230	George Thomas	BOS MTG 06-11-26		200.00	178,692.79
Deposit	06/15/20			Deposit	2,546.74		181,239.53
Bill Pm...	06/16/20	06162...	Duke Energy	00 Holly Hill Rd		1,918.25	179,321.28
Bill Pm...	06/18/20	06182...	Duke Energy	2702 Cedar Ridge		26.54	179,294.74
Bill Pm...	06/18/20	06182...	Duke Energy	0 Holly Hill		732.29	178,562.45
Bill Pm...	06/21/20	5231	School Status LLC	Website		1,661.39	176,901.06
Bill Pm...	06/22/20	06222...	Haines City	1595 Aspen		796.06	176,105.00
Bill Pm...	06/22/20	06222...	Haines City	1110 Holly Hill Rd		78.18	176,026.82
Bill Pm...	06/22/20	06222...	Spectrum	Act# 8711 (5/1/26)		148.30	175,878.52
Bill Pm...	06/24/20	5232	Cooper Pools Inc	biohazard cleanup		250.00	175,628.52
Deposit	06/24/20			Deposit	15,502.94		191,131.46
Bill Pm...	06/26/20	5233	Dibartolomeo, McBee...	Forensic Audit		4,000.00	187,131.46
Bill Pm...	06/29/20	5234	ECS Integrations	internet setup		455.00	186,676.46
Total 1. GF					18,049.68	72,481.96	186,676.46
TOTAL					18,049.68	72,481.96	186,676.46

INVOICE

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

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



Cleaning Commercial Acct:Haven Management Solutions:Forest Lakes CDD

Bill to

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

Ship to

Forest Lakes CDD
1595 Aspen Ave
Davenport, FL 33837

Invoice details

Invoice no.: 2026-1487
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

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

- Total **\$1,750.00**

Ways to pay



View and pay

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 # 6191
DATE 06/01/2026
DUE DATE 06/16/2026
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

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1695

Invoice Date: 5/29/2026

Due Date: 6/29/2026

Bill To: Forest Lake CDD

Forest Lake CDD255 Primera Blvd Ste 160
Lake Mary, FL 32746

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
356750Z CLEAR EQ SERIES STRAINER LID	356750Z CLEAR EQ SERIES STRAINER LID	1.00	\$778.74	\$778.74

Subtotal: \$778.74

Tax: \$0.00

Total: \$778.74

Amount Due: \$778.74

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
6/1/2026	63

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

P.O. No.	Terms	Project

[illegible]

Service address
 FOREST LAKE CDD
 930 HOLLY HILL RD
 WEST ENTRANCE

Bill date May 8, 2026
For service Apr 8 - May 6
 29 days

Account number **9100 8879 4301**

Billing summary

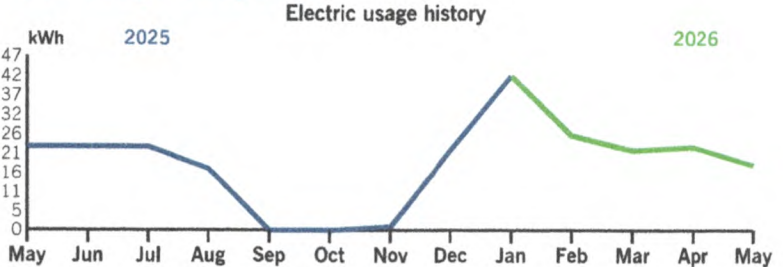
Previous Amount Due	\$32.65
Payment Received Apr 30	-32.65
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due May 29	\$32.65



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 76°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	18	23	217	18
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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

Amount of automatic draft

\$32.65 by May 29	After 90 days from bill date, a late charge will apply.
-----------------------------	---

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

Amount enclosed

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

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



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

Account number
9100 8879 4301

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

We're here for you

Report an emergency

Electric outage duke-energy.com/outages
800.228.8485

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: Jun 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 8270042	
Actual reading on May 6	973
Previous reading on Apr 8	- 955
Energy Used	18 kWh
Billed kWh	18.000 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 - Apr 08 26 to May 06 26	
Meter - 8270042	
Customer Charge	\$17.92
Energy Charge	
18.000 kWh @ 9.566c	1.73
Fuel Charge	
18.000 kWh @ 4.422c	0.80
Asset Securitization Charge	
18.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.51
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

FOREST LAKE CDD
1084 SUGARWOOD ST
IRRIGATION PUMP

Bill date May 8, 2026
For service Apr 8 - May 6
29 days

Account number **9100 8879 4450**

Billing summary

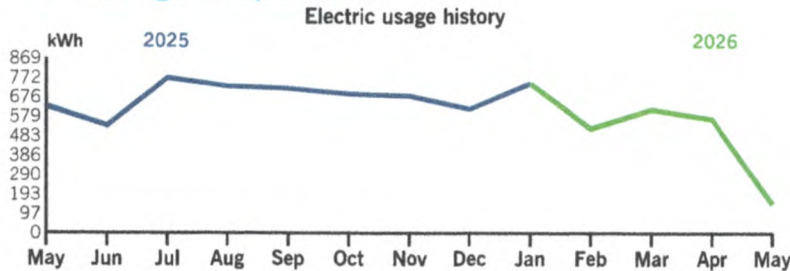
Previous Amount Due	\$107.17
Payment Received Apr 30	-107.17
Current Electric Charges	38.77
Taxes	3.40
Total Amount Due May 29	\$42.17



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your usage snapshot



Average temperature in degrees

79° 81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 76°

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	147	632	7,346	612
Avg. Daily (kWh)	5	20	20	

12-month usage based on most recent history

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

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



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

Account number
9100 8879 4450

Amount of automatic draft

\$42.17
by May 29

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

8891008879445000066000000000000000000000421700000042173

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: Jun 4

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number **9100 8879 4450**

Your usage snapshot - Continued

Current electric usage for meter number 4362214	
Actual reading on May 6	29945
Previous reading on Apr 8	- 29798
Energy Used	147 kWh
Billed kWh	147.000 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 - Apr 08 26 to May 06 26	
Meter - 4362214	
Customer Charge	\$17.92
Energy Charge	
147.000 kWh @ 9.566c	14.06
Fuel Charge	
147.000 kWh @ 4.422c	6.50
Asset Securitization Charge	
147.000 kWh @ 0.195c	0.29
Total Current Charges	\$38.77

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

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

Billing details - Taxes

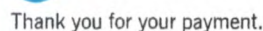
Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.99
Municipal Franchise Fee	2.38
Total Taxes	\$3.40



Bill date Jun 8, 2026
For service May 7 - Jun 4
29 days

Account number 9100 8879 4111

Previous Amount Due	\$32.65
<i>Payment Received May 29</i>	-32.65
Current Electric Charges	30.00
Taxes	2.65
Total Amount Due Jun 29	\$32.65



To help us repair malfunctioning streetlights, quickly: 1. Visit duke-energy.com/lightrepair 2. Provide us with the light's location and your contact information. 3. Specific addresses, landmarks and directions work best

The chart displays monthly electric usage in kWh. The y-axis ranges from 0 to 38 kWh in increments of 4. The x-axis shows months from June 2025 to June 2026. The data is as follows:

Month	Usage (kWh)
Jun 2025	15
Jul 2025	16
Aug 2025	15
Sep 2025	16
Oct 2025	16
Nov 2025	17
Dec 2025	21
Jan 2026	33
Feb 2026	17
Mar 2026	15
Apr 2026	17
May 2026	15
Jun 2026	15

