

District: FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
Date of Meeting: Thursday, September 10, 2026
Time: 1:30 PM
Location: Davenport City Hall 1 S. Allapaha Ave. Davenport, FL 33837

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

AGENDA

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

- I. Call to Order / Roll Call**
- II. Audience Comments – Agenda Items** *(limited to 3 minutes per individual)*
- III. District Counsel – Kutak Rock**
 - A. Consideration for Adoption Resolution 2026-08; Adopting the Annual Meeting Schedule for Fiscal Year 2026-2027 **EXHIBIT 1**
 - B. Consideration for Adoption Resolution Authorizing Second Release of Reserve Fund & Related Requisition *(to be distributed)* **EXHIBIT 2**
 - C. Discussion of Informal RFP for Landscape Professionals
- IV. District Engineer – Stantec**
- V. Discussion of Amenity Center Pool**
 - A. Discussion of Pool Works Quarterly Maintenance *(to be distributed)* **EXHIBIT 3**
 - B. Consideration of Central Florida Pool and Spa, LLC Proposal - \$1,495.00 **EXHIBIT 4**
- VI. Field Manager**
 - A. Presentation of the Review of Landscape Maintenance **EXHIBIT 5**
 - B. Presentation of Field Report, Non-Landscape *(to be distributed)* **EXHIBIT 6**
 - C. Irrigation Landscape Solutions Proposal for Pool Area Edging - \$1,080.00 **EXHIBIT 7**
- VII. District Manager**
 - A. Presentation for Acceptance – The Forest Lake Audited Financial Statement – September 30, 2025 **EXHIBIT 8**

VIII. Administrative Items

A. Consideration for Approval: The Summary Minutes of the Board of Supervisors Meeting Held on August 13, 2026 [EXHIBIT 9](#)

B. Consideration for Acceptance – The Unaudited Financial Statements July, 2026 [EXHIBIT 10](#)

C. Presentation of Check Details – July 2026 [EXHIBIT 11](#)

IX. Other Items to be Introduced

A. 813 Security Services Proposal - \$1,800 Annually [EXHIBIT 12](#)

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

XI. Supervisors' Request

XII. Adjournment

EXHIBIT 1

[RETURN TO AGENDA](#)



RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026-2027 AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Forest Lake Community Development District ("**District**") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District's regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to adopt the Fiscal Year 2026-2027 meeting schedule attached as **Exhibit A**.

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

1. **ADOPTING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2026-2027 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10 day of September 2026.

ATTEST:

**FOREST LAKE COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2026-2027 Annual Meeting Schedule

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026-2027

The Board of Supervisors of the Forest Lake Community Development District will hold their regular meetings for Fiscal Year 2026-2027 at Davenport City Hall 1 S. Allapaha Ave. Davenport, FL 33837 unless otherwise indicated as follows:

October 8
November 12
December 10
January 14
February 11
March 11
April 8
May 13
June 10
July 8
August 12
September 9

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Haven Management Solutions, 255 Primera Blvd., Suite 160, Lake Mary, Florida 32746 or by calling (407) 574-3250.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 574-3250 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

EXHIBIT 2

[RETURN TO AGENDA](#)



EXHIBIT 3

[RETURN TO AGENDA](#)



EXHIBIT 4

[RETURN TO AGENDA](#)





Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
1595 Aspen Ave, Davenport – 3X WEEKLY COMMERCIAL POOL SERVICE - \$1495.00 Provide professional recurring commercial swimming pool maintenance three (3) days per week, inclusive of standard routine maintenance chemicals. Service includes: -Test and balance pool water chemistry -Supply and add standard routine maintenance chemicals as required -Skim/net pool surface -Brush pool walls, steps, benches, beach-entry/shallow areas and waterline -Vacuum pool as required -Empty skimmer and pump baskets -Inspect water level and circulation -Check filter pressure and filtration operation -Routine filter cleaning/backwashing as required -Inspect pumps, valves, filtration and visible pool equipment -Check water-feature operation -Maintain service documentation -Report visible leaks, equipment failures, unsafe conditions or repair needs to management -Provide access to CFPS repair department for pumps, filters, heaters/heat pumps, automation, electrical controls, plumbing, leak detection and related pool-equipment repairs Price includes standard routine maintenance chemicals associated			
Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply. Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.			
Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed		Total	
Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.			



Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
with normal recurring pool operation. Not Included: Green-pool recovery, excessive chemical demand caused by abnormal conditions, specialty chemical treatments, major water replacement, storm cleanup, vandalism, repairs, replacement parts, equipment replacement, renovations or other work outside normal recurring maintenance. Any such work will be quoted separately. Pricing Assumption: Proposal is based on the facility information presently available and is subject to confirmation of pool configuration, equipment and normal operating conditions during initial site inspection.			
Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply. Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.			
Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed		Total	
Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.			



Central Florida Pool and Spa, LLC
(813) 856-1928
support@centralfloridapoolandspa.com
CPC1459125



Estimate

Name / Address

Forest Lake Community Pool
Attn: Patricia Thibault, District Manager
Haven Management Solutions
255 Primera Blvd., Suite 160
Lake Mary, FL 32746

Date 8/12/2026

Estimate # 952056799

*****All estimates are valid for 30 days from the date of the estimate and must be approved in writing.***

Description	Recommend...	Qty	Total
Current commercial/community pool references: Prado Apartments — East Pool 2148 Prado Drive Three-times-weekly commercial pool service Prado Apartments — West Pool 2148 Prado Drive Three-times-weekly commercial pool service Management contact for Prado Apartments: Jennifer Santiago — Katz Properties jennifer@katzprop.com Villatel Village at Solterra Resort — Community Pool Solterra Resort/Davenport area Management contact: Naya Marques — Artemis Lifestyles 407-497-0642 nmarques@artemislifestyles.com			
Estimates are based on the information provided. If we arrive and cannot access the pool equipment, no issue is found, or the problem is due to user error, a \$125 service call fee will apply. Cancellations without proper notice will also be charged a \$125 service call fee. We are happy to work with you to reschedule when possible, but fees may still apply to cover time and service costs.			
Please note that once we receive your approval for the job, payment will be processed on the card we have on file after the job is completed	Total		\$0.00
Service reflects conditions at time of visit only. No guarantee of safety or illness prevention. Owner/operator responsible for ongoing pool/spa safety and compliance.			

EXHIBIT 5

[RETURN TO AGENDA](#)





Forest Lake

Community Development District



Monthly Field Report



Entry

- Turf color has improved
- Perimeter hedges need trimming
- Trees will need to be lifted





Commons

- Perimeter and outfalls treated



Monuments

- Weeds addressed
- Palms and plants have taken





Perimter Commons

- Color improved
- Hard edging visible



DRA
- Mowed





Amenity

- Clean
- Edged
- Some crack weeds



Amenity Trees and Commons

- Need attention
- Tree wells require soft edging and weed control



EXHIBIT 6

[RETURN TO AGENDA](#)



EXHIBIT 7

[RETURN TO AGENDA](#)





**irrigation
Landscape
Solutions**

August 26, 2026

Proposal Forest Lake CDD

Install edging around the Pool

After inspecting the pool area where the crushed shell was recently installed, it appears the turf outside the shell is not capable of containing the shell. Heavy Rains come off the pool deck and shell washes into the turf, especially on the East side.

We will install the border, approximately 500' around the perimeter.
As a courtesy to the community we will include a yard of crushed shell.

Total \$1,080.00

iLS326 * P.O. Box 415 * Waverly, FL * 33877 * 813-863-7119

EXHIBIT 8

[RETURN TO AGENDA](#)



FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS

September 30, 2025

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
FINANCIAL STATEMENTS
September 30, 2025

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INDEPENDENT AUDITORS' REPORT

To the Board of Supervisors
Forest Lake Community Development District
Pasco County, Florida

Disclaimer of Opinion

We were engaged to audit the accompanying financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the District, as of and for the year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

Because of the significance of the matter described in the Basis for Disclaimer of Opinion section of our report, we have not been able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on these financial statements.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We do not express an opinion on the accompanying financial statements of the District due to the significance of matters described in the Basis for Disclaimer of Opinion in the notes to the financial statements. We have not been able to obtain sufficient audit evidence to provide a basis for an audit opinion on these financial statements.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. However, because of the matter described in the *Basis for Disclaimer of Opinion* section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated August 21, 2026, on our consideration of the Forest Lake Community Development District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, rules, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the District's internal control over financial reporting and compliance.

Report on Other Legal and Regulatory Requirements

We have also issued our report dated August 21, 2026 on our consideration of the District's compliance with requirements of Section 218.415, Florida Statutes, as required by Rule 10.556(10) of the Auditor General of the State of Florida. The purpose of that report is to provide an opinion based on our examination conducted in accordance with attestation Standards established by the American Institute of Certified Public Accountants.

DiBartolomeo, McBee, Hartley & Barnes
DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
August 21, 2026

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

Our discussion and analysis of Forest Lake Community Development District, Pasco County, Florida ("District") financial performance provides an overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$1,518,642.
- The change in the District's total net position in comparison with the prior fiscal year was \$85,455, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,063,915. A portion of fund balance is restricted for debt service and future capital repairs and replacement, nonspendable prepaid items and deposits, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis is intended to serve as the introduction to the District's financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

The government-wide financial statements include all governmental activities that are principally supported by assessment revenues. The District does not have any business-type activities. The governmental activities of the District include the general government (management) and maintenance and operations.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions.

Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balance provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains two individual governmental funds for external reporting. Information is presented in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund and debt service fund. Both funds are major funds. The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

GOVERNMENT WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year. A portion of the District's net position reflects its investment in capital assets (e.g. land, land improvements and infrastructure). These assets are used to provide services to residents; consequently, these assets are not available for future spending. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

Key components of net position were as follows:

Statement of Net Position

	2025	2024
Current assets	\$ 1,108,634	\$ 1,107,740
Capital assets	10,899,327	11,080,285
Total assets	12,007,961	12,188,025
Current liabilities	448,878	196,871
Long-term liabilities	10,040,441	10,557,967
Total liabilities	10,489,319	10,754,838
Net position		
Net investment in capital assets	629,074	522,740
Restricted for debt service	484,367	451,722
Unrestricted	405,201	458,725
Total net position	\$ 1,518,642	\$ 1,433,187

The District's net position increased during the most recent fiscal year. The majority of the change represents the degree to which program revenues exceeded ongoing cost of operations.

Key elements of the District's change in net position are reflected in the following table:

Change in Net Position

	2025	2024
Program revenues	\$ 1,301,112	\$ 1,306,532
General revenues	14,064	90
Total revenues	1,315,176	1,306,622
Expenses		
General government	303,455	106,500
Maintenance and operations	432,052	312,731
Culture and recreation	66,655	118,030
Interest on long-term debt	427,559	442,134
Total expenses	1,229,721	979,395
Change in net position	85,455	327,227
Net position - beginning of year	1,433,187	1,105,960
Net position - end of year	\$ 1,518,642	\$ 1,433,187

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025 was \$1,227,721, which consisted of interest on long-term debt and costs associated with constructed and maintaining certain capital improvements. The costs of the District's activities were funded primarily by assessments.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due to costs being higher than anticipated.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$11,623,162 invested in capital assets for its governmental activities. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$10,005,000 in Bonds outstanding and \$65,136 in leases payable for its governmental activities. More detailed information about the District's capital debt is presented in the accompanying notes to the financial statements.

ECONOMIC FACTORS, NEXT YEAR'S BUDGET AND OTHER INFORMATION

For the fiscal year 2026, the District anticipates that the cost of general operations will remain fairly constant. In connection with the District's future infrastructure maintenance and replacement plan, the District Board has included in the budget, an estimate of those anticipated future costs and has assigned a portion of current available resources for that purpose.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

MANAGEMENT'S DISCUSSION AND ANALYSIS

September 30, 2025

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Forest Lake Community Development District's Finance Department at 255 Primera Boulevard, Suite 160, Lake Mary, Florida 32746.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF NET POSITION**

September 30, 2025

	GOVERNMENTAL ACTIVITIES
ASSETS	
Cash and cash equivalents	\$ 779,036
Assessments receivable	3,404
Restricted assets:	
Investments	326,194
Capital assets:	
Non-depreciable	7,900,042
Depreciable, net	2,999,285
TOTAL ASSETS	\$ 12,007,961
LIABILITIES	
Accounts payable and accrued expenses	\$ 44,719
Accrued interest payable	174,347
Non-current liabilities, due within one year	229,812
Non-current liabilities, due in more than one year	10,040,441
TOTAL LIABILITIES	10,489,319
NET POSITION	
Net investment in capital assets	629,074
Restricted for:	
Debt service	484,367
Unrestricted	405,201
TOTAL NET POSITION	\$ 1,518,642

The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

STATEMENT OF ACTIVITIES Year Ended September 30, 2025

Functions/Programs	Expenses	Program Revenues		Net (Expense)
		Charges for	Operating	Revenues and
		Services	Grants and	Changes in Net
			Contributions	Position
				Governmental
				Activities
Governmental activities				
General government	\$ 303,455	\$ 303,455	\$ -	\$ -
Maintenance and operations	432,052	260,488	-	(171,564)
Culture and recreation	66,655	66,655	-	-
Interest on long-term debt	427,559	651,957	18,557	242,955
Total governmental activities	<u>\$ 1,229,721</u>	<u>\$ 1,282,555</u>	<u>\$ 18,557</u>	<u>71,391</u>
General revenues:				
				3,830
Unrestricted investment earnings				10,234
Miscellaneous income				<u>14,064</u>
Total general revenues				85,455
Change in net position				
Net position - October 1, 2024				<u>1,433,187</u>
Net position - September 30, 2025				<u>\$ 1,518,642</u>

The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**BALANCE SHEET – GOVERNMENTAL FUNDS**

September 30, 2025

	MAJOR FUNDS		TOTAL GOVERNMENTAL FUNDS
	GENERAL	DEBT SERVICE	
<u>ASSETS</u>			
Cash and cash equivalents	\$ 448,250	\$ 330,786	\$ 779,036
Investments	-	326,194	326,194
Assessments receivable	1,670	1,734	3,404
TOTAL ASSETS	<u>\$ 449,920</u>	<u>\$ 658,714</u>	<u>\$ 1,108,634</u>
<u>LIABILITIES AND FUND BALANCES</u>			
<u>LIABILITIES</u>			
Accounts payable and accrued expenses	\$ 44,719	\$ -	\$ 44,719
TOTAL LIABILITIES	<u>44,719</u>	<u>-</u>	<u>44,719</u>
<u>FUND BALANCES</u>			
Restricted for:			
Debt service	-	658,714	658,714
Unassigned	405,201	-	405,201
TOTAL FUND BALANCES	<u>405,201</u>	<u>658,714</u>	<u>1,063,915</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>\$ 449,920</u>	<u>\$ 658,714</u>	<u>\$ 1,108,634</u>

The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES
TO NET POSITION OF GOVERNMENTAL ACTIVITIES
September 30, 2025

Total Governmental Fund Balances in the Balance Sheet	\$ 1,063,915
Amount reported for governmental activities in the Statement of Net Assets are different because:	
Capital asset used in governmental activities are not financial resources and therefore are not reported in the governmental funds:	
Governmental capital assets	11,623,162
Less accumulated depreciation	(723,835)
Certain liabilities are not due and payable in the current period and therefore are not reported in the funds:	
Accrued interest payable	(174,347)
Long-term debt	(10,270,253)
Net Position of Governmental Activities	<u>\$ 1,518,642</u>

The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES – GOVERNMENTAL FUNDS
Year Ended September 30, 2025

	MAJOR FUNDS			TOTAL
	GENERAL	DEBT SERVICE	CAPITAL PROJECTS	GOVERNMENTAL FUNDS
REVENUES				
Assessments	\$ 630,598	\$ 651,957	\$ -	\$ 1,282,555
Investment earnings	3,830	18,557	-	22,387
Miscellaneous revenue	10,234	-	-	10,234
TOTAL REVENUES	<u>644,662</u>	<u>670,514</u>	<u>-</u>	<u>1,315,176</u>
EXPENDITURES				
General government	303,455	-	-	303,455
Maintenance and operations	294,319	-	422	294,741
Culture and recreation	23,008	-	-	23,008
Debt				
Principal	71,346	215,000	-	286,346
Interest expense	6,058	426,431	-	432,489
TOTAL EXPENDITURES	<u>698,186</u>	<u>641,431</u>	<u>422</u>	<u>1,340,039</u>
EXCESS REVENUES OVER (UNDER) EXPENDITURES	<u>(53,524)</u>	<u>29,083</u>	<u>(422)</u>	<u>(24,863)</u>
FUND BALANCE				
Beginning of year	458,725	629,631	422	1,088,778
End of year	<u>\$ 405,201</u>	<u>\$ 658,714</u>	<u>\$ -</u>	<u>\$ 1,063,915</u>

The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES
IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
Year Ended September 30, 2025

Net Change in Fund Balances - Total Governmental Funds	\$ (24,863)
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Amount reported for governmental activities in the Statement of Activities
are different because:

Repayment of long-term liabilities are reported as expenditures in the
governmental fund financial statements, but such repayments reduce
liabilities in the Statement of Net Position and are eliminated in the
Statement of Activities:

Payments on long-term debt	286,346
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Certain items reported in the Statement of Activities do not require
the use of current financial resources and therefore are not reported
expenditures in the governmental funds:

Current year provision for depreciation	(180,958)
Change in accrued interest payable	3,562
Provision for amortization of bond premium	1,368

Change in Net Position of Governmental Activities	<u>\$ 85,455</u>
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The accompanying notes are an integral part of this financial statement

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE A- NATURE OF ORGANIZATION AND REPORTING ENTITY

Forest Lake Community Development District (the "District") was established by the Board of County Commissioners of Polk County's approval of Ordinance No. 19-071 effective on December 3, 2019 pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. As of September 30, 2025, all of the Board members are affiliated with JMBI Real Estate, LLC ("Developer") or its affiliates.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing Improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District Board of Supervisors is considered to be financially accountable, and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements. The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Government-Wide and Fund Financial Statements (continued)

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment. Operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other Items not included among program revenues are reported instead as general revenues.

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the economic financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on benefited property within the District. Operating and maintenance assessments are based upon the adopted budget and levied annually. Debt service assessments are levied when Bonds are issued and assessed and collected on an annual basis. The District may collect assessments directly or utilize the uniform method of collection under Florida Statutes. Direct collected assessments are due as determined by annual assessment resolution adopted by the Board of Supervisors. Assessments collected under the uniform method are mailed by the County Tax Collector on November 1 and due on or before March 31 of each year. Property owners may prepay a portion or all of the debt service assessments on their property subject to various provisions in the Bond documents.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus, Basis of Accounting and Financial Statement Presentation (continued)

Assessments (continued)

Assessments and interest associated with the current fiscal period are considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. The portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the government.

The District reports the following major governmental fund:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest of long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the government's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Deposits and Investments (continued)

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due. In addition, surplus funds may be deposited into certificates of deposit which are insured.

The District records all interest revenue related to investment activities in the respective funds and reports investments at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets, which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Capital Assets (continued)

Property, plant and equipment of the District are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Stormwater system	30
Recreational facilities	30
Roadways	20
Equipment	5

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

Leases

The District is a lessee for a noncancellable lease of equipment. The District recognizes a lease liability and an intangible right-to-use lease asset (lease asset) in the government-wide financial statements. The District recognizes lease liabilities with an initial, individual value of \$5,000 or more.

At the commencement of a lease, the District initially measures the lease liability at the present value of payments expected to be made during the lease term. Subsequently, the lease liability is reduced by the principal portion of lease payments made. The lease asset is initially measured as the initial amount of the lease liability, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized on a straight-line basis over its useful life.

Key estimates and judgments related to leases include how the District determines (1) the discount rate it uses to discount the expected lease payments to present value, (2) lease term, and (3) lease payments. The District uses the interest rate charged by the lessor as the discount rate. When the interest rate charged by the lessor is not provided, the District generally uses its estimated incremental borrowing rate as the discount rate for leases.

The lease term includes the noncancellable period of the lease. Lease payments included in the measurement of the lease liability are composed of fixed payments and purchase option price that the District is reasonably certain to exercise.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Leases (continued)

The District monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease asset and liability if certain changes occur that are expected to significantly affect the amount of the lease liability. Lease assets are reported with other capital assets and lease liabilities are reported with long term debt on the statement of net position.

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE B - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Assets, Liabilities and Net Position or Equity (continued)

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

Committed fund balance - Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance - Includes spendable fund balance amounts that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board can assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE C - BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE D – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances, including certificates of deposit, were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

Investments

The District's investments were held as follows At September 30, 2025:

Investment	Fair Value	Credit Risk	Maturities
First American Treasury Obligations Fund Class Y	\$ 253,754	S&P AAAm	Weighted average of the fund portfolio: 48 days
First American Government Obligations Fund	72,440	S&P AAAm	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 326,194</u>		

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Custodial credit risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the District will not be able to recover the value of the investments or collateral securities that are in the possession of an outside party. The District has no formal policy for custodial risk. The investments listed in the schedule above are not evidenced by securities that exist in physical or book entry form.

Credit risk - For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk - The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk - The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement - When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- Level 1: Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- Level 2: Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- Level 3: Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE D – DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (continued)

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. For external investment pools that qualify to be measured at amortized cost, the pool's participants should also measure their investments in that external investment pool at amortized cost for financial reporting purposes. Accordingly, the District's investments have been reported at amortized cost above.

NOTE E - CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Balance 10/01/2024	Increases	Decreases	Balance 09/30/2025
Governmental activities:				
Capital assets, not being depreciated:				
Infrastructure under construction	\$ 7,900,042	\$ -	\$ -	\$ 7,900,042
Total capital assets, not being depreciated	7,900,042	-	-	7,900,042
Capital assets, being depreciated				
District roads	1,979,622	-	-	1,979,622
Recreational facilities	692,928	-	-	692,928
Stormwater management	846,784	-	-	846,784
Equipment - financed purchase	102,745	-	-	102,745
Right-to-use leased equipment	101,041	-	-	101,041
Total capital assets, being depreciated	3,723,120	-	-	3,723,120
Less accumulated depreciation for:				
District roads	296,943	98,981	-	395,924
Recreational facilities	69,294	23,098	-	92,392
Stormwater management	84,678	28,226	-	112,904
Equipment - financed purchase	61,647	20,549	-	82,196
Right-to-use leased equipment	30,315	10,104	-	40,419
Total accumulated depreciation	542,877	180,958	-	723,835
Total capital assets, being depreciated - net	3,180,243	(180,958)	-	2,999,285
Governmental activities capital assets - net	\$ 11,080,285	\$ (180,958)	\$ -	\$ 10,899,327

Depreciation expense of \$180,958 was charged to maintenance and operations and culture and recreation in the amounts of \$137,311 and \$43,647, respectively.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE E - CAPITAL ASSETS (CONTINUED)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$15,100,000. The infrastructure will include stormwater pond construction, roadways, water and sewer facilities, parks and recreational facilities and off-site improvements. A portion of the project costs are expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the water and sewer systems and offsite improvements are to be conveyed to others for ownership and maintenance responsibilities.

NOTE F – LONG-TERM LIABILITIES

\$8,845,000 Special Assessment Bonds, Series 2020 – On September 27, 2020, the District issued \$8,845,000 of Special Assessment Revenue Bonds, Series 2020 consisting of multiple term bonds with fixed interest rates ranging from 2.625% to 4.00%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1, commencing on May 1, 2021 and principal on the bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2020 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

\$4,700,000 Special Assessment Bonds, Series 2022 On May 24, 2022, the District issued \$4,700,000 of Special Assessment Bonds, Series 2022 consisting of multiple term bonds with fixed interest rates ranging from 4.750% to 5.500%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District. Interest is to be paid semiannually on each May 1 and November 1. Principal on the Bonds is to be paid serially commencing May 1, 2023 through May 1, 2052.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE F – LONG-TERM LIABILITIES (CONTINUED)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2025.

The following is a summary of activity in the long-term debt of the District for the year ended September 30, 2025:

	Balance 10/01/2024	Additions	Deletions	Balance 09/30/2025	Due Within One Year
Special Assessment Bonds, Series 2020	\$ 8,210,000	\$ -	\$180,000	\$ 8,030,000	\$ 185,000
Special Assessment Bonds, Series 2022	2,010,000	-	35,000	1,975,000	35,000
Developer advance	165,922	-	-	165,922	-
Leases payable	74,592	-	9,456	65,136	9,812
Financed purchase - note payable	61,890	-	61,890	-	-
	10,522,404	-	286,346	10,236,058	229,812
Unamortized bond premium	35,563	-	1,368	34,195	-
	<u>\$ 10,557,967</u>	<u>\$ -</u>	<u>\$287,714</u>	<u>\$10,270,253</u>	<u>\$ 229,812</u>

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2025 are as follows:

September 30,	Principal	Interest	Total
2026	\$ 220,000	\$ 418,381	\$ 638,381
2027	225,000	410,706	635,706
2028	240,000	402,531	642,531
2029	245,000	394,031	639,031
2030	250,000	385,369	635,369
2031-2035	1,430,000	1,764,675	3,194,675
2036-2040	1,760,000	1,432,050	3,192,050
2041-2045	2,185,000	1,016,425	3,201,425
2046-2050	2,710,000	498,925	3,208,925
2051-2052	740,000	34,250	774,250
	<u>\$ 10,005,000</u>	<u>\$ 6,757,343</u>	<u>\$ 16,762,343</u>

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE G - LEASES

Streetlights

In the fiscal year ended September 30, 2023, the District entered into certain leases as a lessee for the use of streetlights that will terminate on September 30, 2031. As of September 30, 2025, the value of the lease liability was \$65,170. The District is required to make total monthly fixed payments of \$1,020. The value of the right-to-use asset as of September 30, 2025 was \$101,041 with an accumulated amortization of \$40,419. At the end of the lease term, the District may elect to execute a new agreement based on current estimated replacement cost. The Lessor will retain ownership of the streetlights.

The scheduled payments for years ending after September 30, 2025 are as follows:

<u>September 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 9,812	\$ 2,423	\$ 12,235
2027	10,218	2,017	12,235
2028	10,640	1,595	12,235
2029	11,080	1,155	12,235
2030	11,539	696	12,235
2031	11,847	220	12,067
	<u>\$ 65,136</u>	<u>\$ 8,106</u>	<u>\$ 73,242</u>

NOTE H – FINANCED PURCHASE AGREEMENT

Playground

In the prior fiscal year, the District entered into a financed purchase agreement for the use of certain playground equipment. The agreement would have expired on April 1, 2027, and required monthly fixed payments is \$2,391. The District had the option to purchase the equipment prior to the expiration of the agreement term, and did so in March 2025. The early termination of the financed purchase agreement resulted in gain of \$6,792 from reduced future interest expenses.