Average temperature in degrees

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

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	15	15	215	18
Avg. Daily (kWh)	1	1	1	

12-month usage based on most recent history

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



Account number
9100 8879 4111

\$32.65
by Jun 29

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

889100887941110006600000000000000000326500000032652



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: Jul 7

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current electric usage for meter number 8325080	
Actual reading on Jun 4	546
Previous reading on May 7	- 531
Energy Used	15 kWh
Billed kWh	15.000 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 - May 07 26 to Jun 04 26	
Meter - 8325080	
Customer Charge	\$18.01
Energy Charge	
15.000 kWh @ 9.609c	1.44
Fuel Charge	
15.000 kWh @ 3.859c	0.58
Asset Securitization Charge	
15.000 kWh @ 0.195c	0.03
Minimum Bill Adjustment	9.94
Total Current Charges	\$30.00

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

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

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

Billing details - Taxes

Regulatory Assessment Fee	\$0.03
Gross Receipts Tax	0.77
Municipal Franchise Fee	1.85
Total Taxes	\$2.65

Forest Lake

Meeting Date: 05.28.2026

Frank Rivera Yes

Randi Robarihc Yes

Jose Cortez Yes

Jose Montalvo Yes

Goerge Thomas NO



INVOICE

813 Security & Protective Services dba '813 Services'

Address:

28803 Stormcloud Pass
Wesley Chapel, FL 33543

Phone: (216) 372-0864

Email: admin@813services.com

Date:

6/1/2026

Invoice #:

0001

Bill To:

Forest Lake CDD
C/O Haven Management Solutions
255 Primera Boulevard
Lake Mary, FL 32746
Suite 160

Customer ID:

FLCDD

Job Description

CDD Security Services

Payment Terms

Due Upon Receipt

Dates	Position Description	Per Hour Rate		Total	
5/22/26-5/31/26	6days/8Hours (5/22,5/23,5/24,5/29,5/30,5/31=48 hours)	\$	25.00	\$	1,200.00
6/1/2026-6/30/2026	Fri- Sun (9 days/8 Hours = 72 total hours)	\$	25.00	\$	1,800.00
6/1/2026 - 06/30/2026	Roving Patrol			\$	700.00
5/25/2026	Holiday Rate (Memorial Day-8 Hours)	\$	37.50	\$	300.00

Make all checks payable to
813 Security & Protective Services

If you have any questions concerning this invoice, contact
813 Security & Protective Services at
admin@813services.com

Total: \$ 4,000.00

Thank you for your business!



Tampa Commercial JB174420
4033 Crescent Park
Riverview, FL 33578
813-463-0791

INVOICE 69468761**Dated 2/10/2026**

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

Account # 8684733

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
-------------	--------	----------	-----	------------	------------

For service at Forest Lake CDD 1595 Aspen Ave Davenport, FL 33837

Pest Prevention	\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
-----------------	---------	--------	--------	--------	---------

PLEASE REMIT	\$40.00
---------------------	----------------

Account # 8684733
Forest Lake CDD
Anchor Stone Management, LLC
255 Primera Blvd Suite 160
Lake Mary, FL 32746

INVOICE 69468761
Dated 2/10/2026

PLEASE REMIT	\$40.00
---------------------	----------------

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Massey Services
PO Box 547668
Orlando, FL 32854
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE



Tampa Commercial JB174420
4033 Crescent Park
Riverview, FL 33578
813-463-0791

INVOICE 69873391**Dated 3/16/2026**

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

Account # 8684733

Purchase order

DESCRIPTION	AMOUNT	DISCOUNT	TAX	ADJUSTMENT	AMOUNT DUE
-------------	--------	----------	-----	------------	------------

For service at Forest Lake CDD 1595 Aspen Ave Davenport, FL 33837

Pest Prevention	\$40.00	\$0.00	\$0.00	\$0.00	\$40.00
-----------------	---------	--------	--------	--------	---------

PLEASE REMIT	\$40.00
---------------------	----------------

Account # 8684733
Forest Lake CDD
Anchor Stone Management, LLC
255 Primera Blvd Suite 160
Lake Mary, FL 32746

INVOICE 69873391
Dated 3/16/2026

PLEASE REMIT	\$40.00
---------------------	----------------

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT

Massey Services
PO Box 547668
Orlando, FL 32854
407-645-2500

AMT. PAID

CHECK/CARD #

EXP. DATE

SIGNATURE



Removal and Replacement of Damaged Sidewalk Sections Forest Lake CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 03/23/2026

Invoice No. : 1153

Bill To: Forest Lake CDD

Scope of Work

1. Remove approximately 350 square feet of existing broken concrete sidewalk flags.
2. Haul away all debris and properly dispose of materials in accordance with local regulations.
3. Prepare the subgrade as needed to ensure proper support and stability for new concrete.
4. Form and pour new concrete sidewalk sections to match existing thickness and finish.
5. Barricade and clearly mark the work area to restrict pedestrian access during construction.
6. Return after concrete has properly cured to remove form boards and backfill around the newly installed sidewalk sections.

Price includes 1 year warranty

Total Project Cost

\$7,700.00

*Please make all checks payable to Advanced Drainage Solutions and remit payment to **P.O. Box 526, Land O' Lakes, FL 34639**. We appreciate your business and look forward to working with you again!*



Removal and Replacement of Damaged Sidewalk Sections Forest Lake CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 03/23/2026

Invoice No. : 1152

Bill To: Forest Lake CDD

Scope of Work

1. Remove approximately 130 square feet of existing broken concrete sidewalk flags.
2. Haul away all debris and properly dispose of materials in accordance with local regulations.
3. Prepare the subgrade as needed to ensure proper support and stability for new concrete.
4. Form and pour new concrete sidewalk sections to match existing thickness and finish.
5. Barricade and clearly mark the work area to restrict pedestrian access during construction.
6. Return after concrete has properly cured to remove form boards and backfill around the newly installed sidewalk sections.

Price includes 1 year warranty

Total Project Cost

\$2,990.00

*Please make all checks payable to Advanced Drainage Solutions and remit payment to **P.O. Box 526, Land O' Lakes, FL 34639**. We appreciate your business and look forward to working with you again!*

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 9, 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. 3760369

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. 3760369

62023-2

Re: NPG Litigation Matter

For Professional Legal Services Rendered

04/06/26	P. O'Bryant	0.80	276.00	Draft motion for court default
04/07/26	P. O'Bryant	1.40	483.00	Analyze case status and strategy; research default issues
04/07/26	B. Ward	0.50	97.50	Review, revise and finalize motion for court's default; confer with O'Bryant regarding same
04/08/26	J. Brown	0.30	135.00	Work session regarding case status and motion
04/08/26	P. O'Bryant	1.30	448.50	Analyze case status and strategy; research deposition issues
04/08/26	B. Ward	0.40	78.00	Review procedures and case file; correspond with judicial assistant and O'Bryant regarding hearing dates; finalize and file motion for court's default
04/09/26	J. Brown	0.70	315.00	Prepare for and attend shade meeting; follow-up from same
04/09/26	B. Ward	0.30	58.50	Prepare and file notice of hearing; review status; confer with court reporter regarding coverage