NOTE I – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE J – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which could have a material adverse effect on the District's operations.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO FINANCIAL STATEMENTS

September 30, 2025

NOTE K - MANAGEMENT COMPANY

The District has contracted with a management company to perform services which include financial and accounting advisory services. Certain employees of the management company also serve as officers of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, computer and other administrative costs.

NOTE L - RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; natural disasters; and environmental remediation. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.

NOTE M - LITIGATION AND CLAIMS

On June 13, 2025, the CEO of the former District management company, NPG Cam Services, Inc., put the District on notice of a potential breach of contract. This is in the process of being resolved as of the date of the report.

NOTE N – BASIS FOR DISCLAIMER OF OPINION

The District transitioned management companies during fiscal year 2025 due to inconsistencies and issues with the previous management company. The newly hired management company (effective July 10, 2025) was unable to obtain certain supporting documents or perform normal accounting procedures with respect to those financial records and opening balances to the extent necessary to substantiate their accuracy and completeness. Due to the lack of sufficient support to verify prior records, the accuracy of prior records were not able to be verified.

As a result of these matters, we were unable to determine whether any adjustments might have been found necessary in respect to unrecorded assets, liabilities, net position, revenues, or expenses.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT**STATEMENT OF REVENUES AND EXPENDITURES****BUDGET AND ACTUAL – GENERAL FUND**

Year Ended September 30, 2025

	<u>* BUDGET</u>	<u>ACTUAL</u>	<u>VARIANCE WITH FINAL BUDGET POSITIVE (NEGATIVE)</u>
REVENUES			
Assessments	\$ 617,756	\$ 630,598	\$ 12,842
Investment earnings	-	3,830	3,830
Miscellaneous revenue	-	10,234	10,234
TOTAL REVENUES	<u>617,756</u>	<u>644,662</u>	<u>26,906</u>
EXPENDITURES			
Current			
General government	148,216	303,455	(155,239)
Maintenance and operations	231,146	294,319	(63,173)
Culture and recreation	145,175	23,008	122,167
Debt service			
Principal	-	71,346	(71,346)
Interest	-	6,058	(6,058)
TOTAL EXPENDITURES	<u>524,537</u>	<u>698,186</u>	<u>(96,245)</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	93,219	(53,524)	(146,743)
OTHER FINANCING SOURCES (USES)			
Transfer in (out)	<u>(93,219)</u>	<u>-</u>	<u>93,219</u>
TOTAL OTHER FINANCING SOURCES (USES)	<u>(93,219)</u>	<u>-</u>	<u>93,219</u>
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES AND OTHER SOURCES (USES)	<u>\$ -</u>	<u>(53,524)</u>	<u>\$ (53,524)</u>
FUND BALANCES			
Beginning of year		<u>458,725</u>	
End of year		<u>\$ 405,201</u>	

*Original and final budget.

FOREST LAKE COMMUNITY DEVELOPMENT DISTRICT

NOTES TO REQUIRED SUPPLEMENTARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget for the general fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund exceeded appropriations for the fiscal year ended September 30, 2025.

The variance between budgeted and actual general fund revenues is not considered significant. The actual general fund expenditures for the current fiscal year were higher than budgeted amounts due to costs being higher than anticipated. The general fund deficit was funded with prior year surpluses.

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF
FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING
STANDARDS*

To the Board of Supervisors
Forest Lake Community Development District
Pasco County, Florida

We have audited in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of Forest Lake Community Development District, as of September 30, 2025 and for the year ended September 30, 2025, which collectively comprise Forest Lake Community Development District's basic financial statements and have issued our report thereon dated August 21, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we identified certain deficiencies in internal control that we consider to be a material weakness as described as finding 2025-01.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

This report is intended solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
August 21, 2026

INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF
SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE
AUDITOR GENERAL OF THE STATE OF FLORIDA

To the Board of Supervisors
Forest Lake Community Development District
Pasco County, Florida

We have examined Forest Lake Community Development District, Pasco County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for District's compliance with those requirements. Our responsibility is to express an opinion on District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Forest Lake Community Development District, Pasco County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee Hartley & Barnes, P.A.
Fort Pierce, Florida
August 21, 2026

Management Letter

To the Board of Supervisors
Forest Lake Community Development District
Pasco County, Florida

Report on the Financial Statements

We have audited the financial statements of the Forest Lake Community Development District ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated August 21, 2026.

Auditors' Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General. However, because of the matter described in the *Basis for Disclaimer of Opinion* section of our report, we were not able to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion on these financial statements.

Other Reporting Requirements

We have issued our Independent Auditors' Report on Internal Control over Financial Reporting and Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with Government Auditing Standards and Independent Accountants' Report on an examination conducted in accordance with AICPA Professional Standards, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those report, which are dated August 21, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report. There were no findings or recommendations made in the preceding annual audit report.

Official Title and Legal Authority

Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The information required is disclosed in the notes to the financial statements.

Financial Condition and Management

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the District did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the District. It is management's responsibility to monitor the District's financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

Finding 2025-01 Lack of Controls

The District did not have an adequate segregation of duties among accounting personnel. A single individual was responsible for preparing disbursements, signing checks, and reconciling the bank accounts. This condition increases the risk that errors or fraud could occur and not be detected in a timely manner by management. During the year the District transitioned to a new management company, the new management company was not able to obtain all the documents necessary to perform their duties including review and confirming certain transactions. These limitations were the underling basis for the disclaimer of opinion as discussed in Note N of the accompanying financial statements.

Response to Finding:

The District management and the Board of Supervisors concur with the auditor's finding regarding the lack of internal controls and segregation of duties that resulted in a disclaimer of opinion. Management acknowledges that the historical financial record-keeping and oversight environment were insufficient to support a full financial audit.

Corrective Action Plan:

To remediate these material weaknesses, ensure the integrity of the District's financial data, and prevent future disclaimers of opinion, the Board of Supervisors and District Management have approved and initiated the following corrective actions:

1. Engagement of Third-Party District Manager/Accountant:

The District has contracted with an independent, qualified professional district management firm to assume all accounting, billing, and financial reporting functions. This separates the operational handling of funds from the recording of transactions.

2. Implementation of Strict Segregation of Duties:

The District has re-engineered its financial workflows to ensure no single individual controls a transaction from initiation to reconciliation. Specifically:

- Invoices: Will be received and verified by the District Manager.
 - Approvals: Will require written or electronic approval from the Board Chair or designated Board Supervisor prior to payment.
 - Disbursements: Checks and electronic fund transfers (EFTs) will be executed by a separate accounting specialist and will require dual signatures for amounts exceeding \$
3. **Independent Bank Reconciliations:**
Monthly bank reconciliations will be performed by an accountant who has no access to check-writing software or banking tokens. These reconciliations will be reviewed, signed, and dated monthly by the Board Treasurer.
 4. **Reconstruction of Missing Documentation:**
Management is actively working with the District's banking institutions, vendors, and contractors to obtain duplicate copies of all missing bank statements, invoices, and executed contracts for the period in question. These records are being systematically cataloged in a secure, centralized digital repository.
 5. **Board Oversight and Interim Reporting:**
The District Manager will provide a comprehensive monthly financial report—including general ledgers, check registers, and budget-to-actual variances—to the Board of Supervisors at every public meeting to ensure continuous board oversight. In addition the District has placed two board supervisors on the checking account to allow for review and oversight of financial transactions in real time.

Property Assessed Clean Energy (PACE) Programs

As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, the District did not authorize a PACE program pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the District's geographical boundaries during the fiscal year under audit.

Specific Information

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)6, Rules of the Auditor General, the Forest Lake Community Development District reported:

- a. The total number of district employees compensated in the last pay period of the District's fiscal year as N/A.
- b. The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year as N/A.
- c. All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency as N/A.
- d. All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency as N/A.
- e. The District does not have any construction projects with a total cost of at least \$65,000 that are scheduled to begin on or after October 1 of the fiscal year being reported.
- f. The District did not amend its final adopted budget under Section 189.016(6), Florida Statutes.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Forest Lake Community Development District reported:

- a. The rate or rates of non-ad valorem special assessments imposed by the District range from \$1,157 to \$2,609 per residential unit.
- b. The total amount of special assessments collected by or on behalf of the District as \$1,282,555.
- c. The total amount of outstanding bonds issued by the District as \$10,005,000.

Additional Matters

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

Purpose of this Letter

Our management letter is intended solely for the information and use of Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

DiBartolomeo, McBee, Hartley & Barnes

DiBartolomeo, McBee, Hartley & Barnes, P.A.
Fort Pierce, Florida
August 21, 2026

EXHIBIT 9

[RETURN TO AGENDA](#)



**MINUTES OF 08/13/26 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, August 13, 2026 at 1:30 p.m. at Davenport City Hall, 1 S Allapaha Ave., Davenport, Florida 33837. The public was able to listen and/or participate in-person or live via conference.

I. Call to Order and Roll Call

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

Frank Rivera (via virtual means).....	Board of Supervisors, Chairman
Randi Ribarich	Board of Supervisors, Vice Chairman
Jose Cortez.....	Board of Supervisors, Assistant Secretary
Jose Montalvo	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
Frank Nolte	Account Manager, Stantec
Austin Carter	Manager, 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 comments.

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. Motion to Open the Hearing

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Opened the Public Hearing on the FY 2026-2027 Operating Budget for Forest Lake Community Development District.

2. Presentation of the FY 2026-2027 Operating Budget

- Ms. Thibault presented the budget, noting the increases and decreases by category and reporting that the assessments were decreasing.

3. Public Comments on the FY 2026-2027 Operating Budget

- No audience comments.

4. Motion to Close the Public Hearing

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Closed the Public Hearing on the FY 2026-2027 Operating Budget for Forest Lake Community Development District.

B. Consideration for Adoption Resolution 2026-06, Annual Appropriation Resolution and Adopting the FY 2026-2027 Operating Budget

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-06, Annual Appropriation Resolution and Adopting the FY 2026-2027 Operating Budget for the Forest Lake Community Development District.

C. Open the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget

1. Motion to Open the Public Hearing

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Opened the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for the Forest Lake Community Development District.

2. Presentation of the FY 2026-2027 Assessments

- Ms. Thibault presented the Assessments.

3. Public Comments on the FY 2026-2027 Assessments

- No audience comments.

4. Motion to Close the Public Hearing

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Closed the Public Hearing for the Levying of O&M Assessments for the FY 2026-2027 Operating Budget for Forest Lake Community Development District.

D. Consideration for Adoption Resolution 2026-07, Providing for the Collection & Enforcement of Special Assessment for the Funding of the FY 2026-2027 Budget

On a MOTION by Chairman Rivera, SECONDED by Vice Chair Ribarich, WITH ALL IN FAVOR, the Board Adopted Resolution 2026-07, Providing for the Collection & Enforcement of Special Assessment for the Funding of the FY 2026-2027 Budget for the Forest Lake Community Development District.

V. District Engineer – Stantec

- Mr. Nolte updated the Board regarding the pool and the repair of the broken VFD fan. Ms. Thibault advised the Board that Pool Works did not have an official proposal, they had a not-to-exceed amount of \$1,500. She asked the Board to approve the not-to-exceed amount.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Cortez, WITH ALL IN FAVOR, the Board Approved the Pool Works Not-to-Exceed Amount of \$1,500 for the Forest Lake Community Development District.

813 Security

- Mr. Carter presented the security report summarizing the incidents and sharing his observations and suggestions. The Board discussed putting a canvas up around the pool. Mr. Carter detailed a specific incident involving a resident. Ms. Thibault and the Board discussed a roving service. Ms. Thibault asked Mr. Carter to bring a roving proposal for the holidays and the weekend.

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

A. Presentation for Discussion: Management Monthly Field Report

- Mr. Bryant presented the report. He noted tree lifting would be an issue in the future and that the largest issue with the turf and monuments is the lack of an irrigation controller. Mr. Bryant discussed the costs in labor and parts to repair the irrigation clock or replace the decoders. The Board discussed Mr. Bryant's proposal, weighing the costs of the part and the labor. Ms. Thibault requested a proposal from Mr. Bryant listing the part number and 5-year warranty.

On a MOTION by Supervisor Montalvo, SECONDED by Vice Chair Ribarich, WITH A NAY FROM SUPERVISOR CORTEZ, the Board Approved Mr. Bryant's Proposal for Replacement of the Irrigation Clock for \$4,000 the Forest Lake Community Development District.

- Mr. Bryant reported on the corrosion at the bottom of the monument, detailing potential solutions to the Board. The Board asked for a proposal from Mr. Bryant. The Board discussed bringing on a new landscape professional.

VII. District Manager

VIII. 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 July 09, 2026

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

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

- Ms. Thibault advised that they were trending unfavorably at about \$45,000.

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

C. Presentation of Check Detail – June 2026

D. Consideration to Ratify Cooper Pools Proposal for \$973.49 (addressed out of order)

- Ms. Thibault opened the discussion on the pool matter, explaining to the Board the issues regarding the pool part from Cooper Pools. She laid out the options for the Board, noting they could ask Mr. Magee to write a contract addendum requiring Cooper Pools to provide the part number. The Board discussed the reviews, cost of parts and labor, noting that Cooper Pools had removed the cost of labor from the proposal.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Thomas, WITH ALL IN FAVOR, the Board Approved the Cooper Pools Amount of \$703.49 for the Forest Lake Community Development District.

- The Board gave Ms. Thibault direction to find a new pool company. The Board discussed keeping Cooper Pools for the cleaning and maintenance of the pools, discussing using Pool Works for the repair.

E. Good Homes Services Pressure Wash - \$940.00

- Ms. Thibault presented the proposal, noting resident complaints regarding the sidewalks.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Montalvo, WITH ALL IN FAVOR, the Board Approved the Good Homes Services Pressure Wash for \$940.00 for the Forest Lake Community Development District.

IX. Other Items to Be Introduced

A. Discussion on Extra Camera for Security

- Ms. Thibault noted that ECS had sent the Board contracts to execute that the Chairman had not executed at this time. She asked Mr. Magee if the Board could still change their minds. He advised that there was not a contract.

B. Intrusion Prevention Services Equipment and Installation - \$3,500

- The Board discussed the proposal, noting costs for the cameras and systems.

C. ECS Integrations Pool Camera Equipment Proposal - \$3,740.00

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Montalvo, WITH A NAY FROM SUPERVISOR CORTEZ, the Board Approved the ECS Integrations Pool Camera Equipment Proposal for \$3,740.00 for the Forest Lake Community Development District.

D. Consideration for Approval: ECS Integrations Pool Camera Monitoring Agreement - \$1,440 Annual Fee

- The Board discussed the proposal, noting costs for the cameras and systems compared to Intrusion Prevention.

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Thomas, WITH A NAY FROM SUPERVISOR CORTEZ, the Board Approved the ECS Integrations Pool Camera Monitoring Agreement for \$1,440.00 for the Forest Lake Community Development District.

- Mr. Bryant noted there was not a working exhaust fan in the breaker room. The Board discussed purchasing a surge protector.

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

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

XII. Adjournment

On a MOTION by Vice Chair Ribarich, SECONDED by Supervisor Thomas, 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 10

[RETURN TO AGENDA](#)



Forest Lake Community Development District

**Summary Financial Statements
(Unaudited)**

July 31, 2026

Forest Lake CDD
Balance Sheet
July 31, 2026

	General Fund
1 <u>Assets:</u>	
2 Operating Account-SS	\$ 144,976
3 Money Market Account- SS	463,847
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	<u>616,048</u>
11 Liabilities:	
12 Accounts Payable	16,929
13 Accrued Expenses	-
14 Deffered Revenue-On Roll	-
15 Due to Other Funds	27,681
16 TOTAL LIABILITIES	<u>44,609</u>
17 Fund Balance	
18 Non-Spendable	-
19 Assigned: Capital Reserves	-
20 Assigned:2-Month Operating Capital	102,959
21 Unassigned	468,480
22 TOTAL LIABILITIES AND FUND BALANCE	<u>\$ 616,048</u>

Forest Lake CDD
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2025 through July 31, 2026

	FY2026 Adopted Budget	FY 2026 Budget Year to Date	FY 2026 Actual Year to Date	Variance Over / (Under) Budget
1 Revenues:				
2 Assessments - Tax Roll	\$ 578,091	\$ 566,529.18	\$ 581,134.12	14,604.94
3 Interest	-	-	11,022	11,022
4 Misc Revenue	-	-	325	325.00
5 On Roll Excess Fees	-	-	-	-
6 TOTAL REVENUE	-	-	592,481	25,951
7 Expenditures:				
8 Administrative				
9 Supervisor Fees	12,000	10,000	12,400	(2,400)
10 Engineering	15,000	12,500	5,120	7,380
11 Attorney	30,000	25,000	119,635	(94,635)
12 Annual Audit	6,800	5,667	-	5,667
13 Assessment Administration	5,000	4,167	3,104	1,062
14 Management Fees	43,800	36,500	43,610	(7,110)
15 Information Technology	1,890	1,575	-	1,575
16 Website Maintenance	1,260	1,050	1,661	(611)
17 Postage & Delivery	1,050	875	-	875
18 Insurance	7,432	7,432	6,148	1,284
19 Copies	500	417	-	417
20 Legal Advertising	5,000	4,167	116	4,051
21 Other Current Charges	1,500	1,250	820	430
22 Office Supplies	625	521	-	521
23 Dues, Licenses & Subscriptions	175	175	175	-
24 County Collection Fees	-	-	6,150	(6,150)
25 Administrative Total	132,032	110,027	198,941	(87,646)
26 Debt Service Administration				
27 Arbitrage	900	750	-	750
28 Dissemination	5,000	4,167	3,104	1,062
29 Trustee Fees	8,880	7,400	8,691	(1,291)
30 Debt Service Total	14,780	12,317	11,795	521.24
29 Field Expenditures				
30 Property Insurance	15,006	15,006	15,006	-
31 Field Management	16,000	13,333	9,930	3,403
32 Landscape Maintenance	73,440	61,200	61,200	-
33 Landscape Replacement	28,262	23,552	-	23,552
34 Streetlights	42,410	35,342	24,778	10,564
35 Electric	7,260	6,050	998	5,052
36 Water & Sewer	1,000	833	1,867	(1,034)
37 Sidewalk & Asphalt Maintenance	2,500	2,083	-	2,083
38 Irrigation Repairs	7,500	6,250	-	6,250
39 General Repairs & Maintenance	15,000	12,500	-	12,500
40 Contingency	10,000	8,333	34,164	(25,831)
41 Field Expenditures Total	218,378	184,483	147,943	36,539
42 Amenity Expenses				
43 Amenity - Electric	15,173	12,644	9,211	3,433
44 Amenity - Water	4,068	3,390	6,999	(3,609)
45 Internet	1,500	1,250	1,507	(257)
46 Pest Control	648	540	240	300
47 Janitorial Services	10,400	8,667	8,000	667
48 Security Services	33,500	27,917	28,546	(629)
49 Pool Maintenance	23,700	19,750	20,649	(899)
50 Amenity Management	9,500	7,917	5,894	2,023
51 Amenity Repairs & Maintenance	10,000	8,333	-	8,333
52 Contingency	7,500	6,250	20,937	(14,687)
53 Amenity Expenses Total	115,989	96,658	101,984	(5,326)
54 Capital Reserves Transfer	96,912	-	-	-
55 Expenditures Total	578,091	403,484	460,663	(57,180)
55 Fund Balance - Beginning			\$ 439,621	
56 Net Change In Fund Balance			131,817	
57 Adjustments to Fund Balance for Amounts Due to Debt Service			-	
58 Fund Balance - Ending-Projected			\$ 571,439	

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

Balance per Bank Statement	\$	160,656
Plus: Deposits in Transit		-
Less: Outstanding Checks		(15,679)
<i>Adjusted Bank Balance</i>	\$	144,976

Beginning Balance	\$	186,676
Receipts		38
Disbursements		(41,738)
<i>Balance per Book</i>	\$	144,976

**Forest Lake
Check Register
FY2025**

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

11/6/2025	5073 Good Home Services, LLC	Replace 8ft of Vinyl fencing at corner of monument sign		750.00	12,413.02
11/10/2025		Deposit	3,493.83		15,906.85
11/11/2025	5074 Cooper Pools Inc	Monhthly Pool Maint		347.28	15,559.57
11/12/2025	111225ach Duke Energy	1595 Aspen Ave-		1,100.71	14,458.86
11/17/2025	5075 Frank Rivera	111325 BOS MTG		200.00	14,258.86
11/17/2025	5076 Randi Ribarich	111325 BOS MTG		200.00	14,058.86
11/17/2025	5077 Travis Lemeur	111325 BOS MTG		200.00	13,858.86
11/17/2025	5078 Jose Cortez	111325 BOS MTG		200.00	13,658.86
11/17/2025	5079 Jose Montalvo	111325 BOS MTG		200.00	13,458.86
11/18/2025	5080 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	13,418.86
11/18/2025	111825ach Duke Energy	00 Holly Hill Rd		1,951.10	11,467.76
11/19/2025	5081 Image360	Signs- (E-32219)		355.75	11,112.01
11/20/2025	112025ach Duke Energy	2702 Cedar Ridge		28.86	11,083.15
11/20/2025	112025ach2 Duke Energy	0 Holly Hill		742.43	10,340.72
11/20/2025	11/20/2025 Haines City	Irrigation		118.29	10,222.43
11/20/2025	11/20/2025 Haines City	Sewer/Water		555.73	9,666.70
11/20/2025	11/20/2025 Spectrum	Act# 8711 (11/20/25)		169.98	9,496.72
11/21/2025		Funds Transfer	10,000.00		19,496.72
11/21/2025		Deposit	13,584.42		33,081.14
11/25/2025	5082 Good Home Services, LLC	Monument Lighting		175.00	32,906.14
11/25/2025		Deposit	33,973.68		66,879.82
11/30/2025	5083 Kutak Rock LLP	Legal Services		1,329.45	65,550.37
11/30/2025	5084 Kutak Rock LLP	Legal Services		7,089.00	58,461.37
11/30/2025	5085 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	58,421.37
11/30/2025	5088 CSS Clean Star Services of Central FL	Monthly Cleaning (3 days a week)/Trash 2x a week		800.00	57,621.37
11/30/2025			86,051.93	35,150.84	57,621.37
12/1/2025		Funds Transfer	15,000.00		72,621.37
12/1/2025	5086 Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	66,501.37
12/1/2025	120125ach1 Duke Energy	1084 Sugarwood St		139.14	66,362.23
12/1/2025	120125ach2 Duke Energy	930 Holly Hill Rd		32.47	66,329.76
12/1/2025	120125ach Duke Energy	1701 Forest lake		32.46	66,297.30
12/3/2025	5087 Good Home Services, LLC	Lighting-deposit		1,140.00	65,157.30
12/4/2025	5089 Securitas Security Services USA, Inc	Guard Svcs-Security (11/1-11/30/25)		737.63	64,419.67
12/7/2025	5090 Cooper Pools Inc	Monhthly Pool Maint		715.00	63,704.67
12/7/2025	5091 Cooper Pools Inc	Monhthly Pool Maint		1,750.00	61,954.67
12/7/2025	5092 Frank Rivera	12-01-025 BOS MTG		200.00	61,754.67
12/7/2025	5093 Randi Ribarich	12-01-25 BOS MTG		200.00	61,554.67
12/7/2025	5094 Jose Cortez	12-01-25 BOS MTG		200.00	61,354.67
12/7/2025	5095 Jose Montalvo	12-01-25 BOS MTG		200.00	61,154.67
12/8/2025		Deposit	124,216.88		185,371.55
12/9/2025	5096 Advanced Drainage Solutions	Erosion Project		8,400.00	176,971.55
12/10/2025	5098 Massey Services Inc.	Pest Prevention- Act 86484733		40.00	176,931.55
12/10/2025		Funds Transfer	15,000.00		191,931.55
12/10/2025	5097 Good Home Services, LLC			1,140.00	190,791.55
12/11/2025	121125ach Duke Energy	1595 Aspen Ave-		1,012.58	189,778.97
12/11/2025	121725ach2 Duke Energy	0 Holly Hill		742.43	189,036.54
12/14/2025	5099 Frank Rivera	12-11-025 BOS MTG		200.00	188,836.54
12/14/2025	5100 Randi Ribarich	12-11-25 BOS MTG		200.00	188,636.54
12/14/2025	5101 Jose Montalvo	12-11-25 BOS MTG		200.00	188,436.54
12/14/2025	5102 Jose Cortez	12-11-25 BOS MTG		200.00	188,236.54
12/15/2025	121525ach Duke Energy	00 Holly Hill Rd		1,951.10	186,285.44
12/17/2025	121725ach Duke Energy	2702 Cedar Ridge		27.79	186,257.65
12/19/2025	5103 Good Home Services, LLC	Playground solar lights		500.00	185,757.65
12/19/2025	5104 Good Home Services, LLC	Pressure Washing		175.00	185,582.65
12/19/2025		Deposit	973,714.03		1,159,296.68
12/22/2025	5106 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	1,158,496.68