KUTAK ROCK LLP

Forest Lake CDD

June 9, 2026

Client Matter No. 62023-2

Invoice No. 3760369

Page 2

04/10/26	P. O'Bryant	0.80	276.00	Draft certified letter to Mr. Lopez regarding deposition and next steps
04/10/26	B. Ward	1.20	234.00	Prepare hearing notebook
04/15/26	J. Brown	0.20	90.00	Review letter regarding Christopher Lopez
04/16/26	B. Ward	0.20	39.00	Review and finalize correspondence to Lopez; coordinate sending of same
04/17/26	B. Ward	0.20	39.00	Confer with court reporter regarding coverage
04/20/26	J. Brown	0.20	90.00	Review hearing notebook
04/20/26	P. O'Bryant	0.80	276.00	Review motion to strike affirmative defenses and motion for court default; revise hearing notebook
04/27/26	P. O'Bryant	0.30	103.50	Review and finalize hearing notebook
04/27/26	B. Ward	0.50	97.50	Review and revise hearing notebook; confer with O'Bryant regarding and coordinate sending of same
04/28/26	B. Ward	0.20	39.00	Confer regarding certified mailings
TOTAL HOURS		10.30		

TOTAL FOR SERVICES RENDERED

\$3,175.50

DISBURSEMENTS

Freight and Postage	43.64
Reproduction Costs	1.80

TOTAL DISBURSEMENTS

45.44

TOTAL CURRENT AMOUNT DUE

\$3,220.94

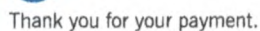


Bill date May 20, 2026
For service Apr 21 - May 18
28 days

Account number 9100 9084 9576

Billing summary

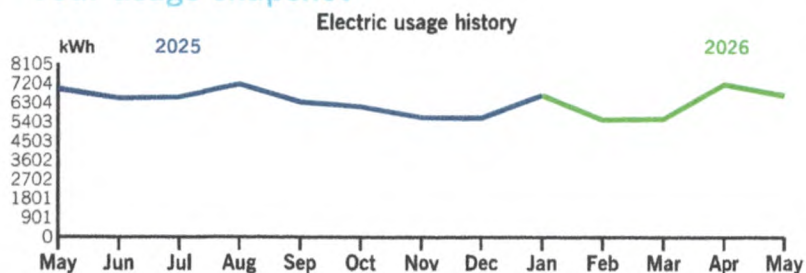
Previous Amount Due	\$1,131.28
<i>Payment Received May 13</i>	-1,131.28
Current Electric Charges	963.63
Taxes	84.93
Total Amount Due Jun 10	\$1,048.56



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot



Average temperature in degrees

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

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6,668	6,970	75,683	6,307
Avg. Daily (kWh)	238	218	208	
12-month usage based on most recent history				

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

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



Account number
9100 9084 9576

\$1,048.56
by Jun 10

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

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

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

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

8891009084957600066000000000000000010485600001048569



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: Jun 17

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Account number **9100 9084 9576**

Your usage snapshot - Continued

Current electric usage for meter number 8292692	
Actual reading on May 18	357551
Previous reading on Apr 21	- 350883
Energy Used	6,668 kWh
Billed kWh	6,668.000 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 - Apr 21 26 to May 18 26	
Meter - 8292692	
Customer Charge	\$17.92
Energy Charge	
6,668.000 kWh @ 9.566c	637.85
Fuel Charge	
6,668.000 kWh @ 4.422c	294.86
Asset Securitization Charge	
6,668.000 kWh @ 0.195c	13.00
Total Current Charges	\$963.63

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	\$0.84
Gross Receipts Tax	24.73
Municipal Franchise Fee	59.36
Total Taxes	\$84.93



BILL OF SALE

Buyer: Forest Lake CDD
Seller: Securitas Security Services USA, Inc.
Date: April 8, 2026

1. Purchase and Sale. As of the date referenced above, in exchange for the purchase price of \$10,632.33 and the release provided by Buyer below, Seller sells, transfers, conveys and assigns to Buyer the Products (the "Products") listed in Attachment A to this Bill of Sale, and Buyer purchases, accepts and acquires the Products.
2. Disclaimer. Buyer acknowledges that the Products are in used condition, and Seller is not the manufacturer of the Products. SELLER MAKES NO REPRESENTATIONS, EXPRESS OR IMPLIED, AS TO THE CONDITION OR STATE OF REPAIR OF THE PRODUCTS, INCLUDING WARRANTIES OF FITNESS OR MERCHANTABILITY, IT BEING EXPRESSLY UNDERSTOOD THAT THE PRODUCTS ARE BEING TRANSFERRED TO BUYER IN THEIR PRESENT "AS-IS, WHERE-IS" CONDITION AND WITH ALL FAULTS. By acceptance of delivery of the Products, Buyer affirms that Seller makes no warranty that the Products are fit for any particular purpose and that there are no representations or warranties with respect to the Products, express, implied or statutory.
3. Complete Release.
 - (a) In exchange for the transfer of the Products hereunder, Buyer, on behalf of itself and its predecessors, successors, assigns, agents, affiliates, and any other person or entity claiming by, through, or under any of the foregoing (collectively, the "Releasors"), irrevocably and unconditionally releases, acquits, and forever discharges Seller, its subsidiaries and affiliates, their respective employees and agents, and each of their respective predecessors, successors and assigns (collectively, the "Seller Parties") from, and will defend and indemnify the Seller Parties against, any and all claims, demands, suits, causes of action, debts, damages, liabilities, liens, injuries, costs and expenses (including, but not limited to, attorneys' fees and costs of suit) of whatever kind or nature, in law, equity or otherwise, known or unknown, which arise from, relate to, or with respect to the Products or the transfer of the Products hereunder (collectively, the "Released Claims"), regardless of whether the Released Claims are alleged to arise, directly or indirectly, in whole or in part, from the negligence (active or passive) of any of the Seller Parties.
 - (b) Buyer agrees that the releases set forth herein are general releases with respect to the Released Claims, and further expressly waives and assumes the risk of any and all claims for damages that exist as of this date but that such party does not know or suspect to exist. Buyer expressly acknowledges that it is familiar with the provisions of California Civil Code Section 1542, which provide as follows:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

To the extent the provisions of Civil Code Section 1542, or any comparable or similar statutes or principles of law of California or any other state or federal jurisdiction, may be deemed applicable, they are expressly waived by Buyer with the full knowledge and understanding of the consequences and effects of this waiver.
4. Miscellaneous. Seller covenants and agrees that, at any time and from time to time forthwith upon the written request of Buyer, Seller will do, execute, acknowledge, and deliver or cause to be done, executed, acknowledged, and delivered, each and all of such further acts, deeds, assignments, transfers, conveyances, powers of attorney, and assurances as may reasonably be required by Buyer in order to assign, transfer, set over, convey, assure, and confirm unto and vest in Buyer, its successors and assigns, title to the assets sold, conveyed, transferred, and delivered by this Bill of Sale. To the extent permitted by the manufacturer(s) of the Products, Seller shall pass-through to Buyer the benefit of all manufacturer warranties applicable to the Products. ~~Seller shall additionally provide Buyer with necessary passwords to allow for utilization of the equipment.~~

Client: Forest Lake CDD

By: Randi Ribarich

Name: Randi Ribarich

Title: Vice chairperson

Securitas Security Services USA, Inc.