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

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

4/2/2026	5178 ECS Integrations	access mgmt pool system		525.00	213,484.91
4/7/2026	5179 Mele Environmental Services LLC	Landscape Maint Svc		6,120.00	207,364.91
4/7/2026	5181 Stantec Consulting Services, Inc	Engineering Svcs		3,228.50	204,136.41
4/10/2026 041026ach	Duke Energy	1595 Aspen Ave-		879.10	203,257.31
4/12/2026	5183 Forest Lake CDD C/O US Bank	DS Series 2020		486,219.73	(282,962.42)
4/12/2026	5184 Forest Lake CDD C/O US Bank	DS Series 2022		139,784.49	(422,746.91)
4/12/2026		Funds Transfer	626,004.22		203,257.31
4/13/2026	5185 Frank Rivera	04-09-26 BOS MTG		200.00	203,057.31
4/13/2026	5186 Randi Ribarich	04-09-26 BOS MTG		200.00	202,857.31
4/13/2026	5187 Jose Cortez	04-09-26 BOS MTG		200.00	202,657.31
4/13/2026	5188 Jose Montalvo	04-09-26 BOS MTG		200.00	202,457.31
4/13/2026	5189 George Thomas	BOS MTG 04-09-26		200.00	202,257.31
4/16/2026 041626ach	Duke Energy	00 Holly Hill Rd		1,918.25	200,339.06
4/17/2026	5190 Business Observer	Legal Advertisement		115.94	200,223.12
4/17/2026		Deposit	19,804.39		220,027.51
4/18/2026 041826acj	Spectrum	Act# 8711 (4/1/26)		152.97	219,874.54
4/20/2026 042026ach	Haines City	Irrigation		106.26	219,768.28
4/20/2026 042026ach1	Haines City	Sewer/Water		543.08	219,225.20
4/20/2026 042026ach1	Duke Energy	2702 Cedar Ridge		27.53	219,197.67
4/20/2026 042026ach3	Duke Energy	00 Holly Hill Rd		732.29	218,465.38
4/22/2026		Funds Transfer	50,000.00		268,465.38
4/29/2026	5191 CSS Clean Star Services of Central FL	Monthly Cleaning		800.00	267,665.38
4/30/2026 043026ach1	Duke Energy	1084 Sugarwood St		107.17	267,558.21
4/30/2026 043026acg3	Duke Energy	930 Holly Hill Rd		32.65	267,525.56
4/30/2026 043026ach4	Duke Energy	1701 Forest lake		32.66	267,492.90
4/30/2026		Deposit	38.06		267,530.96
4/30/2026			695,846.67	656,977.07	267,530.96
5/1/2026	5192 Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing		6,120.00	261,410.96
5/1/2026	5193 Haven Management Solutions	District Management Services - May		6,608.34	254,802.62
5/1/2026	5194 Haven Management Solutions	District Management Services - Jan 1 - Jan 16		3,403.90	251,398.72
5/1/2026	5195 Haven Management Solutions	District Management Services - Dec 16 - Dec 31, 2025		3,403.90	247,994.82
5/4/2026	5197 Cooper Pools Inc	commercial maint		1,750.00	246,244.82
5/4/2026	5198 Kutak Rock LLP	Legal Services		3,903.99	242,340.83
5/5/2026	5199 Good Home Services, LLC	pressure wash/chair		395.00	241,945.83
5/5/2026	5200 Good Home Services, LLC	paint push handle-amenties door		90.00	241,855.83
5/13/2026		Deposit	4,984.95		246,840.78
5/15/2026	5/15/2026 Duke Energy	1595 Aspen Ave- Need Backup		1,131.28	245,709.50
5/20/2026	5201 Frank Rivera	05-14-26 BOS MTG		200.00	245,509.50
5/20/2026	5202 Randi Ribarich	05-14-26 BOS MTG		200.00	245,309.50
5/20/2026	5203 Jose Cortez	05-14-26 BOS MTG		200.00	245,109.50
5/20/2026	5204 Jose Montalvo	05-14-26 BOS MTG		200.00	244,909.50
5/20/2026	5205 George Thomas	BOS MTG 05-14-26		200.00	244,709.50
5/20/2026	5/20/2026 Spectrum	Act# 8711 (5/1/26) - Need Backup		138.30	244,571.20
5/20/2026	5/20/2026 Duke Energy	00 Holly Hill Rd - Need backup		1,918.25	242,652.95
5/21/2026	5/21/2026 Haines City	Irrigation - Need backup		102.25	242,550.70
5/21/2026	5/21/2026 Haines City	Sewer/Water - Need backup		682.22	241,868.48
5/22/2026	5/22/2026 Duke Energy	2702 Cedar Ridge - Need Backup		27.45	241,841.03
5/22/2026	5/22/2026 Duke Energy	00 Holly Hill Rd - Need Backup		732.29	241,108.74
5/31/2026			4,984.95	31,407.17	241,108.74
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 060126ach2	Duke Energy	930 Holly Hill Rd		32.65	225,819.01
6/1/2026 060126ach3	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
7/1/2026	5235 Haven Management Solutions	District Management Services - July	6,608.34	180,068.12
7/1/2026 070126ach	Duke Energy	1084 Sugarwood St Pump	35.20	180,032.92
7/1/2026 070126ach2	Duke Energy	930 Holly Hill Rd	32.64	180,000.28
7/1/2026 070126ach3	Duke Energy	1701 Forest lake	32.65	179,967.63
7/2/2026	5236 Good Home Services, LLC	repair fence	625.00	179,342.63
7/2/2026	5237 813 Security & Protective Services	security	3,400.00	175,942.63
7/2/2026	5238 Good Home Services, LLC	repair gate	75.00	175,867.63
7/2/2026	5239 Good Home Services, LLC	install signs	75.00	175,792.63
7/2/2026	5240 ILS (Irrigation Landscape Solutions)	Deposit for Monument Enhancement	5,000.00	170,792.63
7/5/2026	5241 Good Home Services, LLC	keys -amenities closet	50.00	170,742.63
7/5/2026	5242 Good Home Services, LLC	battery replacement	55.00	170,687.63
7/5/2026	5243 Good Home Services, LLC	install new outlets	165.00	170,522.63
7/5/2026	5244 ECS Integrations	access mgmt pool system	525.00	169,997.63
7/5/2026	5245 Mele Environmental Services LLC	Landscape Maint Svc-Monthly Mowing	6,120.00	163,877.63
7/5/2026	5246 CSS Clean Star Services of Central FL	Monthly Cleaning	800.00	163,077.63
7/6/2026	5247 Good Home Services, LLC	install fencing	705.00	162,372.63
7/6/2026	5248 Mele Environmental Services LLC	irrigation repairs	878.39	161,494.24
7/8/2026	5249 Good Home Services, LLC	Repair pool furniture	60.00	161,434.24
7/8/2026	5251 Stantec Consulting Services, Inc	Engineering Svcs	474.39	160,959.85
7/10/2026 071026ach	Duke Energy	1595 Aspen Ave-	912.07	160,047.78
7/15/2026	5252 Mele Environmental Services LLC	irrigation repairs	275.00	159,772.78
7/15/2026	5253 Frank Rivera	070926BOSMTG	200.00	159,572.78

7/15/2026	5254 Randi Ribarich	070926BOSMTG	200.00	159,372.78
7/15/2026	5255 Jose Cortez	070926BOSMTG	200.00	159,172.78
7/15/2026	5256 Jose Montalvo	070926BOSMTG	200.00	158,972.78
7/15/2026	5257 George Thomas	070926BOSMTG	200.00	158,772.78
7/15/2026 071526ach2	Duke Energy	00 Holly Hill Rd	1,909.68	156,863.10
7/19/2026	5258 Stantec Consulting Services, Inc	Engineering Svcs	1,417.50	155,445.60
7/19/2026	5259 CSS Clean Star Services of Central FL	Monthly Cleaning	800.00	154,645.60
7/20/2026	5260 ECS Integrations	emergency call	330.00	154,315.60
7/20/2026 072026ach	Duke Energy	2702 Cedar Ridge	26.11	154,289.49
7/20/2026 072026ach2	Duke Energy	0 Holly Hill	729.65	153,559.84
7/20/2026 072026ach3	Spectrum	Act# 8711 Final Bill	42.80	153,517.04
7/20/2026 072026ach4	Haines City	1595 Aspen	707.52	152,809.52
7/20/2026 072026ach7	Haines City	1110 Holly Hill Rd	78.18	152,731.34
7/27/2026	5261 ILS (Irrigation Landscape Solutions)	Mulch Replacement	2,400.00	150,331.34
7/29/2026	5263 US Bank	Trustee Fees Series 2020	4,246.25	146,085.09
7/30/2026	5264 CSS Clean Star Services of Central FL	Monthly Cleaning	800.00	145,285.09
7/30/2026 073026ach	Duke Energy	1084 Sugarwood St	33.25	145,251.84
7/30/2026 073026ach2	Duke Energy	930 Holly Hill Rd	32.64	145,219.20
7/31/2026 073126ach	Dept of Health	Permit	280.35	144,938.85
7/31/2026		Deposit	37.59	144,976.44
7/31/2026			37.59	41,737.61
				144,976.44

EXHIBIT 11

[RETURN TO AGENDA](#)



10:28 PM

08/31/26

Accrual Basis

Forest Lake CDD

Transactions by Account

As of July 31, 2026

Type	Date	Num	Name	Memo	Debit	Credit	Balance
1. GF							186,676.46
Bill Pm...	07/01/2026	5235	Haven Management ...	District Management Services - July		6,608.34	180,068.12
Bill Pm...	07/01/2026	07012...	Duke Energy	1084 Sugarwood St Pump	35.20		180,032.92
Bill Pm...	07/01/2026	07012...	Duke Energy	930 Holly Hill Rd	32.64		180,000.28
Bill Pm...	07/01/2026	07012...	Duke Energy	1701 Forest lake	32.65		179,967.63
Bill Pm...	07/02/2026	5236	Good Home Services...	repair fence	625.00		179,342.63
Bill Pm...	07/02/2026	5237	813 Security & Prote...	security	3,400.00		175,942.63
Bill Pm...	07/02/2026	5238	Good Home Services...	repair gate	75.00		175,867.63
Bill Pm...	07/02/2026	5239	Good Home Services...	install signs	75.00		175,792.63
Bill Pm...	07/02/2026	5240	ILS (Irrigation Landsc...	Deposit for Monument Enhancement	5,000.00		170,792.63
Bill Pm...	07/05/2026	5241	Good Home Services...	keys -amenities closet	50.00		170,742.63
Bill Pm...	07/05/2026	5242	Good Home Services...	battery replacement	55.00		170,687.63
Bill Pm...	07/05/2026	5243	Good Home Services...	install new outlets	165.00		170,522.63
Bill Pm...	07/05/2026	5244	ECS Integrations	access mgmt pool system	525.00		169,997.63
Bill Pm...	07/05/2026	5245	Mele Environmental ...	Landscape Maint Svc-Monthly Mowing	6,120.00		163,877.63
Bill Pm...	07/05/2026	5246	CSS Clean Star Serv...	Monthly Cleaning	800.00		163,077.63
Bill Pm...	07/06/2026	5247	Good Home Services...	install fencing	705.00		162,372.63
Bill Pm...	07/06/2026	5248	Mele Environmental ...	irrigation repairs	878.39		161,494.24
Bill Pm...	07/08/2026	5249	Good Home Services...	Repair pool furniture	60.00		161,434.24
Bill Pm...	07/08/2026	5251	Stantec Consulting S...	Engineering Svcs	474.39		160,959.85
Bill Pm...	07/10/2026	07102...	Duke Energy	1595 Aspen Ave-	912.07		160,047.78
Bill Pm...	07/15/2026	5252	Mele Environmental ...	irrigation repairs	275.00		159,772.78
Bill Pm...	07/15/2026	5253	Frank Rivera	070926BOSMTG	200.00		159,572.78
Bill Pm...	07/15/2026	5254	Randi Ribarich	070926BOSMTG	200.00		159,372.78
Bill Pm...	07/15/2026	5255	Jose Cortez	070926BOSMTG	200.00		159,172.78
Bill Pm...	07/15/2026	5256	Jose Montalvo	070926BOSMTG	200.00		158,972.78
Bill Pm...	07/15/2026	5257	George Thomas	070926BOSMTG	200.00		158,772.78
Bill Pm...	07/15/2026	07152...	Duke Energy	00 Holly Hill Rd	1,909.68		156,863.10
Bill Pm...	07/19/2026	5258	Stantec Consulting S...	Engineering Svcs	1,417.50		155,445.60
Bill Pm...	07/19/2026	5259	CSS Clean Star Serv...	Monthly Cleaning	800.00		154,645.60
Bill Pm...	07/20/2026	5260	ECS Integrations	emergency call	330.00		154,315.60
Bill Pm...	07/20/2026	07202...	Duke Energy	2702 Cedar Ridge	26.11		154,289.49
Bill Pm...	07/20/2026	07202...	Duke Energy	0 Holly Hill	729.65		153,559.84
Bill Pm...	07/20/2026	07202...	Spectrum	Act# 8711 Final Bill	42.80		153,517.04
Bill Pm...	07/20/2026	07202...	Haines City	1595 Aspen	707.52		152,809.52
Bill Pm...	07/20/2026	07202...	Haines City	1110 Holly Hill Rd	78.18		152,731.34
Bill Pm...	07/27/2026	5261	ILS (Irrigation Landsc...	Mulch Replacement	2,400.00		150,331.34
Bill Pm...	07/29/2026	5263	US Bank	Trustee Fees Series 2020	4,246.25		146,085.09
Bill Pm...	07/30/2026	5264	CSS Clean Star Serv...	Monthly Cleaning	800.00		145,285.09
Bill Pm...	07/30/2026	07302...	Duke Energy	1084 Sugarwood St	33.25		145,251.84
Bill Pm...	07/30/2026	07302...	Duke Energy	930 Holly Hill Rd	32.64		145,219.20
Bill Pm...	07/31/2026	07312...	Dept of Health	Permit	280.35		144,938.85
Total 1. GF					0.00	41,737.61	144,938.85
TOTAL					0.00	41,737.61	144,938.85

Haven Management Solutions

255 Primera Blvd
Suite 160
Lake Mary, FL 32746

Invoice

Date	Invoice #
7/1/2026	79

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

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	District Management - July	3,650.00	3,650.00
	Assessment Roll - July	416.67	416.67
	Dissemination Services - July	416.67	416.67
	Field Management - July	1,333.33	1,333.33
	Amenity Management - July	791.67	791.67
		Total	\$6,608.34



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

Account number **9100 8879 4450**

Billing summary

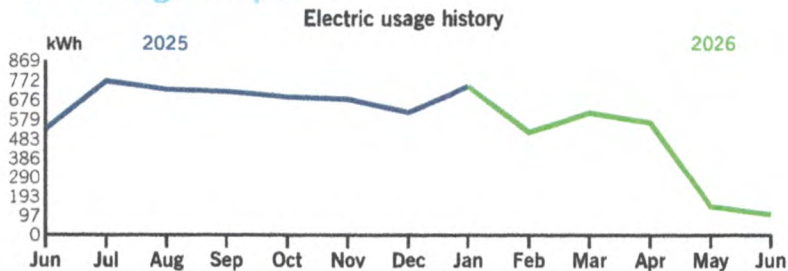
Previous Amount Due	\$42.17
Payment Received May 29	-42.17
Current Electric Charges	32.35
Taxes	2.85
Total Amount Due Jun 29	\$35.20



Thank you for your payment.