By: James Davis

Name: James Davis

Title: Branch Manager

KUTAK ROCK LLP**TALLAHASSEE, FLORIDA**

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

June 9, 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. 3760367

Client Matter No. 62023-1

Notification Email: eftgroup@kutakrock.com

Forest Lake CDD

c/o Anchor Stone Management, LLC

Suite 160

255 Primera Boulevard

Lake Mary, FL 32746

Invoice No. 3760367

62023-1

Re: General Counsel

For Professional Legal Services Rendered

04/01/26	K. Magee	2.60	793.00	Draft informal RFP package for janitorial services; review and respond to correspondence regarding 1136 Sugarwood meter; review and respond to correspondence from DM regarding towing policy; review and respond to correspondence from Securitas regarding early termination
04/02/26	K. Magee	0.30	91.50	Review and respond to correspondence from DM regarding towing policy
04/07/26	K. Magee	0.20	61.00	Review and respond to correspondence from DM regarding towing policy changes
04/09/26	K. Magee	3.00	915.00	Prepare for and attend Board of Supervisors meeting via phone
04/14/26	B. Ward	0.30	58.50	Circulate shade session notice; review status and follow up on hearing notebook review
04/15/26	B. Ward	0.20	39.00	Confer with court reporter regarding shade meeting coverage

KUTAK ROCK LLP

Forest Lake CDD

June 9, 2026

Client Matter No. 62023-1

Invoice No. 3760367

Page 2

04/17/26	K. Magee	0.40	122.00	Review and revise response to resident regarding removal of tree in ROW
04/17/26	P. O'Bryant	2.50	862.50	Review background documents; draft letter to Woodlee regarding right of way issues
04/17/26	B. Ward	0.30	58.50	Finalize and send correspondence to Woodlee
04/27/26	K. Magee	0.70	213.50	Review and respond to correspondence regarding Securitas agreement
04/28/26	K. Magee	0.80	244.00	Draft agreement with ECS Integrations

TOTAL HOURS 11.30

TOTAL FOR SERVICES RENDERED \$3,458.50

TOTAL CURRENT AMOUNT DUE \$3,458.50

**AGREEMENT FOR INSTALLATION OF ADA POOL LIFT BETWEEN THE FOREST
LAKE COMMUNITY DEVELOPMENT DISTRICT AND CENTRAL FLORIDA
STAIRLIFT LLC**

THIS AGREEMENT ("Agreement") is made and entered into this 10th day of June, 2026, by and between:

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

CENTRAL FLORIDA STAIRLIFT LLC, a Florida *limited liability company*, with a mailing address of 2654 Red Fox Run, Chuluota, FL 32766-9146 ("Contractor", together with District "Parties").

RECITALS

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

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

WHEREAS, the District has a need to retain an independent contractor to install **ADA chair lift** improvements within common areas located within the District, as set forth in **Exhibit A**, including, without limitation, all materials and labor ("Work"); and

WHEREAS, Contractor submitted the proposal attached hereto as **Exhibit A** and represents that it is qualified to serve as a **ADA chair lift** installation contractor and has agreed to perform the Work for the District; and

WHEREAS, the District and Contractor warrant and agree that they have all right, power and authority to enter into and be bound by this Agreement.

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

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

SECTION 2. DUTIES. District agrees to use Contractor to provide the Work in accordance with the terms of this Agreement. The duties, obligations, and responsibilities of the Contractor are described in Exhibit A hereto.

- A. Contractor shall provide ADA chair lift installation services, as described in Exhibit A. The Work shall include any effort specifically required by this Agreement and Exhibit A reasonably necessary to allow the District to receive the maximum benefit of all of the Work and items described herein and demonstrated in Exhibit A, including but not limited to, the repair, construction, installation, and all materials reasonably necessary. To the extent any of the provisions of this Agreement are in conflict with the provisions of Exhibit A, this Agreement controls.
- B. Work shall commence on June 16th, 2025, and be completed within Five (5) calendar days of execution of this Agreement, unless extended in writing by the District in its sole discretion or terminated earlier in accordance with Section 13 herein.
- C. This Agreement grants to Contractor the right to enter the lands that are subject to this Agreement, for those purposes described in this Agreement, and Contractor hereby agrees to comply with all applicable laws, rules, and regulations.
- D. Contractor shall perform all Work in a neat and workmanlike manner. In the event the District in its sole determination, finds that the work of Contractor is not satisfactory to District, District shall have the right to immediately terminate this Agreement and will only be responsible for payment of work satisfactorily completed and for materials actually incorporated into the Work.
- E. Contractor shall be solely responsible for the means, manner and methods by which its duties, obligations and responsibilities are met to the satisfaction of the District. While providing the Work, the Contractor shall assign such staff as may be required, and such staff shall be responsible for coordinating, expediting, and controlling all aspects to assure completion of the Work.
- F. Contractor shall report directly to the District Manager. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair any damage resulting from Contractor's activities and work within twenty-four (24) hours.
- G. Contractor shall keep the premises and surrounding area free from accumulation of waste materials or rubbish caused by operations under the Agreement. At completion of the Work, the Contractor shall remove from the site waste materials, rubbish, tools, construction equipment, machinery and surplus materials. If the Contractor fails to clean up as provided herein, the District may do so and the cost thereof shall be charged to the Contractor.

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

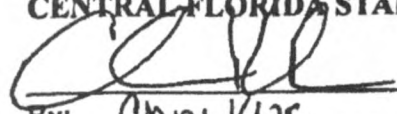
**FOREST LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Patricia Thibault

Chairperson, Board of Supervisors

Executed on behalf of the Chairman
via email direction on 06.10.2026

CENTRAL FLORIDA STAIRLIFT LLC



By: Chris Lee
Its: Owner

Exhibit A: Scope of Work

INVOICE

Central Florida Stairlift LLC

2654 Red Fox Run
Chuluota, FL 32766
407-590-4143

chris@centralfloridastairlift.com

Date: 6/12/2026

Forest Lake Community CDD
255 Primera Blvd, Suite 160
Lake Mary, FL 32746
215-380-0250
patricia@havenmtgtsol.com

DUE UPON RECEIPT

[illegible]

THANK YOU FOR YOUR BUSINESS!

Forest Lake

Meeting Date: 06.11.2026

Frank Rivera Yes

Randi Robarihc Yes

Jose Cortez Yes

Jose Montalvo Yes

Goerge Thomas Yes

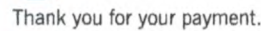


Page 1 of 3

Bill date May 26, 2026
For service Apr 25 - May 22
28 days

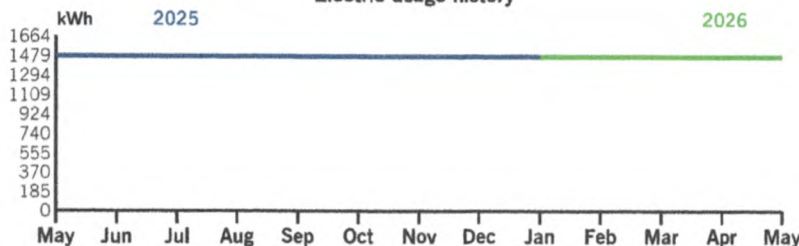
Account number **9100 8879 3566**

Previous Amount Due	\$1,918.25
<i>Payment Received May 18</i>	-1,918.25
Current Lighting Charges	1,905.28
Taxes	12.97
Total Amount Due Jun 16	\$1,918.25



Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Electric usage history

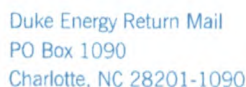


Average temperature in degrees

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

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	53	51	49	
12-month usage based on most recent history				

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



Account number
9100 8879 3566

\$1,918.25
by Jun 16

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

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

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

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

889100887935660006600000000000000019182500001918251

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: Jun 23

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

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

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

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

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

When you pay by check

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 Apr 25 - May 22		
Description	Quantity	Usage
50 MICRO II 3K UG	87	1,479 kWh
Total	87	1,479 kWh

Billing details - Lighting

Billing Period - Apr 25 26 to May 22 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



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

FOREST LAKE CDD
2702 CEDAR RIDGE CT
DAVENPORT FL 33837

Bill date May 28, 2026

For service Apr 28 - May 26
29 days

Account number **9101 5019 0754**

Billing summary

Previous Amount Due	\$27.45
Payment Received May 20	-27.45
Current Electric Charges	25.86
Taxes	0.68
Total Amount Due Jun 18	\$26.54



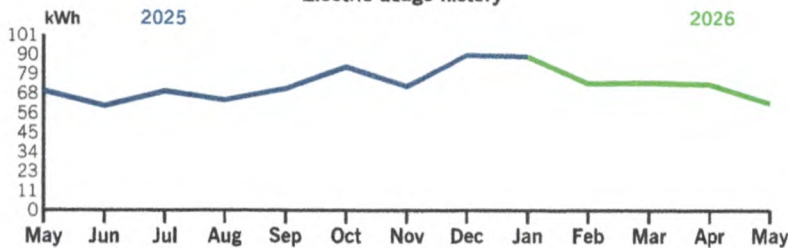
Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 10.9%, Purchased Power 2%, Gas 78.9%, Oil 0.1%, Nuclear 0%, Solar 8.1% (For prior 12 months ending March 31, 2026).

Your business is unique. Your energy solutions should be too. Talk to a Business Energy Advisor for guidance on the most advantageous programs for YOUR needs. Visit duke-energy.com/MyBundle today.

Your usage snapshot

Electric usage history



Average temperature in degrees

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

	Current Month	May 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	62	69	881	73
Avg. Daily (kWh)	2	2	2	
12-month usage based on most recent history				

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

Amount of automatic draft

\$26.54
by Jun 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**

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



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

Account number
9101 5019 0754

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

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

88910150190754000660000000000000000265400000026544

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: Jun 25

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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

Para nuestros clientes que hablan Español

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



Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8390099	Actual	Apr 28 - May 26

Usage Values

Billed kWh	62.158 kWh
Billed Demand kW	0.206 kW
Load Factor	43.35 %



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 - Apr 28 26 to May 26 26

Meter - 8390099

Customer Charge	\$18.47
Energy Charge	
62.158 kWh @ 3.411c	2.12
Fuel Charge	
62.158 kWh @ 4.422c	2.75
Demand Charge	
0.206 kW @ \$11.69	2.41
Asset Securitization Charge	
62.158 kWh @ 0.172c	0.11
Total Current Charges	\$25.86

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	0.66
Total Taxes	\$0.68

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: Jun 19

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

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 Apr 29 - May 27		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - Apr 29 26 to May 27 26	
MLDF Charge	\$319.85
Customer Charge	1.92
Energy Charge	
459.000 kWh @ 4.188c	19.22
Fuel Charge	
459.000 kWh @ 4.325c	19.85
Asset Securitization Charge	
459.000 kWh @ 0.054c	0.25
Fixture Charge	
50 MICRO II 3K UG	131.49
Maintenance Charge	
50 MICRO II 3K UG	55.08
Pole Charge	
CONCRETE, 30/35	
27 Pole(s) @ \$6.680	180.36
Total Current Charges	\$728.02

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

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

Billing details - Taxes

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

Bill To

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

Total Due: \$1,661.39**Due Date:** 7/1/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	7/1/2026		7/21/2026	7/20/2027

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$633.45
SchoolNow ADA Monthly reporting, error correction and training resources	\$966.14
SchoolNow Server Fee Annual server fee for website hosting	\$61.80

Subtotal	\$1,661.39
Tax Total	\$0.00
Total	\$1,661.39
Amount Paid	\$0.00
Amount Due	\$1,661.39

For Payment by EFT:**Remittance Contact:** ar@schoolstatus.com**Bank Name:** Stifel Bank**Bank Address:** 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105**Routing #:** 081018998**Account #:** 16763806**SWIFT:** STLFUS44XXX**Please include the invoice number in the description if possible.****For Payment by Check:**

SchoolStatus, LLC

P.O. Box 771470

St. Louis, MO 63177-9816

United States

[Click Here to pay with Credit Card](#)



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	05/29/2026	\$ 796.06
Type	Due Date	
CYCLE 2	06/20/2026	**BANK DRAFT**
PayID	Bill No	
1DJMA	6404	



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

Your Bank Account was charged on 06/20/2026

00000642108 0000796060

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		04/16/26 to 05/15/26		05/29/2026	06/20/2026	\$ 796.06	
Service Code & Description		Previous Date Reading	Current Date Reading	Mult	Usage	Year Ago	Charge	
					LAST PAYMENT	05/20/2026	682.22	
SW SEWER		04/22 1532	05/15 1573	1000.000	41000	24000	509.50	
Usage cost on 41000 x		0.008689	=	356.25				
Base Fee: 153.25								
WA WATER		04/22 1532	05/15 1573	1000.000	41000	24000	260.51 *	
Usage cost on 41000 x		0.003600	=	147.60				
Base Fee: 112.91								
						* TAXES	26.05	
					CURRENT CHARGES	796.06		
					TOTAL AMOUNT DUE	796.06		
Your Bank Account was charged on 06/20/2026								

Your Bank Account was charged on 06/20/2026

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
70216	05/29/2026	\$ 78.18
Type	Due Date	
CYCLE 2	06/20/2026	**BANK DRAFT**
PayID	Bill No	
116GA	7821	



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

Your Bank Account was charged on 06/20/2026

00000702167 0000078188

DETACH AND RETURN STUB WITH REMITTANCE

FOREST LAKE CDD

CYCLE 2

BANK DRAFT

116GA

20714130

Account #	Service Address	Billing Period		Bill Date	Due Date	TOTAL DUE		
70216	1110 Holly Hill Rd (ph3 Ent Forest Lake)	04/16/26 to 05/15/26		05/29/2026	06/20/2026	\$ 78.18		
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
				LAST PAYMENT		05/20/2026		102.25
IR IRRIGATION	04/22	966	05/15	970	1000.000	4000	12000	71.07 *
Usage cost on 4000 x	0.003647	=	14.59					
Base Fee:	56.48							
							* TAXES	7.11
							CURRENT CHARGES	78.18
Your Bank Account was charged on 06/20/2026							TOTAL AMOUNT DUE	78.18

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)

Internet • TV • Business Phone

June 1, 2026

Service from Jun 1 - Jun 30

Collapse All

Amount Due

Auto Pay Scheduled Jun 18

\$148.30

Account Holder Information

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

^

PREVIOUS ACTIVITY

Remaining Balance	\$0.00 ^
Previous Balance	\$148.30
EFT Payment - 5/18	-\$138.30
Payment Processing - Adjustment - 5/10	-\$10.00

CURRENT ACTIVITY

Spectrum Business TV	\$50.00 ^
Spectrum Business TV Stream	\$45.00
Your promotional price will expire on 03/31/27	\$0.00
Xumo Stream Box	\$5.00

Spectrum Business Internet	\$80.00 ^
Spectrum Business Internet Gig	\$180.00
Promotional Discount	-\$120.00
Your promotional price will expire on 03/31/27	\$0.00
Static IP 1	\$20.00
Security Suite	\$0.00
Domain Name	\$0.00
Vanity Email	\$0.00

Spectrum Business Voice	\$10.00 ^
--------------------------------	------------------

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

Verify Your Account

Other Charges	\$0.00 ^
Payment Processing	\$10.00

Auto Pay Discount

-\$10.00

Taxes, Fees and Charges

\$8.30 ^

Regulatory Cost Recovery Fee

\$0.28

State and Local Sales Tax

\$0.36

Federal Universal Service Fund

\$0.74

State TRS Surcharge

\$0.08

E911 Fee

\$0.40

Communications Services Tax

\$6.44

Amount Due

\$148.30

Auto Pay Scheduled Jun 18

View Printable Statement





Get the latest offers and information about your account.