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

Your usage snapshot



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)	105	535	6,916	576
Avg. Daily (kWh)	4	18	19	

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

\$35.20
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

8891008879445000066000000000000000000000352000000035208



duke-energy.com
877.372.8477

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: 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 4362214

Actual reading on Jun 4	30050
Previous reading on May 7	- 29945
Energy Used	105 kWh
Billed kWh	105.000 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 - 4362214

Customer Charge	\$18.01
Energy Charge	
105.000 kWh @ 9.609c	10.09
Fuel Charge	
105.000 kWh @ 3.859c	4.05
Asset Securitization Charge	
105.000 kWh @ 0.195c	0.20
Total Current Charges	\$32.35

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	0.83
Municipal Franchise Fee	1.99
Total Taxes	\$2.85

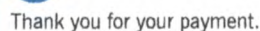


Bill date Jun 8, 2026
For service May 7 - Jun 4
29 days

Account number 9100 8879 4301

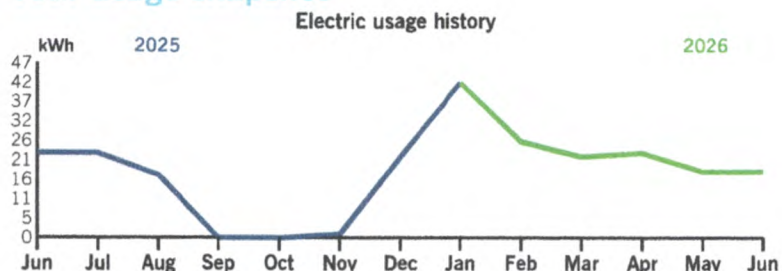
Billing summary

Previous Amount Due	\$32.65
<i>Payment Received May 29</i>	-32.65
Current Electric Charges	30.00
Taxes	2.64
Total Amount Due Jun 29	\$32.64



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

Your usage snapshot



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)	18	23	212	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.

\$32.64
by Jun 29

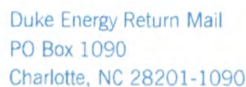
After 90 days from bill date, a late charge will apply.

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

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

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

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



Account number
9100 8879 4301

8891008879430100066000000000000000000000032640000003264?

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: 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.

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

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

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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 Jun 4	991
Previous reading on May 7	- 973
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 - May 07 26 to Jun 04 26	
Meter - 8270042	
Customer Charge	\$18.01
Energy Charge	
18.000 kWh @ 9.609c	1.73
Fuel Charge	
18.000 kWh @ 3.859c	0.69
Asset Securitization Charge	
18.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.53
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	1.84
Total Taxes	\$2.64



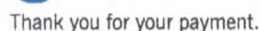
Page 1 of 3

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

Account number 9100 8879 4111

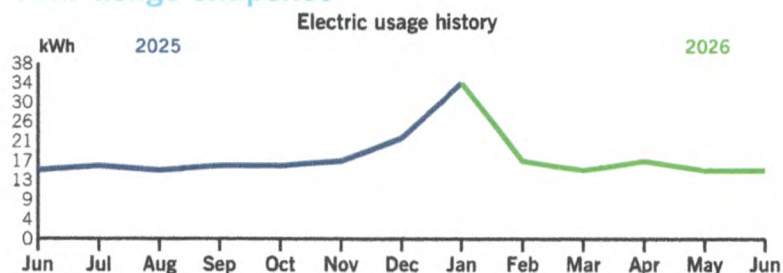
Billing summary

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

Your usage snapshot



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

[illegible]

We're here for you

Report an emergency

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

Online	duke-energy.com/billing
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Speedpay (fee applies)	duke-energy.com/pay-now 800.700.8744
By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
In person	duke-energy.com/location

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Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: 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.

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duke-energy.com
877.372.8477

Account number **9100 8879 4111**

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

INVOICE



Good Home Services LLC

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

Bill To

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

Payment terms 45 Days
Invoice # 580
Date 07/01/2026

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



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: 7/1/2026
Invoice #: 0002

Bill To:

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

Customer ID: FLCDD

Job Description

Payment Terms

CDD Security Services

Due Upon Receipt

Dates	Position Description	Per Hour Rate	Total
7/1/2026 - 07/31/2026	Roving Patrol	\$	700.00
7/1/2026-7/31/2026	Fri- Sun (12 days/8 Hours = 96 total hours)	\$ 25.00	\$ 2,400.00
4th of July	Holiday Rate 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: \$ 3,400.00

Thank you for your business!

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms 45 Days
Invoice # 578
Date 07/01/2026

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

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms 45 Days
Invoice # 579
Date 07/01/2026

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



Irrigation
Landscape
Solutions

Invoice

FOREST LAKE MONUMENT INSTALL

At this time we would like to request a deposit for the purchase of materials for the enhancement of the Forest Lake Monuments.

Project cost is estimated at \$10,000.00 we are requesting 50%

DEPOSIT	50%	\$5,000.00
---------	-----	------------

Thank you for your cooperation in completing this enhancement

Dana Bryant

INVOICE



Good Home Services LLC

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

Bill To

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

Payment terms 45 Days
Invoice # 581
Date 07/03/2026

Description	Total
Trip charge	\$50.00
This is due to the keys being absent when they were needed to access the closets at the Amenities Center to finish approved proposals	
Subtotal	\$50.00
Total	\$50.00

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms 45 Days
Invoice # 582
Date 07/03/2026

Description	Total
Replace the batteries in all of the soap dispensers at Amenities center This is for the cost of the batteries and installing in (4) soap dispensers. Each dispenser takes (4) batteries	\$55.00
Subtotal	\$55.00
Total	\$55.00

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms 45 Days
Invoice # 584
Date 07/04/2026

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

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 104361
DATE 07/01/2026
TERMS Net 15
DUE DATE 07/16/2026

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

Ways to pay



View and pay

SUBTOTAL	525.00
TAX	0.00
TOTAL	525.00
BALANCE DUE	\$525.00

Mele Environmental Services LLC

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

INVOICE

BILL TO

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

INVOICE # 6222**DATE 07/01/2026****DUE DATE 07/16/2026****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**



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

Invoice

Date	Invoice #
6/30/2026	18366

Bill To:

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

		P.O. No.	Account #	Due Date
			0054	7/15/2026
Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 06/2026	5	550.00	6/30/2026	550.00
Monthly Service trash collect twice a week.		50.00	6/30/2026	250.00
1595 Aspen Ave. Davenport, FL 33837				
Thank you for your business.			Total	\$800.00
Please make checks payable to: CSS Clean Star Services of Central Florida Inc.			Payments/Credits	\$0.00
Past due invoices may be subject to legal allowable charges			Balance Due	\$800.00

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

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms 45 Days
Invoice # 583
Date 07/03/2026

Description	Total
Install fencing above Amenities Center entrance gate	\$595.00
This is for labor and materials to build fencing above the gate to the Amenities Center. This includes (2) 1/8" angled metal pieces, secured to either side of the archway to attach fencing (provided by CDD). Each of the vertical pieces will be cut to size and bolted to the angled metal pieces to prevent unwanted patrons from climbing the gate. The angled metal parts will be painted Black to match the color of the gate	
Extra material for Amenities Center gate	\$110.00
Subtotal	\$705.00
Total	\$705.00

MELE ENVIRONMENTAL SERVICES

PROFESSIONAL IRRIGATION REPAIR INVOICE

Invoice #	2122	Invoice Date	May 26, 2026
Bill To	Forest Lake CDD Haven Management Solutions 255 Primera Boulevard, Suite 160 Lake Mary, FL 32746 Mailing Address: 8911 Pine Grove Dr Lakeland, FL	Project	Irrigation Repairs

Scope of Work

The following irrigation repairs were completed to restore proper coverage, improve system performance, and ensure reliable operation throughout the community.

Item	Description	Value
1	Zone 3 – Raise (2) 6-inch spray heads and install new heads to improve lawn coverage.	
2	Zone 4 – Replace (2) 6-inch spray heads around the pool area.	
3	Zones 6, 10, 11, 12 & 15 – Replace (15) nozzles and filters to restore irrigation performance.	
4	Zones 7 & 14 – Repair (2) broken flex lines serving crape myrtle trees.	
5	Zone 17 – Replace failed irrigation decoder to correct controller communication error.	
	TOTAL DUE	\$878.39

Thank you for your business.

Please remit payment according to agreed contract terms. Labor and materials are included in the total shown above.

INVOICE



Bill To

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

Good Home Services LLC

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

Payment terms Due upon receipt
Invoice # 588
Date 07/07/2026

Description	Total
Repair (3) Lounge chairs	\$60.00
Subtotal	\$60.00
Total	\$60.00

Notes:

****| ALSO WENT AROUND ALL OF THE CHAIRS AND TIGHTENED ANY LOOSE BOLTS****



INVOICE

Page 1 of 2

Invoice Number	2570197
Invoice Date	June 2, 2026
Purchase Order	238202360
Customer Number	2120091
Project Number	238202360

Bill To

Haven Management Solutions
255 Primera Boulevard,
Suite 160,
Lake Mary, FL 32746
Ph. (407) 698-5350

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

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

Project Description: Forest Lake General Consulting Support

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$474.39

Bill Through Date:

May 8, 2026

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

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

INVOICE

Page 2 of 2

Invoice Number
Project Number2570197
238202360

Top Task 2026

2026 FY General Consulting

Professional Services

Billing Level

	Hours	Rate	Current Amount
Level 11			
Kostakis, Vasili	2.50	189.00	472.50
	2.50		472.50
Professional Services Subtotal	2.50		472.50

Disbursements

	Date	Cost	%	Current Amount
Direct - Printing				
ARC	2026-03-18	1.72	10.00	1.89
21015ARC031826B				
Disbursements Subtotal				1.89

Top Task 2026 Total

474.39

Total Fees & Disbursements

\$474.39

INVOICE TOTAL (USD)

\$474.39

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-03-12	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.50	189.00	283.50	CDD MEETING
2026-04-03	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.00	189.00	189.00	STOP SIGN PROPOSALS
Total Labor:					2.50		\$472.50	
2026-03-18	238202360	2026	Direct - Printing	ARC	1.72	1.10	1.89	21015ARC031826816
Total Direct - Printing					1.72		\$1.89	
Total Project 238202360					4.22		\$474.39	



duke-energy.com
877.372.8477

Your Energy Bill

Page 1 of 3

Service address

FOREST LAKE CDD
1595 ASPEN AVE
DAVENPORT FL 33837

Bill date Jun 19, 2026

For service May 19 - Jun 17
30 days

Account number **9100 9084 9576**

Billing summary

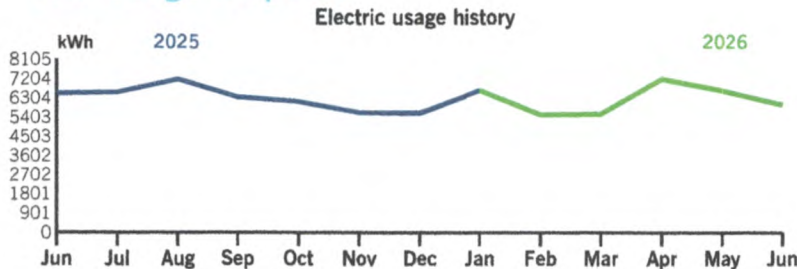
Previous Amount Due	\$1,048.56
Payment Received Jun 10	-1,048.56
Current Electric Charges	838.20
Taxes	73.87
Total Amount Due Jul 10	\$912.07



Thank you for your payment.