View News and Information

Billing Information and Disclosures >

Cooper Pools Inc

4850 Allen Rd PMB 13
Zephyrhills, FL, 33541
(844) 766-5256

Invoice #: 1835

Invoice Date: 6/23/2026

Due Date: 7/23/2026

Bill To: Forest Lake CDD

Forest Lake CDD255 Primera Blvd Ste 160
Lake Mary, FL 32746

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
Commercial Biohazard Cleanup	Commercial Biohazard Cleanup (Fecal clean up)	1.00	\$250.00	\$250.00

Fecal clean up 6/22

Subtotal: \$250.00

Tax: \$0.00

Total: \$250.00

Amount Due: \$250.00

Dibartolomeo, McBee, Hartley & Barnes, PA

2222 Colonial Road, Suite 201

Fort Pierce, FL 34950

Tel: 461-8833

Fax: (772) 461-8872

Forest Lake CDD
c/o Anchor Stone Mgt
255 Primera Blvd Ste 160
Lake Mary, FL 32746

May 4, 2026

Invoice: 90118753

Services rendered regarding agreed upon procedures. (see engagement letter)	\$4,000.00
\$3,000	
Meeting with detectives.	
\$1,000	

Invoice Total	<u><u>\$4,000.00</u></u>
---------------	--------------------------

INVOICE AMOUNT DUE IN 30 DAYS

We accept all major credit cards

ECS INTEGRATIONS LLC

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



INVOICE

BILL TO
Forest Lakes CDD
255 Primera Blvd #160
Lake Mary, FL 32746 USA

SHIP TO
Forest Lakes CDD
1595 Aspen Avenue
Davenport, FL 33837 USA

INVOICE 104257
DATE 06/29/2026
TERMS Net 15
DUE DATE 07/14/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
06/24/2026	The tech helped Frontier set up their router for remote access. Austin and Chris were on the phone with Frontier, helping.	1	455.00	455.00

Ways to pay



View and pay

SUBTOTAL	455.00
TAX	0.00
TOTAL	455.00
BALANCE DUE	\$455.00

EXHIBIT 10

[RETURN TO AGENDA](#)



Review quote and press Approve or Reject below

Cooper Pools Inc

Patricia Thibault

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

Approved on behalf of Chairman via email directed on 07.22

QUOTE

Quote Number
950

Quote Total
\$973.49

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

Quote Date
July 22, 2026
Expiration Date
August 22, 2026

LOCATION: 1595 Aspen Ave., Davenport

Item	Description	Qty	Rate	Amount
Coated Internal Fan 2 Year Warranty	Coated Internal Fan 2 Year Warranty	1	154.80	154.80
Fan Assembly 3 Year Warranty	Fan Assembly 3 Year Warranty	1	548.69	548.69
Installation / Labor	Installation / Labor	1.5	180.00	270.00

Fan motor for Danfoss Drive

Subtotal	\$973.49
Tax	\$0.00
Quote Total	\$973.49

Cooper Pools Inc
info@cooperpoolsinc.com

Name & Signature

Date



Cooper Pools

844-766-5256

EXHIBIT 11

[RETURN TO AGENDA](#)



ESTIMATE



Prepared For

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

Good Home Services LLC

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

Estimate # 476
Date 08/11/2026

Description	Total
Pressure wash	\$325.00
Pressure wash sidewalks at Forest Lake (8) monuments. We will pressure wash 75 feet from each corner where the (8) monuments are located.	
Rent towable Pressure washer	\$490.00
Fuel fee	\$125.00
The fuel fee covers both the diesel and unleaded fuel needed for the towable pressure washing rig.	
Subtotal	\$940.00
Total	\$940.00
Deposit Due	\$565.00

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](#)



EXHIBIT 13

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713
ACCESS CONTROL + SECURITY + INTRUSION + CCTV + GATES

EG13000790

ECSINTEGRATIONS.COM

[Forest Lake CDD / Pool Camera Equipment / T/O](#)



Date: 4/28/2026

MONITORING AGREEMENT

Proposal No: TH26428

Submitted to: Forest Lake CDD
Attention: Patricia Thibault **Title:** DM
Email: patricia@havenmgtzol.com
Phone: 407-378-8427 **Fax:** _____
Address: 255 Primera Blvd # 160
City / ST: Lake Mary / FL **Zip:** 32746

Job Location: Forest Lake CDD / Pool Camera Equipment / T/O
Attention: Patricia Thibault **Title:** DM
Email: patricia@havenmgtzol.com
Phone: 407-378-8427 **Fax:** _____
Address: 1595 Aspen drive Drive
City / ST: Haines City / FL **Zip:** 33844

DESCRIPTION: Provide alarm monitoring services for systems selected below. ***ALL FEES SUBJECT TO SALES TAX***

SECURITY ALARM SYSTEM MONITORING (check appropriate communications method below)					
(INITIAL)	☐ DACT 1	One-time setup and programming fee:		Annual Monitoring Fee:	
	☐ IPDACT 2	One-time setup and programming fee:		Annual Monitoring Fee:	
	☐ GSM/Cellular 3	One-time setup and programming fee:		Annual Monitoring Fee:	
Quantity, manufacture/model of control panel/s: _____					

CAMERA MONITORING					
(INITIAL)	☐ DACT 1	One-time setup and programming fee:	\$0.00	Annual Monitoring Fee:	\$1,440.00
	☐ IPDACT 2	One-time setup and programming fee:		Annual Monitoring Fee:	
	☐ GSM/Cellular 3	One-time setup and programming fee:		Annual Monitoring Fee:	
Quantity, manufacture/model of control panel/s: _____ Monitor 2 cameras @ \$ 60.00 monthly = \$ 120.00					

1 - DACT (Digital Alarm Communicator Transmitter) = traditional monitoring method that requires two telephone lines, at Subscriber's expense.
2 - IPDACT (Internet Protocol DACT) = modernized method of monitoring that uses an always-on internet connection to transmit alarm signals.
3 - GSM/Cellular = similar to traditional DACT except that it uses cellular subscription instead of traditional telephone lines. Commercial /UL fire monitoring still requires the primary line to be a POTS land line. GSM/Cellular may only be used in lieu of a secondary line.