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

Your usage snapshot



Average temperature in degrees

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

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	6,003	6,531	75,155	6,263
Avg. Daily (kWh)	200	218	206	

12-month usage based on most recent history

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

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



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

Account number
9100 9084 9576

Amount of automatic draft

\$912.07
by Jul 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

8891009084957600066000000000000009120700000912077

We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

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 20

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

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

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

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

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

When you pay by check

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

Asset Securitization Charge

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

Medical Essential Program

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

Special Needs Customers

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Para nuestros clientes que hablan Español

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



duke-energy.com
877.372.8477

Page 3 of 3

Account number **9100 9084 9576**

Your usage snapshot - Continued

Current electric usage for meter number 8292692	
Actual reading on Jun 17	363554
Previous reading on May 19	- 357551
Energy Used	6,003 kWh
Billed kWh	6,003.000 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 19 26 to Jun 17 26	
Meter - 8292692	
Customer Charge	\$18.01
Energy Charge	
6,003.000 kWh @ 9.609c	576.82
Fuel Charge	
6,003.000 kWh @ 3.859c	231.66
Asset Securitization Charge	
6,003.000 kWh @ 0.195c	11.71
Total Current Charges	\$838.20

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	\$0.73
Gross Receipts Tax	21.51
Municipal Franchise Fee	51.63
Total Taxes	\$73.87



INVOICE

Community Name: Forest Lake CDD

Bill To: 255 Primera Boulevard, Suite 160, Lake Mary, FL 32746

Invoice Number: 2342

Description	Amount
Service call out – Irrigation repair: repairing (2) 1" lines along with a cracked tee fitting on Zone 16	\$275.00
Total	\$275.00

Forest Lake

Meeting Date: 07.09.2026

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

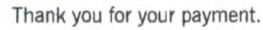


Page 1 of 3

Bill date Jun 24, 2026
For service May 23 - Jun 23
32 days

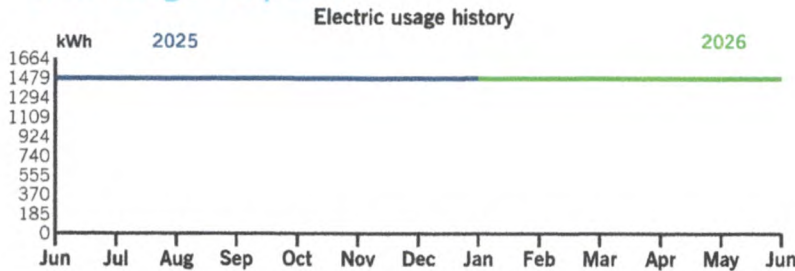
Billing summary

Previous Amount Due	\$1,918.25
<i>Payment Received Jun 16</i>	-1,918.25
Current Lighting Charges	1,897.40
Taxes	12.28
Total Amount Due Jul 15	\$1,909.68



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

Your usage snapshot



Average temperature in degrees

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

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	1,479	1,479	17,748	1,479
Avg. Daily (kWh)	46	46	49	
12-month usage based on most recent history				

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

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



\$1,909.68
by Jul 15

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

8891.00887935660006600000000000000019096800001909687

We're here for you

Report an emergency

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

Online	duke-energy.com/billing
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For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

Correspond with Duke Energy (not for payment)

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Jul 24

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

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

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

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duke-energy.com
877.372.8477

Page 3 of 3

Account number **9100 8879 3566**

Your usage snapshot - Continued

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

Billing details - Lighting

Billing Period - May 23 26 to Jun 23 26	
MLDF Charge	\$594.32
Customer Charge	1.93
Energy Charge	
1,479.000 kWh @ 4.205c	62.19
Fuel Charge	
1,479.000 kWh @ 3.775c	55.83
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	\$1,897.40

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	\$1.65
Gross Receipts Tax	3.10
Municipal Franchise Fee	7.53
Total Taxes	\$12.28

**INVOICE**

Page 1 of 2

Invoice Number	2589256
Invoice Date	July 13, 2026
Purchase Order	238202360
Customer Number	2120091
Project Number	238202360

Bill To

Forest Lake
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
Ph. (407) 698-5350

EFT/ACH Remit To (Preferred)

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

Alternative Remit To

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

Project Description: Forest Lake General Consulting Support

Stantec Project Manager:

Woodcock, Greg

Current Invoice Due:

\$1,417.50

Bill Through Date:

July 3, 2026

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

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

INVOICE

Invoice Number
Project Number

2589256
238202360

Top Task 2026 2026 FY General Consulting

Professional Services

Billing Level

Level 11

Hours	Rate	Current Amount
7.50	189.00	1,417.50
7.50		1,417.50
7.50		1,417.50

Professional Services Subtotal

Top Task 2026 Total 1,417.50

Total Fees & Disbursements \$1,417.50

INVOICE TOTAL (USD) \$1,417.50

Billing Backup - Roster

Date	Project	Task	Expend Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment
2026-02-10	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.00	189.00	189.00	FOREST LAKES CDD SIDEWALK PROPOSALS FOR REPAIR
2026-02-11	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.00	189.00	189.00	FOREST LAKES CDD SIDEWALK PROPOSALS FOR REPAIR
2026-02-12	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.50	189.00	283.50	FOREST LAKES CDD MEETING
2026-02-13	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.00	189.00	189.00	FOREST LAKES CDD STOP SIGN PLAN UPDATES FOR COUNTY
2026-05-14	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	2.00	189.00	378.00	CDD MEETING
2026-06-11	238202360	2026	Direct - Regular	KOSTAKIS, VASIL	1.00	189.00	189.00	CDD MEETING
Total employee: Kostakis, Vasil					7.50		\$1,417.50	
Total Project 238202360					7.50		\$1,417.50	



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

Invoice

Date	Invoice #
6/30/2026	18366

Bill To:

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

		P.O. No.	Account #	Due Date
			0054	7/15/2026
Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 06/2026	5	550.00	6/30/2026	550.00
Monthly Service trash collect twice a week.		50.00	6/30/2026	250.00
1595 Aspen Ave. Davenport, FL 33837				
Thank you for your business.			Total	\$800.00
Please make checks payable to: CSS Clean Star Services of Central Florida Inc.			Payments/Credits	\$0.00
Past due invoices may be subject to legal allowable charges			Balance Due	\$800.00

11121 Camden Park Drive
Windermere, FL 34786

1-877-277-2350

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 104439
DATE 07/20/2026
TERMS Net 15
DUE DATE 08/04/2026

DATE	DESCRIPTION	QTY	RATE	AMOUNT
07/15/2026	Emergency Call The tech arrived on site and found the UPS unplugged. After the UPS was plugged back in, everything came back up and was working fine. Tested multiple times by the tech.	1	330.00	330.00

Ways to pay



[View and pay](#)

SUBTOTAL	330.00
TAX	0.00
TOTAL	330.00
BALANCE DUE	\$330.00

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

Bill date Jun 29, 2026
For service May 27 - Jun 25
30 days

Account number 9101 5019 0754

Billing summary

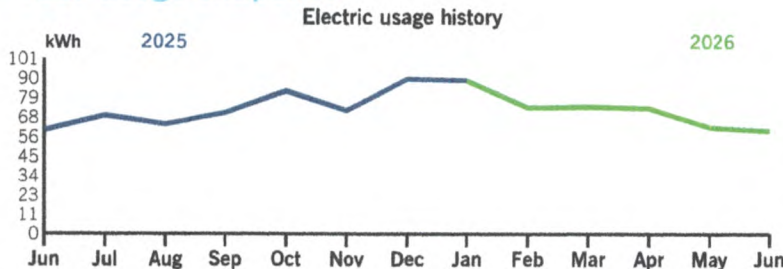
Previous Amount Due	\$26.54
Payment Received Jun 18	-26.54
Current Electric Charges	25.44
Taxes	0.67
Total Amount Due Jul 20	\$26.11



Thank you for your payment.

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

Your usage snapshot



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82°

	Current Month	Jun 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	60	60	880	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.

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

Amount of automatic draft

\$26.11
by Jul 20

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

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

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

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

889101501907540006600000000000000000261100000026115



We're here for you

Report an emergency

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

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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 28

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

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duke-energy.com
877.372.8477

Account number **9101 5019 0754**

Your usage snapshot - Continued

Current Electric Usage

<u>Meter Number</u>	<u>Usage Type</u>	<u>Billing Period</u>
8390099	Actual	May 27 - Jun 25
<u>Usage Values</u>		
Billed kWh		60.181 kWh
Billed Demand kW		0.204 kW
Load Factor		40.97 %



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 27 26 to Jun 25 26

Meter - 8390099

Customer Charge	\$18.57
Energy Charge	
60.181 kWh @ 3.429c	2.06
Fuel Charge	
60.181 kWh @ 3.859c	2.32
Demand Charge	
0.204 kW @ \$11.73	2.39
Asset Securitization Charge	
60.181 kWh @ 0.172c	0.10
Total Current Charges	\$25.44

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

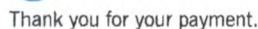
Regulatory Assessment Fee	\$0.02
Gross Receipts Tax	0.65
Total Taxes	\$0.67



Bill date Jun 29, 2026
For service May 28 - Jun 26
30 days

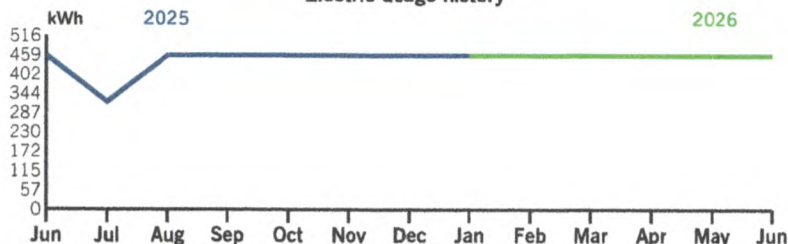
Account number 9101 3840 6191

Previous Amount Due	\$732.29
<i>Payment Received Jun 18</i>	-732.29
Current Lighting Charges	725.59
Taxes	4.06
Total Amount Due Jul 20	\$729.65



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

Electric usage history



Average temperature in degrees

81° 83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82°

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

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

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



Account number
9101 3840 6191

\$729.65
by Jul 20

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\$ _____ \$ _____
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

8891013840619100066000000000000000007296500000729651

We're here for you

Report an emergency

Electric outage	duke-energy.com/outages 800.228.8485
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By mail payable to Duke Energy	P.O. Box 1094 Charlotte, NC 28201-1094
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Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

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duke-energy.com
877.372.8477

Account number **9101 3840 6191**

Your usage snapshot - Continued

Outdoor Lighting		
Billing period May 28 - Jun 26		
Description	Quantity	Usage
50 MICRO II 3K UG	27	459 kWh
Total	27	459 kWh

Billing details - Lighting

Billing Period - May 28 26 to Jun 26 26	
MLDF Charge	\$319.85
Customer Charge	1.93
Energy Charge	
459.000 kWh @ 4.205c	19.30
Fuel Charge	
459.000 kWh @ 3.775c	17.33
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	\$725.59

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	1.00
Municipal Franchise Fee	2.43
Total Taxes	\$4.06



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	06/30/2026	\$ 707.52
Type	Due Date	
CYCLE 2	07/20/2026	**BANK DRAFT**
PayID	Bill No	
1DJMA	6378	



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

Your Bank Account was charged on 07/20/2026

00000642108 0000707521

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	05/16/26 to 06/15/26		06/30/2026	07/20/2026	\$ 707.52		
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
					LAST PAYMENT		06/22/2026	796.06
SW SEWER	05/15	1573	06/15	1607	1000.000	34000	21000	448.68
Usage cost on 34000 x	0.008689	=	295.43					
Base Fee:	153.25							
WA WATER	05/15	1573	06/15	1607	1000.000	34000	21000	235.31
Usage cost on 34000 x	0.003600	=	122.40					
Base Fee:	112.91							
							* TAXES	23.53
							CURRENT CHARGES	707.52
							TOTAL AMOUNT DUE	707.52
Your Bank Account was charged on 07/20/2026								

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	06/30/2026	\$ 78.18
Type	Due Date	
CYCLE 2	07/20/2026	**BANK DRAFT**
PayID	Bill No	
116GA	7781	



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

Your Bank Account was charged on 07/20/2026

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)	05/16/26 to 06/15/26	06/30/2026	07/20/2026	\$ 78.18			
Service Code & Description	Date	Previous Reading	Date	Current Reading	Mult	Usage	Year Ago	Charge
					LAST PAYMENT 06/22/2026			
IR IRRIGATION	05/15	970	06/15	974	1000.000	4000	16000	78.18
Usage cost on 4000 x	0.003647	=	14.59					
Base Fee:	56.48							
* TAXES								7.11
					CURRENT CHARGES			
Your Bank Account was charged on 07/20/2026					TOTAL AMOUNT DUE			
					78.18			
					78.18			

Your Bank Account was charged on 07/20/2026

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

(863) 421-3600

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**Irrigation
Landscape
Solutions**

Jul 27, 2026

**Invoice
Forest Lake CDD**

PROPOSAL - To remove and repurpose the existing mulch around the pool and replace it with a crushed shell.

Total Cost

\$2400.00



Corporate Trust Services
EP-MN-VN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8226938
Account Number: 222132000
Invoice Date: 06/25/2026
Direct Inquiries To: Audette, James J
Phone: (407)-835-3820

Forest Lake CDD
C/O Haven Mgt. Solutions
255 Primera Boulevard
Suite 160
Lake Mary, FL 32746
United States
Forest Lake Community Development District Special Assessment Bonds, Series 2022
(Assessment Area Two Project)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE **\$4,246.25**

All invoices are due upon receipt.

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

Forest Lake Community Development District
Special Assessment Bonds, Series 2022
(Assessment Area Two Project)

Invoice Number: 8226938
Account Number: 222132000
Current Due: \$4,246.25

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 222132000
Invoice # 8226938
Attn: Fee Dept St. Paul

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





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

Invoice

Date	Invoice #
7/30/2026	18628

Bill To:

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

		P.O. No.	Account #	Due Date
			0054	8/15/2026
Description	Quantity	Rate	Serviced	Amount
Monthly Cleaning Services three (3) days a week Forest Lake Community CDD 07/2026	5	550.00	7/31/2026	550.00
Monthly Service trash collect twice a week.		50.00	7/31/2026	250.00
1595 Aspen Ave. Davenport, FL 33837				
Thank you for your business.			Total	\$800.00
Please make checks payable to: CSS Clean Star Services of Central Florida Inc.			Payments/Credits	\$0.00
Past due invoices may be subject to legal allowable charges			Balance Due	\$800.00
11121 Camden Park Drive				

11121 Camden Park Drive
Windermere, FL 34786

1-877-277-2350

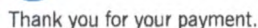


Page 1 of 3

Bill date Jul 9, 2026
For service Jun 5 - Jul 7
33 days

Account number **9100 8879 4450**

Previous Amount Due	\$35.20
<i>Payment Received Jun 29</i>	-35.20
Current Electric Charges	30.57
Taxes	2.68
Total Amount Due Jul 30	\$33.25



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 electric usage in kWh over a 13-month period. The y-axis represents kWh with a non-linear scale, and the x-axis shows months from July 2025 to July 2026. The usage starts at approximately 869 kWh in July 2025, fluctuates, and then drops sharply to around 193 kWh by May 2026, remaining low through July 2026.

Month	Year	kWh
Jul	2025	869
Aug	2025	772
Sep	2025	772
Oct	2025	772
Nov	2025	772
Dec	2025	772
Jan	2026	772
Feb	2026	579
Mar	2026	579
Apr	2026	579
May	2026	193
Jun	2026	193
Jul	2026	193

Average temperature in degrees

83° 83° 80° 74° 67° 64° 60° 61° 71° 74° 80° 82° 82°

	Current Month	Jul 2025	12-Month Usage	Avg Monthly Usage
Electric (kWh)	92	772	6,236	520
Avg. Daily (kWh)	3	24	17	
12-month usage based on most recent history				

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

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



Account number
9100 8879 4450

\$33.25
by Jul 30

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

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

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

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

88910088794450006600000000000000000000332500000033259



We're here for you

Report an emergency

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

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

Help managing your account (not applicable for all customers)

Register for free paperless billing	duke-energy.com/paperless
Home	duke-energy.com/manage-home
Business	duke-energy.com/manage-bus

General questions or concerns

Online	duke-energy.com
Home: Mon - Fri (7 a.m. to 7 p.m.)	800.700.8744
Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

Call before you dig

Call	800.432.4770 or 811
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Check utility rates

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

P.O. Box 14042
St Petersburg, FL 33733

Important to know

Your next meter reading on or after: Aug 6

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

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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 Jul 7	30142
Previous reading on Jun 5	- 30050
Energy Used	92 kWh
Billed kWh	92.000 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 - Jun 05 26 to Jul 07 26	
Meter - 4362214	
Customer Charge	\$18.01
Energy Charge	
92.000 kWh @ 9.609c	8.83
Fuel Charge	
92.000 kWh @ 3.859c	3.55
Asset Securitization Charge	
92.000 kWh @ 0.195c	0.18
Total Current Charges	\$30.57

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	0.78
Municipal Franchise Fee	1.87
Total Taxes	\$2.68



Page 1 of 3

Bill date Jul 9, 2026
For service Jun 5 - Jul 7
33 days

Account number **9100 8879 4301**

Billing summary

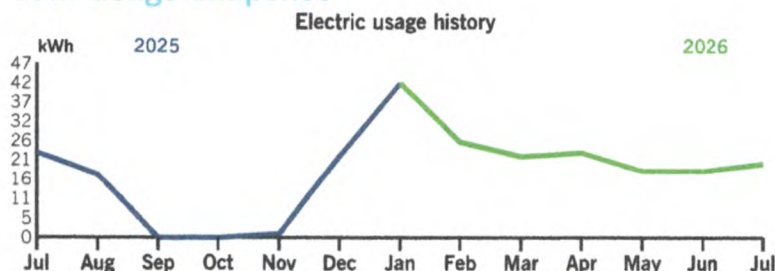
Previous Amount Due	\$32.64
<i>Payment Received Jun 29</i>	-32.64
Current Electric Charges	30.00
Taxes	2.64
Total Amount Due Jul 30	\$32.64



Thank you for your payment.

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Your usage snapshot



Average temperature in degrees

83°	83°	80°	74°	67°	64°	60°	61°	71°	74°	80°	82°	82°
Current Month		Jul 2025		12-Month Usage		Avg Monthly Usage						
Electric (kWh)		20		23		209		17				
Avg. Daily (kWh)		1		1		1						
12-month usage based on most recent history												

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

Account number
9100 8879 4301

\$32.64
by Jul 30

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\$ _____
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

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Charlotte, NC 28201-1094

[illegible]

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-----------------	---

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Business: Mon - Fri (7 a.m. to 6 p.m.)	877.372.8477
For hearing impaired TDD/TTY	711
International	1.407.629.1010

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Your usage snapshot - Continued

Current electric usage for meter number 8270042	
Actual reading on Jul 7	1011
Previous reading on Jun 5	- 991
Energy Used	20 kWh
Billed kWh	20.000 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 - Jun 05 26 to Jul 07 26	
Meter - 8270042	
Customer Charge	\$18.01
Energy Charge	
20.000 kWh @ 9.609c	1.92
Fuel Charge	
20.000 kWh @ 3.859c	0.77
Asset Securitization Charge	
20.000 kWh @ 0.195c	0.04
Minimum Bill Adjustment	9.26
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	1.84
Total Taxes	\$2.64



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

53-60-2298117

53-BID-854684

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Forest Lake-Swimming Pool
1595 Aspen Avenue
Davenport, FL 33837

County: **Polk**
Amount Paid: \$280.00
Date Paid: 07/30/2026
Issue Date: 07/30/2026

Permit Expires On: 06/30/2027

Mail To: Christopher Lopez (Forest Lake CDD)
4700 Millenia Boulevard, Suite 500
Orlando, FL 32839

Issued By:
Department of Health in Polk County
2090 E Clower Street
Bartow, FL 33830
(863) 519-8330

Owner: Forest Lake CDD (,)

Pool Volume (gallons): 80,200

Bathing Load: 81

Flow Rate (gpm): 425

Night Swimming: No

Variance Conditions (if applicable):

Original Customer: Forest Lake-Swimming Pool (NON-TRANSFERABLE)

DISPLAY CERTIFICATE IN A CONSPICUOUS PLACE



STATE OF FLORIDA
DEPARTMENT OF HEALTH
Operating Permit

53-60-2298117

53-BID-8546847

Swimming Pools - Public Pool > 25000 Gallons

Issued To: Forest Lake-Swimming Pool
1595 Aspen Avenue
Davenport, FL 33837

County: **Polk**
Amount Paid: \$280.00
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Issue Date: 07/30/2026

Permit Expires On: 06/30/2027

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4700 Millenia Boulevard, Suite 500
Orlando, FL 32839

Issued By:
Department of Health in Polk County
2090 E Clower Street
Bartow, FL 33830
(863) 519-8330

Owner: Forest Lake CDD (,)

EXHIBIT 12

[RETURN TO AGENDA](#)





Security Services Proposal

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Our Foundation	4
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Proposed Cost for Services	6
Contact Us	7
Thank You	8

Leadership Team

Vincent Palevich **Co-founder & VP of Service**

Vincent served a combination of years as a sworn police officer in Ohio, including full-time service with the State of Ohio and part time and volunteer service with multiple municipal police departments. He is a graduate of the Polaris Police Academy, where he finished as salutatorian in his class, served as Sergeant-at-Arms, and was inducted into the National Technical Honor Society for outstanding performance. His background emphasizes patrol operations, incident response, and professional reporting in high-responsibility environments.

He also brings over 15 years of experience managing teams, schedules, and daily operations across healthcare, facilities, and residential-style properties. After relocating to Florida in 2022, Vincent worked as a licensed security officer and later as Director of Operations for Florida-based security firms before co-founding 813 Security & Protective Services LLC.

In his role, Vincent focuses on consistency of coverage, officer accountability, and clear communication with boards and management, ensuring dependable, professional security services tailored to CDD and HOA communities.

Michael Sakellarides **Co-founder & VP of Business Development and Communications**

Michael is an accomplished security and property management professional with extensive experience partnering with Boards at more than 45 HOAs and CDDs across the state of Florida. He is known for his strong operational insight, ability to simplify complex issues for Board members, and commitment to creating safer, well-run communities.

Before his work in community operations, Michael served as a Security Manager for the Tampa Bay Lightning, where he oversaw event and venue security and led a team of more than 1,000 staff during NHL games, concerts, and large-scale events. His background in high-pressure, high-visibility environments allows him to bring a disciplined, solutions-focused approach to every community he supports.

Michael's blend of leadership, security expertise, and Board-level communication skills makes him a trusted resource for organizations seeking structure, accountability, and effective property operations.

Dane Engle **Co-founder & VP of Operations**

Dane is a seasoned security and operations professional with over 15 years of experience managing large-scale operations, security, and guest relations within the security and hospitality industries.

Most recently, Dane served as General Manager for Best Crowd Management in the Nashville market, where he demonstrated expertise in operations, security protocols, and client relations. He successfully spearheaded the growth and development of a diverse portfolio that included key venues and teams such as Nissan Stadium, GEODIS Park, and the Grand Ole Opry. His extensive security experience also includes contributing to the operational success of major national events, including the Super Bowl, Daytona 500, and a Stanley Cup Championship.

Dane is passionate about developing a positive culture and environment, prioritizing safety and security while ensuring excellent relations with all residents, team members, and clients. His professional philosophy emphasizes open communication, transparency, and building long-term relationships.

The 813 Foundation



Who We Are

813 Services is a team-driven organization built on the belief that people are at the center of everything we do. We are a unified group of individuals who work together toward one common goal: delivering exceptional service through professionalism, integrity, and genuine care for the properties we support.

Our values shape who we are. We treat our clients, residents, and guests with respect, consistency, and a commitment to service excellence. Just as importantly, we extend that same respect and support to our own team. We believe that when our staff feel valued, empowered, and backed by leadership, they provide a better experience for every community we serve.

What makes 813 Services different is our culture of teamwork, honesty, and accountability. We don't just show up—we collaborate, communicate, and work side-by-side to ensure every task is completed the right way. Our people, our values, and our dedication to doing things with purpose are what define us.

At 813 Services, we're more than a service provider. We're a team committed to doing things the right way, together.

Mission Statement

Our mission at 813 Services is to deliver exceptional service through teamwork, integrity, and a genuine commitment to the communities we serve. We work as one unified team, empowering every employee with the respect, support, and professionalism they deserve—because when our people succeed, our clients succeed.

We are dedicated to creating safe, welcoming, and well-managed environments by prioritizing communication, reliability, and a resident-first mindset. Every interaction, every shift, and every task reflects our core belief: that true service comes from people who care, work together, and take pride in doing things the right way.

Training

How we prepare to best serve you

Our staff training program is designed to ensure every team member is fully prepared to represent the community with professionalism, consistency, and a resident-first mindset. We combine hands-on instruction, property-specific education, and ongoing communication training to deliver a service experience that meets the standards of each property we serve.

Exceptional service begins with clear communication. Our training emphasizes:

- Professional, respectful verbal communication
- De-escalation techniques for challenging situations
- Accurate documentation and reporting
- Consistency between shifts to maintain seamless operations

We coach staff on how to interact with residents, guests, vendors, and Board members in a manner that reflects positively on the community. Communication scenarios and role-playing are included to help employees build confidence and understand real-world applications.

Every new team member begins with a thorough review of the property's unique policies and procedures. Because no two communities operate the same way, we tailor our training to include:

- Access control protocols
- Parking and traffic management rules
- Amenity and clubhouse policies
- Emergency response procedures
- Contractor and vendor entry guidelines
- Community-specific expectations set by the Board or management team

We conduct walkthroughs of the property to familiarize staff with key locations, equipment, and operational requirements. This ensures employees understand not only the rules but also why they exist, enabling them to make informed decisions and support the community effectively.



Proposed Cost of Service

Forest Lake CDD

Our onsite staff are trained in the rules and regulations in place for your District.

For all shifts, staff reports will be provided. These reports include detailed timestamps, descriptions of any incidents, supporting photographs, and identification of the personnel involved. Our communication is timely, clear, and essential, ensuring management receives all relevant information promptly.

Service	Scope	Cost
Roving Patrol	Roving Patrol visits 4 days per week	\$700 per month
Amenity Guard (Holiday)	Fixed Amenity Guard for Holidays. 8 Hours shifts. <i>(New Years Day, Easter, Memorial Day, 4th of July, Labor Day, Thanksgiving)</i>	\$1,800 Annually
Amenity Guard (Non-Holiday)	Fixed Amenity Guard rate when the District wants to activate on non-Holidays. Please notify as soon as able for scheduling	\$25 per hour

Signature

Date

Invoices are issued monthly in advance.
Termination of contract is 30 days written notice
for all parties



813 Security &
Protective Services LLC
dba '813 Services'
B Agency: 3600012
28803 Stormcloud Pass
Wesley Chapel, FL 33543

Included Service

Maintenance Reports:
Our team will complete
maintenance reports as things
are identified and provide to
those on the approved
distribution list

Contact 813 Security



Email

admin@813services.com

Phone

216-372-0864

Thank You!

Thank you for taking the time to review our proposal and for considering 813 Services as your service provider. We truly appreciate the opportunity to support your community and are committed to delivering dependable, high-quality staffing services tailored to your needs.

Our team looks forward to becoming your dedicated partner—one focused on enhancing the quality of life for all residents. We recognize that it's your investment, your community, and your trust, and we're committed to honoring that with professionalism, accountability, and consistent service excellence.

Thank you again for your consideration. We look forward to working together and building a strong, long-term partnership.

People First



Timely Reporting

Relentless Drive



Protective of Assets

Regular Communication



Proactive Mindset