CONSIDERATIONS & EXCLUSIONS:

This proposal is valid through:

5/28/2026

- Monitoring services are provided by a UL listed Central Monitoring Station; Monitoring Service Agreement and Subscriber Data Sheet are required prior to account activation. Payments can be made with a credit card. These are subject to a 4% processing fee.
- It is the Subscribers responsibility to ensure the security panel, dialer, and/or fire alarm control panel program codes are procured from previous service provider or reset to factory default/s. If Company is unable to access the programming menu, additional trip charges may apply. • This agreement does NOT include permit or inspection fees, if required by the Authority Having Jurisdiction (AHJ). Company is not responsible for any changes the AHJ or customer may deem necessary.
- This agreement does NOT include identifying or repairing any pre-existing troubles, 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)
- If Subscriber opts for monitoring services via RF transceiver, it may be necessary to place an antenna on the roof of the building. Subscriber agrees to maintain the current method of monitoring until such time as the Company is able to ensure redundant means of RF transmission. The one-time setup and programming fee will not be due until such time as services are provided.
- This agreement does NOT include identifying or repairing any pre-existing troubles, 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 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 Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on the reverse side of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of **FIVE (5) year/s** commencing on the date signed by Subscriber.

COMPANY

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

Projected Activation Date: _____

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon Company until signed by an officer of Company. In the event this Contract is not approved by said officer of Company, Company's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Equipment installed in association with this agreement shall remain Company property and is therefore Company's responsibility to maintain and service.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. 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.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

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, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company 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 Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company 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. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company 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 Company 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 Company 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 COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Monitoring Agreements shall renew annually after the initial Contract duration with no further writing. This Contract may be cancelled without penalty with a 30 day written notice from either party after initial Contract term expires or full payment for entire Contract term is received. All interim service calls and repairs will be billed on a time and materials basis at the Company's current rate schedule, unless otherwise stated herein. Customer is responsible for canceling all other similar service vendor contracts.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

9. 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.

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY 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. 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 Company 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 the company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, 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 Company to assume greater liability, Subscriber may obtain from Company 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 Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company 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 the Company'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. Company 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 Company 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 Company 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 ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company'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 Company 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 the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company 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. Company 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 Company 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 Company.

13. 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.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

First Name: _____ Last Name: _____
Contact Phone Number: _____ Email: _____
Authority Level: (Full access or call only) _____
Pin Number: (Each person must have their own unique word or numerical pin) _____
Duress Code: _____
(Optional, this code is to be given if an individual is in danger, emergency vehicles will be dispatched immediately in an event that this code is given)

EXHIBIT 14

[RETURN TO AGENDA](#)





Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

Forest Lake CDD / Pool Camera Equipment / T/O



Date:	8/3/2026	PROPOSAL		Proposal No:	TH26428
Submitted to:	Forest Lake CDD	Job Location:	Forest Lake CDD / Pool Camera Equipment / T/O		
Attention:	Patricia Thibault Title: DM	Attention:	Patricia Thibault Title:		
Email:	patricia@havenmgt.com	Email:	patricia@havenmgt.com		
Phone:	407-378-8427 Fax:	Phone:	407-378-8427 Fax:		
Address:	255 Primera Blvd # 160	Address:	1595 Aspen drive Drive		
City / ST	Lake Mary / FL Zip: 32746	City / ST	Haines City / FL Zip: 33844		

SCOPE OF WORK:

INSTALL NEW NON-PROPRIETARY VOICE DOWN 6 CAMERA SYSTEM WITH MONITORING AND VOICE DOWN FOR POOL AREA . INSTALL 8 CHANNEL INVID NVR WITH 4TB MEMORY . INSTALL 6 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 . ALL NEW INSTALLED EQUIPMENT WILL HAVE A 3 YEAR PARTS AND LABOR WARRANTY .

INSTALL AND FUNCTIONALITY SCOPE : WE WILL INSTALL 6 CAMERAS - 1 CAMERA FOR VIEWING OF PARKING LOT , 1 CAMERA FOR VIEWING PLAYGROUND , 4 CAMERAS FOR VIEWING POOL AND POOL DECK . 2 OF THE 4 CAMERAS WILL BE MONITORED FOR AFTER POOL INTRUSION . LISTED IS SCHEDULE FOR VOICEDOWN FUNCTION AND MONITORING HOURS . IF THERE IS A CHANGE WITH THE SCHEDULING TIMES , THE CHANGE MUST BE SENT TO THE GATES EMAIL . SCHEDULING FOR VOICEDOWN : A VOICEDOWN MESSAGE WILL BE SENT 7 DAYS A WEEK AT 4:45 PM THAT THE POOL IS CLOSING IN 15 MINUTES . ANOTHER VOICEDOWN MESSAGE WILL BE SENT AT 5:00 PM THAT THE POOL IS NOW CLOSED , LEAVE IMMEDIATELY . THE LAST VOICEDOWN MESSAGE WILL BE SENT AT 5:15 STATING THAT ANYONE IN THE POOL AREA IS TRESSPASSING AND THE POLICE HAVE BEEN NOTIFIED . SCHEDULING FOR MONITORING : THE 2 MONITORED CAMERAS WILL AUTO ARM 7 DAYS A WEEK AT 5:15 PM AND DISARM AT 8:AM .

INCLUDED MATERIALS:

1- 8CHANNEL 4TB NVR . 6- 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:	\$3,740.00
---------------	--	---------------------	-------------------

This proposal is valid through 9/2/2026

ECSI Sales Rep: _____

ECSI Officer: _____

(Sales Representative)

(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

ECS INTEGRATIONS- rev 2021-10-11

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 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 Subscriber's 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.

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.

EXHIBIT 15

[RETURN TO AGENDA](#)





MONITORED or NON MONITORED VIDEO SURVEILLANCE SYSTEM

PROPOSAL Project: Forest Lake Development – Amenity Center

Property Address: 1595 Aspen Ave., Davenport, FL 33837

Contact: Jose Cortez

Prepared By: Intrusion Prevention Services, LLC (LIC# EF20002065)

Date: August 10, 2026

1. PROJECT OVERVIEW

Intrusion Prevention Services, LLC is pleased to provide this proposal for the installation of a professionally monitored video surveillance system at the Forest Lake Development Amenity Center. The proposed system is designed to provide enhanced security through high-definition video surveillance, intelligent video analytics, remote video access, and professional video monitoring.

2. SYSTEM COMPONENTS

- 6 High-Definition LTS Pro X surveillance turret cameras
- 1 IP Speaker
- Network Video Recorder (NVR)
- 8TB hard drive for video storage
- Camera installation and configuration
- NVR programming and system configuration
- Network configuration as required for system operation
- Remote video access through a compatible mobile application
- Live and recorded video viewing
- System testing and commissioning

3. VIDEO ANALYTICS & SECURITY FEATURES

- Person detection
- Vehicle detection
- Configurable detection zones and event notifications
- Remote access to live and recorded video
- Two-way audio/live talk-down capability, allowing authorized personnel to communicate through the system and instruct individuals to leave the premises when necessary.

Note: The talk-down feature provides an additional deterrent by allowing authorized personnel or monitoring operators to communicate with individuals remotely without having to be physically present at the property.

4. MONITORING OPTIONS

Clients may choose between professional video monitoring provided through CMS or a self-monitoring plan.

Option 1: Professional Monitoring

- Rate: \$85.00 per camera per month.
- Example for 2 cameras: \$170.00/month

Option 2: Professional Monitoring (4+ Cameras)

- Rate: \$60.00 per camera per month.
- Example for 4 cameras: \$240.00/month

Option 3: Self-Monitoring

- Rate: \$55.00 per month for self app access and notifications only.
- Includes: Mobile app access, system event notifications, and direct access to the two-way audio feature.

For Professional Monitoring (Options 1 & 2):

The monitored cameras will utilize the available video analytics to assist in identifying relevant person and/or vehicle activity. When an appropriate event is detected, the monitoring service can respond according to the established monitoring procedures, including utilizing the system's live talk-down capability when appropriate. The remaining unmonitored cameras will provide local recording and remote viewing capabilities but will not be included in the CMS professional monitoring service.

5. REMOTE ACCESS

- View cameras remotely
- View live video
- Review recorded footage
- Receive applicable system notifications
- Access the surveillance system from a compatible smartphone, tablet, or computer

Note: Remote access is dependent upon the property maintaining a compatible and functioning internet connection.

6. EQUIPMENT & INSTALLATION

- Equipment and Installation: \$3,500.00
- Applicable Sales Tax: Additional
- Total: \$3,500.00 + applicable sales tax

The above price includes the equipment and installation described within this proposal.

7. PAYMENT TERMS

A 75% deposit is required prior to scheduling and commencement of installation.

- 75% Deposit: \$2,625.00 + applicable tax
- The remaining 25% balance will be due upon completion of the installation and system commissioning.

8. WARRANTY

Intrusion Prevention Services, LLC stands behind the products and workmanship provided under this proposal with a one (1) year warranty from the date of installation.

- The warranty applies only to equipment supplied and installed by Intrusion Prevention Services, LLC under this proposal and to workmanship performed by our company.
- Existing equipment, customer-provided equipment, network infrastructure, internet service, and equipment not supplied by Intrusion Prevention Services, LLC are not covered under this warranty.
- Warranty coverage does not include damage caused by misuse, vandalism, acts of nature, power surges, unauthorized modifications, or circumstances outside the control of Intrusion Prevention Services, LLC.

9. CUSTOMER APPROVAL

By approving this proposal, the customer authorizes Intrusion Prevention Services, LLC to provide the equipment and installation services described above and agrees to the payment terms outlined herein.

- One-Time Equipment & Installation: \$3,500.00 + applicable sales tax
- Required Deposit: 75% (\$2,625.00 + applicable tax)
- Selected Monthly Monitoring Plan: _____ (Please indicate Option 1, 2, or 3)

Upon receipt of the required deposit and approval, Intrusion Prevention Services, LLC will invoice for the deposit coordinate equipment procurement, scheduling, installation, programming, testing, and commissioning of the surveillance system.

Customer: Forest Lake Development – Amenity Center
Contact: Jose Cortez
Property: 1595 Aspen Ave., Davenport, FL 33837

Chairman of the board Printed Name: _____

Signature: _____ Date: _____

EXHIBIT 16

[RETURN TO AGENDA](#)





MONITORED or NON MONITORED VIDEO SURVEILLANCE SYSTEM

PROPOSAL Project: Forest Lake Development – Amenity Center

Property Address: 1595 Aspen Ave., Davenport, FL 33837

Contact: Jose Cortez

Prepared By: Intrusion Prevention Services, LLC (LIC# EF20002065)

Date: August 10, 2026

1. PROJECT OVERVIEW

Intrusion Prevention Services, LLC is pleased to provide this proposal for the installation of a professionally monitored video surveillance system at the Forest Lake Development Amenity Center. The proposed system is designed to provide enhanced security through high-definition video surveillance, intelligent video analytics, remote video access, and professional video monitoring.

2. SYSTEM COMPONENTS

- 6 High-Definition LTS Pro X surveillance turret cameras
- 1 IP Speaker
- Network Video Recorder (NVR)
- 8TB hard drive for video storage
- Camera installation and configuration
- NVR programming and system configuration
- Network configuration as required for system operation
- Remote video access through a compatible mobile application
- Live and recorded video viewing
- System testing and commissioning

3. VIDEO ANALYTICS & SECURITY FEATURES

- Person detection
- Vehicle detection
- Configurable detection zones and event notifications
- Remote access to live and recorded video
- Two-way audio/live talk-down capability, allowing authorized personnel to communicate through the system and instruct individuals to leave the premises when necessary.

Note: The talk-down feature provides an additional deterrent by allowing authorized personnel or monitoring operators to communicate with individuals remotely without having to be physically present at the property.

4. MONITORING OPTIONS

Clients may choose between professional video monitoring provided through CMS or a self-monitoring plan.

Option 1: Professional Monitoring

- Rate: \$85.00 per camera per month.
- Example for 2 cameras: \$170.00/month

Option 2: Professional Monitoring (4+ Cameras)

- Rate: \$60.00 per camera per month.
- Example for 4 cameras: \$240.00/month

Option 3: Self-Monitoring

- Rate: \$55.00 per month for self app access and notifications only.
- Includes: Mobile app access, system event notifications, and direct access to the two-way audio feature.

For Professional Monitoring (Options 1 & 2):

The monitored cameras will utilize the available video analytics to assist in identifying relevant person and/or vehicle activity. When an appropriate event is detected, the monitoring service can respond according to the established monitoring procedures, including utilizing the system's live talk-down capability when appropriate. The remaining unmonitored cameras will provide local recording and remote viewing capabilities but will not be included in the CMS professional monitoring service.

5. REMOTE ACCESS

- View cameras remotely
- View live video
- Review recorded footage
- Receive applicable system notifications
- Access the surveillance system from a compatible smartphone, tablet, or computer

Note: Remote access is dependent upon the property maintaining a compatible and functioning internet connection.

6. EQUIPMENT & INSTALLATION

- Equipment and Installation: \$3,500.00
- Applicable Sales Tax: Additional
- Total: \$3,500.00 + applicable sales tax

The above price includes the equipment and installation described within this proposal.

7. PAYMENT TERMS

A 75% deposit is required prior to scheduling and commencement of installation.

- 75% Deposit: \$2,625.00 + applicable tax
- The remaining 25% balance will be due upon completion of the installation and system commissioning.

8. WARRANTY

Intrusion Prevention Services, LLC stands behind the products and workmanship provided under this proposal with a one (1) year warranty from the date of installation.

- The warranty applies only to equipment supplied and installed by Intrusion Prevention Services, LLC under this proposal and to workmanship performed by our company.
- Existing equipment, customer-provided equipment, network infrastructure, internet service, and equipment not supplied by Intrusion Prevention Services, LLC are not covered under this warranty.
- Warranty coverage does not include damage caused by misuse, vandalism, acts of nature, power surges, unauthorized modifications, or circumstances outside the control of Intrusion Prevention Services, LLC.

9. CUSTOMER APPROVAL

By approving this proposal, the customer authorizes Intrusion Prevention Services, LLC to provide the equipment and installation services described above and agrees to the payment terms outlined herein.

- One-Time Equipment & Installation: \$3,500.00 + applicable sales tax
- Required Deposit: 75% (\$2,625.00 + applicable tax)
- Selected Monthly Monitoring Plan: _____ (Please indicate Option 1, 2, or 3)

Upon receipt of the required deposit and approval, Intrusion Prevention Services, LLC will invoice for the deposit coordinate equipment procurement, scheduling, installation, programming, testing, and commissioning of the surveillance system.

Customer: Forest Lake Development – Amenity Center
Contact: Jose Cortez
Property: 1595 Aspen Ave., Davenport, FL 33837

Chairman of the board Printed Name: _____

Signature: _____ Date: _____